



An
Bord
Pleanála

Board Direction
BD-006665-20
ABP-307430-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/10/2020.

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

Reasons and Considerations

1. It is considered that the proposed development would endanger public safety by reason of traffic hazard because the site is located alongside the heavily trafficked National Secondary Road N86 at a point where the general speed limit of 100 kph applies and where the traffic turning movements generated by the development would interfere with the safety and free flow of traffic on the public road.
2. The proposed development would militate against national policies on the control of access to national roads, as set out in *Spatial Planning and National Roads: Guidelines for Planning Authorities*, published by the Department of the Environment, Community and Local Government in January 2012, which seek to preserve the level of service and carrying capacity of national roads, to protect public investment in same, and to control frontage development that adversely affects road safety. Furthermore, the proposed development would conflict with Objective RD-17 of Kerry County Development Plan 2015-2021 which seeks to protect the capacity and safety of the national road network in the county and ensure compliance with the *Spatial Planning and National*

Roads Planning Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the Inspector's concerns in relation to the need for a further rural house on this landholding, within an area that is under strong urban influence, in close proximity to the town of Tralee. However, the Board considered this to be a new issue in the context of the appeal and, having regard to the substantive reasons for refusal, did not pursue the matter further.

Board Member

Date: 08/10/2020

John Connolly