# Board Direction
## BD-000952-18
## ABP-301131-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/08/2018.

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 would result in the intensification of the use of an existing access onto the N83 National Secondary Road at a location where the maximum speed limit applies. The proposed development would be at variance with national policy in relation to the control of development on national roads as set out in the Spatial Planning and National Roads Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in January 2012, which seeks to secure the efficiency, capacity and safety of the national road network. The proposed development, by itself, or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a national road by traffic and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development is located on a private road the junction of which with the N83 National Secondary road is characterised by inadequate sightline visibility. The proposed development which would involve the

intensification of use of this substandard access would endanger public safety by reason of traffic hazard.

3. The proposed development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development and would therefore be contrary to the proper planning and sustainable development of the area.

**Note:** The Board was not satisfied that the applicant had demonstrated sufficient housing need.  However, given the substantive reasons for refusal, it was not considered necessary to pursue this matter further.

**Board Member** _____  **Date:** 20/08/2018

Stephen Bohan