



Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20860

APPEAL by B. Pierson of Hillview, Annalog, Ardee, County Louth and by Joe and Ita Rogers of Annalog, Ardee, County Louth against the decision made on the 3rd day of December, 2020 by Louth County Council to grant subject to conditions a permission to Geraldine Balfe care of Seamus Balfe of Analog, Ardee, County Louth.

Proposed Development: Construction of a dwellinghouse, waste water treatment system and percolation area, removal of existing general uses farm shed, and all associated site works at Analog, Ardee, 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

It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a local road at a location where the 80 kilometres per hour speed limit applies, where the width is restricted and where there is considerable level change along the carriageway, where there are a proliferation of entrances, where there are a number of obstructions that hamper visibility in both directions and where the documentation submitted with the application and appeal does not confirm beyond doubt that the required sightlines can be achieved in both directions. The proposed development would endanger public safety by reason of traffic hazard and would, therefore, be 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