



An  
Bord  
Pleanála

**Board Direction**  
**BD-018848-25**  
**ABP-320990-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2025.

The Board decided by majority (2:1) to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the existing pattern and density of development in the area, the edge of village location of the site, and lack of connectivity to the village, the proposed development comprising 4 no. suburban style dwellings would constitute an undesirable intensification of use and, in the absence of pedestrian and cycle infrastructure from the subject lands linking to the village centre, the proposed development would be largely car dependant and would promote unsustainable transport modes. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed intensification of dwellings in the location would set an undesirable precedent and increase the potential for issues of pedestrian safety and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Declan Moore

**Date:** 11/02/2025