



Planning and Development Acts 2000 to 2018

Planning Authority: Carlow County Council

Planning Register Reference Number: 18/48

APPEAL by Martin Moran care of Planning and Design Services of Carlow Gateway Business Centre, Athy Road, Carlow against the decision made on the 13th day of June, 2018 by Carlow County Council to refuse permission to the said Martin Moran.

Proposed Development Construction of a single storey dwelling, use of existing septic tank and percolation area and all associated site works at Grangeford, Bennekerry, 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 Spatial Planning and National Roads Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in January 2012 states that the creation of new accesses, and intensification of existing accesses, to National roads gives rise to the generation of additional turning movements that introduce additional safety risks to road users. The Guidelines also strongly recommend that planning authorities identify, as part of the development plan process, those stretches of non-national roads where it would be appropriate to apply the Guidelines. The Carlow County Development Plan 2015 - 2021 has identified the R725 Carlow/Tullow regional road as a heavily trafficked route where access for new development will be restricted to the same categories as those for National roads. Furthermore, the Guidelines state that the policy of the planning authority will be to “avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses” to such roads, and that “this provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant.” The proposed development would give rise to an intensification of use through additional traffic turning movements on the Carlow to Tullow R725 regional route at a point where sightlines are inadequate and where the 80 km/h speed limit applies. The proposed development would, thereby, endanger public safety by reason of traffic hazard, would materially contravene the provisions of the County Development Plan, would be contrary to the Ministerial Guidelines, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would, if permitted, conflict with the County Development Plan on the prevention of random rural development, in particular haphazard, backland development with no direct road frontage, and would result in an undesirable precedent for further such development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019