



An
Bord
Pleanála

Board Direction
BD-010478-22
ABP-311596-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2022.

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

Reasons and Considerations

1. Objective CAEO-04 of the Offaly County Development Plan 2021-2027 states that it is an objective of the Council to ensure the security of energy supply by supporting the potential of the wind energy (and other renewable) resources of the County in a manner that is consistent with proper planning and sustainable development of the area. Objective CAEO-05 states that it is an objective of the Council to implement the Council's Wind Energy Strategy. Policy CAEP-38 and Objective CAEO-05 of the Plan outline that applications for wind energy developments outside of the identified wind energy development areas will not normally be permitted, except where deemed appropriate under relevant exemption provisions and for those other developments listed. The subject site is not located in an area identified for wind energy development and the exceptions listed do not apply. Therefore, the proposed development would materially contravene Policy CAEP-38 and Objective CAEO-05 of the Offaly County Development Plan 2021-2027 and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development by virtue of the creation of a new access onto the N52, a national secondary road, would be contrary to both Policies SMAP-24 and SMAP-25 as set out in the Offaly County Development Plan 2021-2027 which states that new direct access onto a National Secondary Road where a speed limit greater than 60 km/h applies will be avoided in accordance with the provisions of Spatial Planning and National Roads Guidelines for Planning Authorities, published by the Department of Environment, Community and Local Government in January 2012. In addition, given that no Road Safety Audit was submitted with the application, the proposal would also be contrary to Policy SMAP-28 of the Development Plan which states that developments which have the potential to generate significant traffic movement are subject to a traffic and transport assessment, quality audit and road safety audit as appropriate. The proposed development, by itself or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a national secondary road or other major road by traffic. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Dave Walsh

Date: 08/04/2022