



An
Bord
Pleanála

Board Direction
BD-005575-20
ABP-305554-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2020.

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

Reasons and Considerations

The site of the proposed development is served by a private access road that is substandard in terms of both width and alignment which joins the local public road (L4082) at a bend in the road where sightlines for vehicles joining the public road are restricted. It is considered that the private access road does not have capacity to reasonably accommodate the increase in vehicle movements along this road and at the junction with the L4082. In these circumstances, it is considered that the proposed development would endanger public safety by reason of a traffic hazard.

Note 1: Having regard to the location of the site within a rural area under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, the Board might not consider that the applicant has demonstrated an economic or social need to live in this rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. Whilst noting the applicant's proposal to establish an organic horticultural enterprise on the

family landholding in the future, the Board might require this to have become more of a certainty and/or that there was greater evidence to substantiate this proposal. However, in light of the fact that this was a new issue and that there was a substantive reason for refusal set out above, the Board decided not to pursue this issue.

Note 2: Copy of Board Direction to issue with the Board Order.

Board Member

Date: 09/04/2020

Maria FitzGerald