

Board Order PL 19.249027

Planning and Development Acts 2000 to 2017 Planning Authority: Offaly County Council Planning Register Reference Number: PL2/17/188

Appeal by Sinead Heffernan care of Sean Lucy and Associates Limited of 23E Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 12th day of July, 2017 by Offaly County Council to refuse permission.

Proposed Development: Construction of a single storey dwellinghouse, effluent treatment system with a soil polishing filter, entrance, well and all associated site works at Garbally, Blueball, Tullamore, County Offaly.

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

It is considered that the proposed development would endanger public safety by reason of traffic hazard because the site is located alongside the heavily-trafficked National Secondary Road N52 at a point where a speed limit of 100 km/h applies and the additional traffic turning movements generated by the development would interfere with the safety and free flow of traffic on the public road. The proposed development would also materially contravene the objectives of the planning authority (which are considered reasonable and in line with the policy objectives set out in the Transport Infrastructure Ireland Guidance Document Spatial Planning and National Roads Guidelines for Planning Authorities, January 2012) as set out in policy STAP-18 of the Offaly County Development Plan 2014-2020 to preserve the level of service and carrying capacity of the national road network and to protect the public investment in the road.

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

Dated this day of 2018