



An
Bord
Pleanála

Board Direction
BD-017848-24
ABP-317847-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2024.

The Board decided (on a 2:1 majority) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the narrow width of the proposed vehicular access (2.5 metres) to provide access to the carparking spaces to the rear of the proposed dwellings, it is considered that the proposed development would result in dangerous traffic turning movements into the site off the public road in close proximity to a busy junction with the N55 where limited sightlines are available, and there would be very limited stoppage time available due to the proximity of the proposed access to the junction. This would be contrary to Section 16.4 Roads and Transportation of the Westmeath County Development Plan 2021-2027 which requires safe vehicular access as a prerequisite for all development proposals in the interest of traffic safety for all road users. The proposed development would constitute a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Board also had some concern that the impact of the development on the amenity space of the existing dwelling proposed to be extended had not been adequately addressed. While it is open to the Board to seek the views of the

parties on this matter, having regard to the other substantive reason for refusal, the Board did not consider it necessary to pursue the matter

Board Member

Mary Gurrie
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Date: 16/10/2024