

An  
Bord  
Pleanála

**Board Direction**  
**BD-011073-22**  
**ABP-312174-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2022.

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

#### **Reasons and Considerations**

1.	<p>Having regard to:</p> <ul style="list-style-type: none"><li>a) the location of the proposed development on a highly trafficked Regional Road where the maximum speed limit applies</li><li>b) The failure of the applicant to demonstrate that a safe access in terms of sightline distance can be provided to serve this development,</li></ul> <p>It is considered that the additional traffic movements generated by the proposed development would endanger public safety by reason of traffic hazard and would therefore be contrary to proper planning and sustainable development of the area.</p>
2.	<p>Having regard to the nature of the proposed development as indicated on the plans and particulars submitted which includes the construction of a domestic entrance located on a regional road which is identified as a strategic corridor on Map 9.2 of the Meath County Development Plan 2021-2027, the requirements of County Development Plan policy RD POL 40</p>



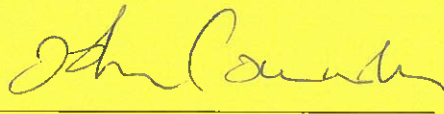


	<p>which seeks to restrict new access for one-off dwellings where the 80km speed limit applies and the failure of the applicant to demonstrate a location specific rural housing need in accordance with the Development Assessment Criteria under Section 9.15.3 of the Development Plan it is considered that the proposed development by itself or by the precedent which the grant of permission would represent, would contribute to a proliferation of similar type developments, would reduce the capacity of the road, and would interfere with the safety and free flowing nature of traffic on the road, and would adversely affect the use of the strategic corridor. The proposed development would therefore be contrary to the above policy in the Meath County Development Plan 2021-2027 and contrary to the proper planning and sustainable development of the area.</p>
3.	<p>Having regard to the location of the site within an Area Under Strong Urban Influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government 2005, National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, the Board could not be satisfied on the basis of the information on the file that the applicant comes within the scope of either economic or social housing need criteria as set out in the overarching National Guidelines.</p> <p>The proposed development, in absence of any identified local based need for the house at this location, would result in a haphazard and unsustainable form of development in the area, 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 and undermine the settlement strategy set out in the development plan. The proposed development would,</p>



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

Board Member



Date: 05/08/2022

John Connolly



