



An
Bord
Pleanála

Board Direction
BD-006114-20
ABP-306894-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2020.

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

Reasons and Considerations

Having regard to the site's location on unzoned land outside the boundaries of any settlement and accessed via an existing agricultural entrance off the R154, which is identified as a Strategic Corridor in the Meath County Development Plan 2013-2019, at a point where the maximum speed limit of 80 kilometres per hour applies, it is considered that the proposed development would give rise to additional traffic movements and interfere with the free flow of traffic on this heavily trafficked regional road, would compromise the level of service and carrying capacity of this road at this location and fail to protect public investment in the national and regional road network and would have the potential to endanger public safety by reason of a traffic hazard by way of access and egressing from the access, conflicting with other road users. For these reasons, the proposed development would conflict with relevant provisions of the Meath County Development Plan, which are considered reasonable, namely policies RD POL 38 which seeks to ensure that all development accessing off the county's road network is located and carried out in a manner which would not endanger public safety by reason of a traffic hazard and RD POL 40 which seeks to restrict new accesses for one-off dwellings where the 80 kilometres per hour speed limit applies in order to safeguard the specific functions of these roads and to avoid their premature obsolescence. The proposed development would,

therefore, would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/07/2020

Dave Walsh