



## Board Direction

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**Ref: PL17.245971**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 28<sup>th</sup> 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

1. Having regard to the significant pressure for housing along the road the subject of the application and to the substantial amount of housing already existing in this area which is not zoned for residential development, the Board considered that the proposed development would constitute an undesirable pattern of ribbon development, would contravene section 10.5.2 of the Meath County Development Plan 2013-2019, would seriously injure the residential and rural amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would lead to 7 number dwelling houses with continuous frontages and entrances within 215m of road frontage. It is considered that the proposed development would endanger public safety by reason of serious traffic hazard because the traffic movements to which it would give rise, in conjunction with existing traffic movements, would interfere with the safety and free-flow of traffic on the adjoining regional road at a point where the maximum speed limit applies.

Board Member: \_\_\_\_\_ Date: 09.05.16  
Paul Hyde