



An  
Bord  
Pleanála

**Board Order  
PL 01.248296**

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## **Planning and Development Acts 2000 to 2016**

**Planning Authority: Carlow County Council.**

**Planning Register Reference Number: 16/106.**

**Appeal** by Patrick Egan of Rathcrogue, Carlow against the decision made on the 9<sup>th</sup> day of March, 2017 by Carlow County Council to grant subject to conditions a permission to Michael Nolan care of Dean Design of The Mill House, Dunleckney, Bagenalstown, County Carlow.

**Proposed Development:** Refurbishment and extension of the existing two-storey building which formed part of the original farmhouse. The proposed development shall provide a three-bedroom residence for private use (the proposed extension shall resemble that of the original farmhouse), existing well and septic tank sewerage on site along with existing entrance which serves the existing bungalow to be used, along with all associated ancillary works. Permission is also sought to demolish the existing single storey bungalow along with the existing shed to the south-west of the bungalow, all at Graiguenaspiddoge, Nurney, County Carlow.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

1. The proposed development is served by a direct access onto the N80, which road is identified as being of strategic importance in the national road network. The proposed development would comprise an additional dwelling on the overall site on which two replacement dwellings have already been permitted under planning register reference number 03/136 and would result in the use of an additional access onto the N80 for residential purposes, the use of which is not currently established or permitted. An additional access for residential purposes onto the N80 national secondary road, together with the increased traffic generation associated with the access, would endanger public safety by reason of traffic hazard and would interfere with the free flow of traffic on the national road. The proposed development would, therefore, be contrary to Government policy on National Roads contained in the “Spatial Planning and National Roads Guidelines for Planning Authorities”, issued by the Department of the Environment, Community and Local Government in January, 2012 and to the policy of the planning authority, as set out in Trans-Policy 3 of the Carlow County Development Plan 2015-2022, which seek to avoid the creation of any additional access point or the generation of increased traffic from existing accesses to national roads where a speed limit of greater than 60 km/h applies. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the planning history of the site, in particular the permission granted for two residential units under planning register reference number 03/136, to the information submitted in connection with the application and appeal and to the report of the Board's inspector, the Board is not satisfied that a genuine need has been established for a rural dwelling in this location in accordance with the rural settlement policies of the Carlow County Development Plan 2015 – 2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this          day of    2017**