



An
Bord
Pleanála

Board Direction
BD-005822-20
ABP-306580-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/05/2020.

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

Reasons and Considerations

1. It is considered that the proposed development, by itself and by the precedent which it would set for other relevant development, would endanger public safety by reason of traffic hazard because the site is located alongside the heavily-trafficked National Primary Road N2 at a point where a speed limit of 100 km/h applies and the traffic turning movements generated by the development would interfere with the safety and free flow of traffic on the public road. Furthermore, the sightlines at the entrance are deficient. The proposed development would therefore be contrary to the provisions of the 'Spatial Planning and National Roads-Guidelines for Planning Authorities' and would contravene the objectives of the planning authority to safeguard the capacity and safety of the National road network.

2. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in Development Plan for the area and the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where housing is restricted to persons demonstrating local need in accordance with the current Meath County Development Plan 2013-2019, it is considered that the applicant has not demonstrated compliance with the housing need criteria as set out in the Guidelines or the Development Plan for a dwelling at this location. The proposed development, in the absence of any identified locally based need for the dwelling, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26/05/2020

Paul Hyde