



An
Bord
Pleanála

Board Direction
PL93 247677

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th March, 2018.

The Board decided, by a majority of 2:1, to refuse permission for the following reasons and considerations.

Reasons and Considerations

A section of the site of the proposed development is located within the preferred route corridor for the proposed alignment of the N72 Lismore to Cappoquin road, the protection of which is an objective of the Waterford County Development Plan 2011-2017 and the Lismore Local Area Plan 2014-2020. The proposed development would be premature pending the determination of a final layout for the road, would materially contravene Objective INF 3 of the Waterford County Development Plan 2011-2017 and Objective INF 3 of the Lismore Local Area Plan 2014-2020 and 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 acknowledged that no design work has progressed on the road scheme following identification of the preferred route. Provision of the route is, however, an objective of the Development Plan and the Local Area Plan and the Board

considered it consistent with the proper planning and development of the area to reserve the preferred route corridor free of development

Board Member

Date: 06.03.2018

Terry Prendergast

Note: In the event of a future application for planning permission, a comprehensive glint and glare study should be submitted with the application.

Please issue Board Direction with Order.