

An
Bord
Pleanála

Board Direction
BD-009865-22
ABP-311062-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/01/2022.

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

Reasons and Considerations

The existing road serving the site is seriously inadequate in width, alignment and condition and is unsuitable for additional traffic movements likely to be generated by the proposed development. The proposed development would constitute a traffic hazard and cause obstruction to other road users. In addition, there is a lack of clarity regarding the nature and extent of works and feasibility of upgrading the road to the necessary standard with the proposal leading to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

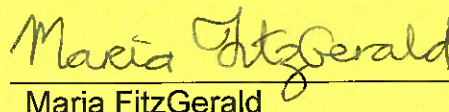
Note 1: The Board had regard to the location of the site within a rural area not under urban influence, and to National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas not under urban influence, seeks to facilitate the provision of single housing in the countryside having regard to the viability of smaller towns and rural settlements, it is considered that, having regard to the viability of smaller towns and rural settlements such as Feakle, the proposed development does not comply with National Policy Objective 19. 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 contravene the provisions of the National Planning Framework. However, the Board considered that this was a new issue and in the context of the substantial reason for refusal set out above decided not to pursue this issue.

Note 2: The Board considered that the proposed development, because of its location and inadequate road frontage, constitutes inappropriate haphazard, backland development which would seriously injure the amenities of property in the vicinity by reason of uncoordinated piecemeal development and accordingly would be contrary to the proper planning and sustainable development of the area. The Board considered that this was a new issue and in the context of the substantial reason for refusal set out above decided not to pursue this issue.

Copy of Board Direction to issue with the Board Order.

Board Member


Maria FitzGerald

Date: 26/01/2022