



An
Bord
Pleanála

Board Direction
PL19.246671

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

The Board decided to refuse outline permission generally in accordance with the Inspector's recommendation, as set out in the reasons and considerations below.

Reasons and Considerations.

1) It is noted that the sight distance to the east of the proposed vehicular access to the N52 crosses third party lands. The applicant has not submitted details of any permission or agreement from the adjoining landholder regarding the removal of vegetation along that section of the road frontage, which would be necessary to achieve the stated sight distance. The Board is therefore not satisfied that adequate sight distances can be achieved at the vehicular entrance to the development, in accordance with the requirements of the Department of Transport, Tourism and Sport Design Manual for Urban Roads and Streets. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

2) The Board is not satisfied that the applicant has demonstrated that a connection to the public water supply can be achieved as the watermain crossing the site is in the possession of Ballindarra private Group Water Scheme and applicant does not have permission to connect to the Scheme. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 24.11.16