



An
Bord
Pleanála

Board Direction
PL08.247734

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 21st 2017.

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

Reasons and Considerations

The proposed development would result in the intensification of traffic turning movements at an existing junction on the N22 National Primary Road, at a location where the maximum speed limit of 100kmh applies. Having regard to Government guidance set down in 'Spatial Planning and National Roads – Guidelines for Planning Authorities', issued by the Department of Environment, Community and Local Government in January 2012, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users due to the movement of the extra traffic generated. The proposed development, by itself and by the precedent which a grant of permission for it would set for other development taking access from the N22, would adversely affect the use of the national road by traffic. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note. The Board had also concerns regarding the proposed arrangements for the disposal of foul sewage from the development and for the attenuation and disposal of surface water arising from the development, but decided not to pursue these matters having regard to the substantive reason for refusal, as outlined above.

[Please issue a copy of this Direction with the Board Order.]

Board Member

Date: 21st April 2017

Philip Jones