



An
Bord
Pleanála

Board Direction
BD-017853-24
ABP-319720-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the:

- a) nature, extent and scale of the proposed development, which doubles the childcare place capacity above that previously permitted,
- b) location of the development in an un-serviced rural area with limited opportunities for access other than by means of private car,
- c) deficiencies in the local road network serving the site in accommodating the increased traffic movements to and from the site generated by the proposal,
- d) nature of traffic movements to and from the site which will be by private car in the main,

it is considered that the proposed development, which would be principally dependent on private car transport, would lead to the creation of an unsustainable car dependent development.

The proposed development would, thereby, contravene policies 8.44, which relates to an operational need to be located in a rural area, and 8-5 which relates to the sustainable expansion of enterprises in the rural area, and would therefore be contrary to the proper planning and sustainable development of the area.

2. The site is located on a minor road which is seriously substandard in terms of width and alignment. The traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

Board Member



Declan Moore

Date: 15/10/2024