



An
Bord
Pleanála

Board Direction
BD-014516-23
ABP-313421-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2023.

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

Reasons and Considerations

1. It is the policy of the Waterford City and County Development Plan 2022-2028 (Trans 45) to protect strategic regional roads listed in Table 5.6 against development where a maximum speed limit applies except in exceptional circumstances. Where applicants who establish a genuine rural housing need are proposing to build a house on their own land, the onus is on the applicants to maximise the potential of existing entrances within the overall landholding. The applicant has not demonstrated compliance with same and the proposed development would therefore endanger public safety by reason of a traffic hazard.
2. It is the policy of Waterford City and County Development Plan 2022-2028 (Trans 44) to maintain and protect the carrying capacity and associated drainage systems of regional and local roads and associated junctions in the interest of road safety in accordance with the Spatial Planning and National Roads Guidelines 2012. It is considered that the proposed development to open a new entrance on a designated regional road of strategic importance would endanger public safety by reason of traffic hazard because of the

additional traffic turning movements the development would generate on a road at a point where sightlines are restricted to the south. Furthermore, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the applicant has demonstrated sufficient legal interest to ensure that the required sightlines can be provided and maintained.

Note:

1. The Board noted the inspectors statement that it may be possible to maximise the potential of existing entrances in line with the policy for the regional road at this location as the applicant's parents live in an adjoining dwelling at this location.
2. Please issue a copy of the Board Direction with the Board Order to the parties.

Board Member



Liam Bergin

Date: 09/11/2023