



An  
Bord  
Pleanála

**Board Direction  
PL06S 24244**

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

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

### **Reasons and Considerations**

1. It is the policy of the planning authority as set out in the current Development Plan to restrict the spread of dwellings into rural RU zoned areas, and to ensure that any new residential development in rural areas is designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape. These policies are considered to be reasonable. The proposed development would be in conflict with these policies because, when taken in conjunction with existing development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a narrow road at a point where sightlines are restricted in both directions.

**Board Member**

**Date:**

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Terry Prendergast