



An  
Bord  
Pleanála

**Board Direction**  
**PL27.248896**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 15<sup>th</sup> January 2018. The board decided to defer consideration of the case and to issue a Section 137 notice to all parties. The submissions received were considered at a further Board meeting held on the 11<sup>th</sup> May 2018.

At this meeting, the Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the planning history of the area, and the proposal to access the proposed development through an existing entrance from a private right of way to a public road carriageway at a point where sightlines are restricted, the Board considered that the applicant and his assigns had not demonstrated that they had sufficient control of the necessary lands to execute proposals to remove obstructions to achieve adequate sightlines. The Board therefore considered that the proposed development could endanger public safety, by reason of traffic hazard, because of the additional traffic turning movements the development would generate on a road at a point where sightlines are currently restricted.

In deciding not to accept the Inspector's recommendation to grant permission the Board noted that the applicant and his assigns had not demonstrated that adequate sightlines could be achieved in response to the Section 137 notice issued by the Board to all parties. The Board therefore did not consider that this issue could be adequately addressed by the imposition of a condition. The Board therefore

considered that the proposed development would not be in accordance with the proper planning and sustainable development of the area.

**Board Member**

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Maria FitzGerald

**Date:**

11<sup>th</sup> May 2018