



An  
Bord  
Pleanála

Board Direction

BD-008417-21

ABP-308811-20

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2021.

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 location of the proposed development on a bend in the public road, notwithstanding the details of an alternative site access submitted as part of the appeal, it is considered that the traffic turning movements generated by the proposed development would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale, design and siting of the proposed development in an area considered by the Board to have a distinct demesne landscape, it is considered that the proposed development would be visually obtrusive, would not be in accordance with the prevailing pattern of development in the area, and as such, would seriously injure the visual amenities and the rural character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Terry Prendergast

**Date:** 03/06/2021

**Note:**

The Board is also not satisfied that the applicant has a demonstrable economic or social need to live in this rural area, consistent with the policies of current Development Plan for the area and also with national policy as set out in National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February 2018 and in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005.

Please issue Direction with Order