



An
Bord
Pleanála

Board Direction
BD-005647-20
ABP-306208-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/04/2020.

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

Reasons and Considerations

1. The 120 metres sight distances required on this Local Road traverse land outside the ownership of the applicant. It has not been adequately demonstrated that these sightlines can be provided and maintained. To permit the development would, therefore, endanger public safety by reason of traffic hazard or obstruction of road users or otherwise and would be contrary to the proper planning and sustainable development of the area.

Note: The Board was satisfied that the location of the house to be retained within 100 metres of a farmyard that was not within the ownership of the applicant was not a reasonable reason for refusal. However, the Board noted that the house was located within a Structurally Weak Rural Area in the Laois County Development Plan 2017-2023, and could not be satisfied on the basis of the information on the file that the applicant had demonstrated a social or economic need to live in this rural area in compliance with the requirements of National Policy Objective 19 of the National Planning Framework. However, the Board decided not to pursue this issue in the light of the substantive reason for refusal set out above.

Copy of Board Direction to issue with the Board Order.

Board Member

Date: 27/04/2020

Maria FitzGerald