

An  
Bord  
Pleanála

**Board Direction**  
**BD-018281-24**  
**ABP-320530-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/11/2024.

The Board decided to grant permission (by a majority decision 2:1) generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the 'RA' rural area zoning which applies to the site under the Meath County Development Plan 2021 – 2027 (as varied), under which the development of agricultural is stated to be generally acceptable in principle, subject to the conditions set out below the development to be retained improves the existing access arrangements at this site, does not result in an intensification of vehicular movements at this site and is acceptable in terms of traffic movements and pedestrian safety.

The development to be retained complies with the Development Plan, the Spatial Planning and National Roads - Guidelines for Planning Authorities (2012) and accords with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by additional information submitted on 20<sup>th</sup> June 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.


2. The applicant shall provide and maintain unobstructed sightlines of 215 metres to the nearside edge of the road from a setback of 3.0 metres, in accordance with TII Document DN-GEO-03060, from the agricultural entrance. The nearside road edge shall be visible over the entire sight distance.

**Reason:** In the interest of traffic safety.

3. The entrance gate shall:
  - a) Be recessed a minimum of 12 metres from the edge of the road to allow a vehicle and trailer to pull in fully off the road prior to opening the gate.
  - b) The entrance driveway should be no more than +/- 2.5% for the first 7 metres.

**Reason:** In the interest of traffic safety.

**Board Member**

  
Declan Moore

**Date:** 25/11/2024