



An
Bord
Pleanála

Board Direction
BD-002039-19
ABP-302028-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/01/2019.

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 Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG 2012) states that the creation of new accesses, and intensification of existing accesses, to National roads gives rise to the generation of additional turning movements that introduce additional safety risks to road users. The Guidelines also strongly recommend that planning authorities identify, as part of the development plan process, those stretches of non-national roads where it would be appropriate to apply the Guidelines. The Carlow County Development Plan 2015 - 2021 has identified the R725 Carlow/Tullow regional road as a heavily trafficked route where access for new development will be restricted to the same categories as those for National roads. Furthermore, the Guidelines state that the policy of the planning authority will be to "*avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses*" to such roads, and that "*this provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant.*" The proposed development would give rise to an intensification of use through additional traffic turning movements on the Carlow to Tullow R725 regional route at a point where sightlines are inadequate and where the

80kph speed limit applies. The proposed development would, thereby, endanger public safety by reason of traffic hazard, would materially contravene the provisions of the County Development Plan, would be contrary to the Ministerial Guidelines, and would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development would, if permitted, conflict with the County Development Plan on the prevention of random rural development, in particular haphazard, backland development with no direct road frontage, and would result in an undesirable precedent for further such development, and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/01/2019

John Connolly