

An
Coimisiún
Pleanála

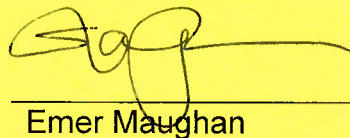
Direction
CD-020893-25
ABP-322789-25

The submissions on this file and the Inspector's report were considered at a meeting held on 06/10/2025.

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

Planning

Commissioner:


Emer Maughan

Date: 07/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the existing pattern and density of the area, to the established and previously permitted residential and agricultural uses on the existing lane serving the site and the plans and particulars lodged for the proposed development of 4 no. detached suburban style dwellings, the Commission considered the development as proposed would constitute an undesirable intensification of use and piecemeal development of this edge of village site. Furthermore, given the lack of information supplied with the planning application and the appeal, the Commission is not satisfied that a pedestrian footpath can be provided connecting the site of the proposed development to the village core of Ballyboughal at this time. It is considered that the applicant has not provided any details of consultations or

consent for these works on the public road or the potential for future agreements for the provision of a footpath at this location. Furthermore, in the absence of appropriate road safety statements, the Commission is not satisfied of the capacity of the road infrastructure to accommodate the addition of the proposed footpath infrastructure. In the absence of pedestrian and cycle infrastructure from the site linking to the village centre, it is considered that the proposed development would be largely car dependent and would promote unsuitable transport modes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.