

## **Board Order PL 15.248560**

Planning and Development Acts 2000 to 2017

**Planning Authority: Louth County Council** 

**Planning Register Reference Number: 16606** 

**Appeal** by Kevin Breslin of 8 Caislean, Heynestown, Dundalk, County Louth against the decision made on the 27<sup>th</sup> day of April, 2017 by Louth County Council to grant subject to conditions an outline permission to Robert Lynch care of McGahon Architects of 19 Jocelyn Street, Dundalk, County Louth.

**Proposed Development:** Outline planning permission for development comprising four number semi-detached and associated site works at Haynestown Cross, Marlbog Road, County Louth.

## **Decision**

REFUSE outline 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**

The Louth County Development Plan sets out minimum visibility standards for vehicular entrances of 75 metres at a setback of 4.5 metres from the carriageway. It is proposed to intensify the use of an existing access onto a county road at a position where sightlines to the east and west are below the minimum standard. The Board is not satisfied, on the basis of submitted information, that the applicant is in a position to provide the minimum sightlines. The proposed development would, therefore, contravene the minimum visibility standards set out in the Development Plan and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017

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