

An
Bord
Pleanála

Board Direction
BD-009344-21
ABP-310693-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/10/2021.

The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

Reasons and Considerations

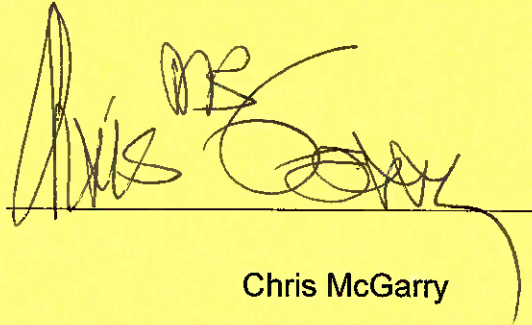
Having regard to the location of the proposed development along a section of the regional road R315, incorporating a new vehicular access/egress and which would require the removal of an excessive amount of established hedgerow, would result in serious injury to the visual amenity of the area and would endanger public safety by reason of traffic hazard and obstruction of road users, at this specific location along the regional road.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the loss of a significant stretch of established hedgerow at this location would constitute a serious injury to the visual amenity of the area.

Furthermore, the Board noted the expressed concerns of the Inspector that visibility would be poor from the proposed new vehicular access/egress off the R315 as set out in the application documentation. In addition, the Board considered that any repositioning of the proposed access, as recommended by the Inspector, would not be appropriate in the absence of a comprehensive engineering survey and audit clearly describing visibility and related design outcomes applicable to any such

repositioning, and that in the absence of further details, any such repositioning would also likely require significant hedgerow removal at this location.

Board Member

A handwritten signature in black ink, appearing to read 'Chris McGarry', written over a horizontal line. The signature is stylized and cursive.

Date: 29/10/2021

Chris McGarry