



An
Bord
Pleanála

Board Direction
BD-018950-25
ABP-319618-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2025.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to Transport Infrastructure Ireland (TII) publication DN-GEO-03031, the revised speed limits on the L-1023 from 80kmh to 60kmh (commenced in February 2025 under the Road Traffic Act 2024), and the existing ad hoc dwelling access arrangements, it is considered that, subject to compliance with the conditions set out below that the proposed development would improve public safety by reason of reducing a traffic hazard in eliminating the parking of vehicles along the layby in the front of the dwelling. The development is, therefore, in accordance with the proper planning and sustainable development of the area.

The Board decided not to accept the Inspector's recommendation to refuse permission. In relation to the one specific issue raised in the Inspector's recommended refusal reason, that being that the proposed development would endanger public safety by reason of a traffic hazard because of the traffic turning movements the development would generate on the road at a point where sightlines are restricted in a southeasterly direction, the Board is satisfied that given the reduction in speed limits from 80kph to 60kph on local roads which came into effect in February 2025 under the Road Traffic Act 2024, that a relaxation of the desirable minimum stopping distance (DMSD) of the 90m sightlines to the southeast to the

achievable 80m sightlines based on the information submitted with the application, is in accordance with the DN-GEO-03031 Section 1.8 relaxation principle. The Board also concurred with the Inspector's assessment that the proposed access arrangements would be safer than the current situation where vehicles are parked along the roadside layby in front of the existing dwelling.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 23rd day of February 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. (a) The entrance gates to the house shall be set back not less than four metres and not more than six metres from the edge of the public road. Wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed one metre in height.
- (b) Detail elevation drawings of the proposed front boundary at a scale of 1:100 to include finishes, the exact height and locations of walls and piers, and details of proposed planting shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(c) The access driveway to the house shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.

Reason: In the interest of traffic safety, to prevent flooding and pollution and in the interests of visual amenity.

Board Member



Emer Maughan

Date: 18/02/2025