

An
Bord
Pleanála

Board Order ABP-317976-23

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

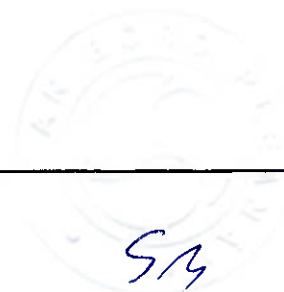
Planning Register Reference Number: 23/60179

Appeal by Barry and Maggie Soraghan care of P. Herr and Associates of Block 4, Third Floor, Quayside Business Park, Mill Street, Dundalk, County Louth against the decision made on the 11th day of August, 2023 by Louth County Council to refuse outline permission.

Proposed Development: Dwellinghouse, wastewater treatment system and associated site development works, all at Cavan/Rathroal, Knockbridge, County Louth.

Decision

REFUSE outline permission for the above proposed development for the reasons and considerations set out below.



Reasons and Considerations

The proposed development seeks to achieve access to a Protected Regional Road (R215) and the traffic movements to which it would give rise, in conjunction with existing traffic movements, road capacity with restrictive width and poor horizontal alignment on approach, would interfere with the safety and free flow of traffic at a point where the maximum speed limit of 80kph applies. The applicant has also failed to demonstrate that adequate visibility can be achieved at the junction with the public road as required under Table 13.13 of the Louth County Development Plan 2021-2027. The Board had regard to the applicant's submission but did not consider it appropriate from a traffic safety perspective to permit a standard lower than that provided for in the Louth County Development Plan 2021-2027 in this instance. The proposed development, if permitted, would conflict with the Louth County Development Plan 2021-2027, would endanger public safety by reason of a traffic hazard and obstruction of road users, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 2nd day of May 2024.