

An  
Bord  
Pleanála

**Board Direction**  
**BD-019695-25**  
**ABP-321750-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2025.

The Board decided in a 2:1 majority to refuse permission, for the following reasons and considerations.

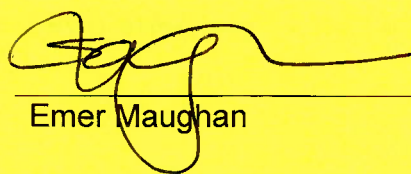
### **Reasons and Considerations**

It is considered that the proposed development, which would result in the intensification of use of an access onto the N55 at a point where speed limit of greater than 60 km/h applies, would endanger public safety by reason of traffic hazard, the additional and conflicting traffic movements generated by the development would interfere with the safety and free flow of traffic on the public road would therefore be contrary to policy CPO 10.48 and section 10.5.1 of the Westmeath County Development Plan 2021- 2027. The proposed development is, therefore, contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the inspector that the provision of a single house is not an exceptional circumstance whereby a new access point or the intensification of an existing access point onto national roads where the speed limit is above 60k/h may be permitted, and therefore the Board considered that the development did not accord with CPO 10.48 and did not agree with the Inspector that the proposed development for a single house on family land would not lead to an intensity of traffic

or car movements that would significantly impact on the safety, function or capacity of the existing national secondary road.

**Board Member**



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Emer Maughan

**Date:** 19/05/2025