



An
Bord
Pleanála

Board Direction
BD-000502-18
ABP-300913-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2018.

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 provides for a new vehicular access off a heavily trafficked Regional Route within the 80 km/h speed limit zone, where inadequate sightlines are provided at the new entrance point as well as the fact that the proposed development entails an intensification of traffic movements at this location. The proposed development would constitute a traffic hazard due to additional turning movements and obstruction to other road users and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development entails the provision of a new vehicular access off the R420, which is identified as a Strategic Regional Route, as set out in the Laois County Development Plan 2017 to 2023. Policy Trans 17 considers permitting access for single dwellings for full-time farmers or farmers and/or their children, subject to a number of provisions including a shared access with an existing dwelling. The applicants do not meet the criteria for such an access off the Strategic Regional Route with the proposed development and would be contrary to the stated policy of the County Development Plan. The

proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/06/2018

Terry Ó Niadh