



An
Bord
Pleanála

Board Direction
BD-009256-21
ABP-310127-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2021.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the Spatial Planning and National Roads – Guidelines for Planning Authorities, published by the Department of Environment, Community and Local Government in January 2012, to the provisions of the Wexford County Development Plan 2013-2019, and to the location of the proposed access onto a Class 1 Regional Road where a speed limit of 80 kilometres per hour applies, it is considered that the proposed development would be contrary to the guidelines and Objective T27 of the development plan, which seeks to prevent new, or the significant intensification of existing, access/egress points from/to Class I Regional Roads in order to safeguard the strategic function of the regional roads in the county, to reduce the risks to public safety and to maximise returns on investment. The proposed development would, therefore, be contrary to national and local policy and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would be contrary to national and local planning policy in respect of regional roads.

Note 1:

The Board considered that the dimensions of the proposed access, including both carriageway and cycle/pedestrian shared path, were excessive having regard to their proposed purpose and the requirements of DMURS. The Board also considered that the application boundary should have included the existing site having regard to the function of the proposed new access and to the existence of the current access which, it was noted, was proposed to be blocked up under a previous application/permission. However, the Board considered that these were new issues and, having regard to the substantive reason for refusal, decided not to pursue these matters further with the parties.

Note 2:

The Board noted that the Draft Wexford County Development Plan 2021-2027 contains similar objectives to those in the current plan in respect of the prevention of new, or the significant intensification of existing, access/egress points from/to regional roads.

Board Member



Date: 14/10/2021

John Connolly