

An  
Bord  
Pleanála

**Board Direction**  
**BD-010988-22**  
**ABP-310970-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/07/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the reasons and considerations generally set out in Point 1 of Section 9.0 - Reasons and Considerations contained in the inspector's report.

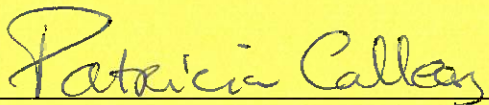
### **Reasons and Considerations**

1. The proposed development for one, five-bedroom detached house on lands which are zoned 'RA' would result in an inappropriate form of low-density development with poor connections to community services and adjoining settlements. As such the proposed development would not be in accordance with national guidance as set out in the National Planning Framework and the Sustainable Residential Development in Urban Areas (Guidelines for Planning Authorities), 2009, which seek to deliver consolidated development at suitable densities. The proposed development would also not be in accordance with SH POL 2 and SH POL 5 of the Meath County Development Plan 2021-2027 and would therefore not be in accordance with the proper planning and sustainable development of the area.

Note: Following detailed consideration of the inspector's recommended reason number two as set out in the inspector's report and their supporting assessment contained therein and having regard to the Board's consideration of the entirety of the inspectors report and the wider file, the Board concluded that the vehicular,

pedestrian and bicycle traffic likely to be generated for an additional single house at this location where 99 houses were originally permitted, would not in itself be of a quantum such as to warrant a refusal of permission on grounds of endangering public safety by reason of traffic hazard. The Board did not share the view that the development would, therefore, be contrary to the proper planning and sustainable development of the area on traffic grounds in respect of this reason (number two) and therefore decided to omit it from the reasons and considerations.

Board Member

  
Patricia Calleary

Date: 18/07/2022