



An
Bord
Pleanála

Board Order
ABP-314569-22

Planning and Development Acts 2000 to 2022

Planning Authority: Westmeath County Council

Planning Register Reference Number: 22/329

APPEAL by Laura Gaye care of Leahy Planning Limited of Mill Road House, Mill Road, Ennis, County Clare against the decision made on the 12th day of August, 2022 by Westmeath County Council to refuse permission for the proposed development.

Proposed Development: Construction of one number detached two-storey dwelling, one number detached single storey garage, to upgrade existing entrance to public road, to install a private well and a septic tank and percolation area and all associated site works, all at Gneevebane, Tyrrellspass, County Westmeath.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The development proposes the provision of a direct access onto the strategic Regional Road, R446. It is considered that the proposed development would endanger public safety by reason of a traffic hazard because of the additional traffic turning movements generated onto the Regional Road along a significant straight stretch of the road where the maximum speed limit applies. The proposed development would, therefore, harm the carrying capacity and safety of this strategic Regional Road, would be contrary to policy CPO 9.16 of the Westmeath County Development Plan 2021-2027 in relation to new access, and contrary to the proper planning and sustainable development of the area.



Joe Boland

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *27TH* day of *October*, 2023.