



Planning and Development Acts 2000 to 2017

Planning Authority: Laois County Council

Planning Register Reference Number: 17/262

APPEAL by Andrew Kelly and Yvonne Heffernan care of Leahy Architectural Design Consultants of Beanhill, Lisavaird, Clonakilty, County Cork against the decision made on the 8th day of December, 2017 by Laois County Council to refuse permission.

Proposed Development: Construction of a part one and part two-storey dwellinghouse; wastewater treatment unit and associated percolation area; new site entrance; and associated site development works above and below ground on a site at Roundwood, Mountrath, County Laois.

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. Under Section 6.1.2.2 Regional Roads as set out in the Laois County Development Plan 2017-2023, it is the policy of the planning authority under “Trans 19” to “Restrict development requiring access onto Regional Roads where speed limits in excess of 50kph apply”. In accordance with the provisions of that policy, the developer has failed to demonstrate why the restrictions do not apply to the proposed development. The proposed development would, therefore, be contrary to the policies set out in the Development Plan and be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because sightlines from the existing access onto the R440 Regional Road are seriously substandard and no proposals for the provision of adequate sightlines in accordance with current standards have been submitted.

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

Dated this day of 2018.