

An
Bord
Pleanála

Board Direction
BD-018318-24
ABP-320271-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2024.

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 is located in a rural area which is identified in the Meath County Development Plan 2021-2027, as being under strong urban influence. National Policy Objective 19 of the National Planning Framework (2018) outlines that in such areas, single housing proposals shall be facilitated 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 and Policy RD POL 1 of the Development Plan also requires that individual house developments, shall satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed. The applicant has not demonstrated an economic or social need to live in a rural area and has not demonstrated that he is an intrinsic part of the rural community in which the proposed development is located. The proposed development, therefore, does not accord with National Policy Objective 19 of the National Planning Framework and contravenes the rural housing policies of the Development Plan including RD POL 1, RD POL 3 and RD POL 8 and is contrary to the proper planning and sustainable development of the area.
2. The location of the entrance to the proposed development is directly onto the R153, a regional strategic route, at a location where the speed limit of 80 km/h applies. It is


the policy of Meath County Development Plan 2021-2027 as reflected in Policy RD POL 40 to restrict new accesses for one-off dwellings where the 80km per hour speed limit currently applies, in order to safeguard the specific functions and to avoid the premature obsolescence of identified regional and important county link roads through the creation of excessive levels of individual entrances and to secure the investment in non-national roads. The entrance and the additional turning movements created by the proposed development would interfere with the unobstructed, safe and free flow of traffic on the public road and therefore contravene Policy RD POL 40 of the Development Plan and this would be contrary to the proper planning and development of the area.

3. Having regard to the location of the proposed development, on a highly trafficked regional road, where a speed limit of 80km per hour currently applies, and having regard to the failure of the Applicant to demonstrate that a safe access in terms of sightline distance could be provided to serve the development, the additional traffic movements generated by the proposed development would endanger public safety by reason of traffic hazard, and this would be contrary to the proper planning and development of the area.

Note

The Board noted the comment of the Inspector that the report from the Transportation section found that sightlines to the nearside at the proposed vehicular entrance had not been demonstrated. The Board also noted the Inspector's view that the required 160m sightlines could be achieved, but having regard to the absence of any documentation on file to demonstrate this, the Board shared the opinion of the Planning Authority that the Applicant had not demonstrated how 160m sightlines could be achieved.

Board Member


MaryRose McGovern

Date: 27/11/2024