



An
Bord
Pleanála

Board Direction
BD-000374-18
ABP-300246-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28th May 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 expressed in policies ROADS 2 and ROADS 11 of the Longford County Development Plan 2015-2021, to provide a road network which is safe and efficient for all road users, cognisant of the requirements of all traffic, and to preserve the strategic role of the R194 Regional Road. These policies are considered reasonable. The proposed development would generate a significant volume of traffic, including a high number of movements by heavy goods vehicles, and the Board is not satisfied that the access arrangements and site layout, as proposed, and the existing width of the regional road at this location, are capable of safely accommodating the volume and type of traffic generated. The proposed development would, therefore, be in conflict with policies ROADS 2 and ROADS 11 and would endanger public safety by reason of traffic hazard.
2. It is the policy of the planning authority, as expressed in policies SW 3 and SFRA 5 of the Longford County Development Plan 2015-2021, to ensure that new developments are adequately serviced with surface water drainage infrastructure, to promote the use of Sustainable Drainage Systems in all new developments and to require surface water and drainage measures are provided in a manner that is appropriate to the site and cognisant of potential

effects on public health, safety, the environment and the amenity of the area. These policies are considered reasonable. The Board is not satisfied that the surface water management system, as proposed, provides for the sustainable and satisfactory management of surface water generated and consider that the proposed storage and tankering off site of surface water would give rise to a potential source of water pollution, would be prejudicial to public health and would be in conflict with policies SW 3 and SFRA 5. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/05/2018

Maria FitzGerald