



An
Bord
Pleanála

Board Direction
PL03.249323

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th March 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. The proposed development, of this large suburban house type, on a site located to the rear of existing houses, would constitute haphazard, uncoordinated, backland development in a rural area outside lands zoned for residential development and would impact adversely on the usage of agricultural land, militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities and set an undesirable precedent for such form of development and 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 this county road, where sightlines are restricted in a westerly direction. It would add to the proliferation of residential entrances and have the potential to cause conflict for cyclists and pedestrians

at a point where the entrance adjoins the access to the designated greenway to the east.

Board Member

Date: 5th March 2018

John Connolly