



An  
Bord  
Pleanála

**Board Direction**  
**BD-010818-22**  
**ABP-311455-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/06/2022.

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 proposed development would give rise to additional vehicular, pedestrian and bicycle traffic on a road network which is substandard and deficient in the provision of footpaths, cycle paths, pedestrian crossings and public lighting. The proposed development would be without safe and convenient pedestrian and cycle access to community and social facilities in the nearby town centre of Clonee, as well as to the south of the junction of the L2223 and the R149 linking in with existing developments in Ongar. Therefore, the proposed development would be premature, pending the determination by the planning authority of a road layout for the area and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development for six detached houses would result in an inappropriate form of low-density development which 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, (Cities, Towns & Villages) for Planning Authorities issued by the Department of the Environment, heritage and Local Government in May 2009, which seeks to deliver consolidated development at suitable densities, and with SH POL 2 and SH POL 5 of the Meath County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



**Date:** 02/06/2022

John Connolly