



An
Bord
Pleanála

Board Direction
PL 01.248296

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th August 2017.

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

Reasons and Considerations

1. The proposed development is served by a direct access onto the N80, which road is identified as being of strategic importance in the national road network. The proposed development would comprise an additional dwelling on the overall site on which two replacement dwellings have already been permitted under planning register reference 03/136 and would result in the use of an additional access onto the N80 for residential purposes, the use of which is not currently established or permitted. An additional access for residential purposes onto the N80 national secondary road, together with the increased traffic generation associated with the access, would endanger public safety by reason of traffic hazard and would interfere with the free flow of traffic on the national road. The proposed development would, therefore, contravene Government policy on National Roads contained in the Spatial Planning and National Roads Guidelines 2012 and in Trans-policy 3 of the Current Carlow County Development Plan 2015-2022 which seek to avoid the creation of any additional access point or the generation of increased traffic from existing accesses to national roads to which a speed limit of greater than 60kmh applies. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the planning history of the site, in particular the permission granted for two residential units under planning register reference 03/136, to the information submitted in connection with the application and appeal and to the report of the Board's inspector, the Board is not satisfied that a genuine need has been established for a rural dwelling in this location in accordance with the rural settlement policies of the Carlow County Development Plan 2015 – 2021. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10th August 2017

Conall Boland