

## Board Order ABP-300913-18

Planning and Development Acts 2000 to 2017

**Planning Authority: Laois County Council** 

**Planning Register Reference Number: 17/515** 

**APPEAL** by Tony and Lisa Cox care of AOCA Engineering Consultants of Lismard House, Timahoe Road, Portlaoise, County Laois against the decision made on the 15<sup>th</sup> day of January, 2018 by Laois County Council to refuse permission to the said Tony and Lisa Cox.

**Proposed Development** Construction of a bungalow dwelling, septic tank and percolation area, domestic garage, new shared entrance with family home and removal of existing entrance to family home and all associated site works at Lea Road, Portarlington, 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. The proposed development provides for a new vehicular access off a heavily trafficked Regional Route within the 80 km/h speed limit zone, where inadequate sightlines are provided at the new entrance point as well as the fact that the proposed development entails an intensification of traffic movements at this location. The proposed development would constitute a traffic hazard due to additional turning movements and obstruction to other road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development entails the provision of a new vehicular access off the R420, which is identified as a Strategic Regional Route,

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as set out in the Laois County Development Plan 2017 to 2023. Policy Trans 17 considers permitting access for single dwellings for full-time farmers or farmers and/or their children, subject to a number of provisions including a shared access with an existing dwelling. The applicants do not meet the criteria for such an access off the Strategic Regional Route with the proposed development and would be contrary to the stated policy of the County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.

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