



Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20755

APPEAL by Eoin Walsh care of O'Reilly Chartered Surveyors of Unit 15, East Coast Business Park, Matthew's Lane, Drogheda, County Louth against the decision made on the 5th day of November, 2020 by Louth County Council to refuse permission for the proposed development.

Proposed Development: A new site entrance from existing dwelling onto the R168 and all associated site works at Hill of Rath, Tullyallen, County Louth.

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 of a new site entrance, by reason of its location along the regional road R168, a designated Protected Regional Route under the Louth County Development Plan 2015-2021, would contravene Policy TC 10 of the Development Plan, which prohibits the creation of new accesses onto Protected Regional Routes, subject to a series of exceptions. On the basis of the documentation submitted with the application and appeal, the Board is not satisfied that any such exceptions apply in this instance. The proposed development would be contrary to the provisions of Policy TC 10 of the Louth County Development Plan 2015-2021, would be prejudicial to road safety at this location and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. On the basis of the documentation submitted with the application and appeal, the Board is not satisfied that the required minimum sight visibility can be provided in each direction along this regional route. The proposed development would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the provisions of policy TC 12 of the Louth County Development Plan 2015-2021, relating to visibility standards. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. On the basis of the documentation submitted with the application and appeal, the Board is not satisfied that adequate information has been provided to demonstrate how surface water drainage will be disposed of within the site and that such works would be compliant with Policy WS 10 of the Louth County Development Plan 2015-2021, relating to sustainable drainage. The proposed development would, therefore, contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2021.