



An
Bord
Pleanála

Board Direction
PL17.248172

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd August 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The vehicular access to the site is from the R135 which, as set out in the Meath County Development Plan 2013 – 2019, is identified as a strategic regional road. It is the policy of the planning authority, as set out under Policy RD POL 39 of this Plan, to protect such roads from unnecessary and excessive individual access/egress points, which would prejudice the carrying capacity and, ultimately, the function of the road. The development proposed to be retained would contravene this policy, would prejudice the carrying capacity of the road and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The vehicular access to the site is from the R135 which, as set out in the Meath County Development Plan 2013 – 2019, is identified as a strategic regional road. It is a policy of the planning authority, as set out under Policy RD POL 38 of this Plan, that the location of accesses off these roads should be such as not to endanger public safety by way of a traffic hazard. It is considered that the sightlines available at the vehicular access are seriously substandard and the applicant has not demonstrated that he is in a position to

provide satisfactory ones. Accordingly, the use of this access endangers public safety by reason of a traffic hazard. The development proposed to be retained would endanger public safety by reason of a traffic hazard and would, therefore, contravene the aforementioned policy and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 4th August, 2017

Conall Boland