



An
Bord
Pleanála

Board Direction
BD-005773-20
ABP-306094-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/05/2020.

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

Reasons and Considerations

1. Having regard to the rural character of the site and the nature and extent of the proposed development and having regard to the details submitted with the application and appeal, the Board is not satisfied that the proposed development would not detract from the existing rural character of the area. As such, it is considered that the proposal would seriously injure the character and visual amenities of the area. It is considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site and its proximity to the N21, which is subject to the national speed limit and having regard to the details submitted with the application and appeal, the Board is not satisfied that the proposed development would not give rise to distraction to passing road users, and would thereby jeopardise road safety close to the junction between the N21 and the L8092. As such, it is considered that the proposed development would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/05/2020

Terry Prendergast

Note: The Board agreed with the Inspector in relation to the lack of detail in the submitted application, in particular with respect to site levels, site layout, and surface water drainage arrangements. It also noted the absence of landscaping proposals.

Please issue Direction with Order.