



An
Bord
Pleanála

Board Direction
BD-007934-21
ABP-308981-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2021.

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

Reasons and Considerations

It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a local road at a location where the 80 kilometres per hour speed limit applies, where the width is restricted and where there is considerable level change along the carriageway, where there are a proliferation of entrances, where there are a number of obstructions that hamper visibility in both directions and where the documentation submitted application and appeal does not confirm beyond doubt that the required sightlines can be achieved in both directions. The proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board noted and agreed in general with the reason for refusal relating to rural housing need as recommended by the Inspector. It was considered by the Board, having regard to the location of the site within a rural area strong 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, that on the basis of the documentation submitted with the application and appeal, the applicant had not demonstrated an economic or social need to live in this specific rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development did not comply with National Policy Objective 19. Furthermore, it was considered that the proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would therefore be contrary to the overarching provisions of national policy, notwithstanding the provisions of the statutory development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

However, as this was considered a new issue by reference to the appeal as lodged, and having regard to the substantive reason for refusal set out above, it was decided not to pursue this matter further in the context of the current appeal.

Board Member

Date: 20/04/2021

Chris McGarry