



An
Bord
Pleanála

Board Direction
BD-002513-19
ABP-302843-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is considered that the proposed development, which relates to a commercial facility incorporating restaurant/takeaway, retail and vehicle fuelling uses, alongside a single carriageway national road in a rural location, would be contrary to Development Plan objective (INF1) as set out in the Waterford County Development Plan 2011-2017, which seeks to protect the carrying capacity of national roads and associated junctions in the interest of road safety. In addition, the proposed development would be contrary to the relevant provisions (to guard against a proliferation of roadside developments accessing national roads to which speed limits greater than 50-60kmh apply; roadside service facilities at non-motorway national roads and junctions) of the Ministerial Guidelines, *Spatial Planning and National Roads Guidelines for Planning Authorities, 2012*. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Notwithstanding the realignment and road improvement works to the N25 and R673 proposed as part of the proposed development and the proposed relocation of the access to the site via the R673, it is considered that the proposed development would endanger public safety by reason of a traffic hazard because the site is located along the heavily-trafficked National Road N25 at a point where the maximum speed limit applies and traffic turning movement into and out of the site via the junction off the N25 would interfere with safety and the free flow of traffic on the public road, and by itself or by the precedent it would set, would adversely affect the use of the N25 national route at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development, by reason of its nature and scale, would constitute a visually obtrusive feature in the landscape on a site alongside a '*scenic route*' and in the immediate environs of a '*visually vulnerable*' landscape, both designated in the Waterford County Development Plan 2011-2017 and would therefore be inconsistent with the

provisions of policy 6.1.(a) *'Policy with regard to areas designated as vulnerable'* at Appendix A9 of the Development Plan. The proposed development would therefore interfere with the character of the landscape in the area and be contrary to the proper planning and sustainable development of the area.

4. The proposed development, by reason of noise nuisance, traffic movements and lighting requirements on a 24 - hour cycle, 365 days a year, would adversely impact on the amenities of nearby dwellings. The proposed development would, thereby, seriously injure the residential amenities of property in the vicinity of the site and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06/03/2019

Chris McGarry