



Board Direction

Ref: 27.245762

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th March 2016.

The Board decided, by a 2:1 majority, to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

The minor rural road serving the site – Church Lane – is considered to be seriously substandard in terms of width and alignment. It is also poorly surfaced. It is considered that the traffic generated by the proposed dwelling would endanger public safety by reason of traffic hazard. The proposed development would therefore 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 noted the inspector's comments in relation to acceptability of entrance sightlines, but took the view that given the narrow width and poor alignment and condition of the lane, and the pressure it is already under to serve existing houses and agricultural activity, that an additional dwelling would not be acceptable. The Board noted that the carrying capacity of the lane had previously featured as a matter of concern for the planning authority in the planning history relating to the site, and considered that a precautionary approach was appropriate.

Board Member: _____
Conall Boland

Date: 24th March 2016