



Board Direction

Ref: PL09.245756

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd February 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Policy RR1 of the Kildare County Development Plan 2011 - 2017 seeks to restrict new accesses on to regional roads that are subject to an 80 km/h speed limit, except in certain exceptional circumstances. In cases where applicants comply with rural housing policy as set out in the Development Plan, the use of existing entrances will only be permitted where applicants can demonstrate that there are no other suitable accesses or sites within the landholding. The applicant has not demonstrated to the satisfaction of the Board that there are no other alternative sites on the landholding that would be more appropriate for the subject proposal. The proposed development would, therefore, contravene Policy RR1 of the Development Plan. It is further considered that the proposed development would endanger public safety by means of traffic hazard arising from the additional and conflicting traffic movements generated at the new access to serve the proposed development, would interfere with the safety and free-flowing nature of a heavily-trafficked section of regional road, would compromise the level of service and carrying capacity of the road at this location, and would fail to protect public investment in the regional road network. The proposed development, would, therefore be contrary to the proper planning and sustainable development of the area.

Note:

The Board had serious concerns that the nature of this development might be contrary to the general principles of the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government (2005), but considered that this would constitute a new issue in the context of the appeal, and having regard to the substantive reason for refusal, decided not to pursue this matter further.

Board Member: _____ Date: 11th March 2016
Fionna O' Regan