



An
Coimisiún
Pleanála

Commission Direction
CD-000510
PL-500522-MH-25

The submissions on this file and the Inspector's report were considered at a meeting held on 05 May 2026.

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

Planning Commissioner:

Marie O'Connor

Date:

5th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024 states that 'sustainable and efficient movement' is a key principle of good design and new development.

Policy SH POL 3 of the Meath County Development Plan 2021-2027 is 'To support the creation of healthy and sustainable communities that encourages

and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces’.

The proposal to construct 27 new residential units on the site would result in additional transport movements on Old Road. Having regard to the constrained carriageway width of the Old Road and the absence of pedestrian facilities on this road east and west of the development site to connect to existing facilities, it is considered that the proposed development fails to provide for the safe and comfortable movement of pedestrians, cyclists and motorists on Old Road.

Furthermore, there is insufficient evidence to show that sightlines can be provided from the site entrance along the Old Road in accordance with the Design Manual for Urban Roads and Streets which states that sightlines should be from a 2.4 metres setback.

Therefore the proposed development would result in a development that would endanger public safety by reason of traffic hazard and the proposed development would be contrary to the principles of good design set out in the Sustainable Residential and Compact Settlement Guidelines for Planning Authorities and contrary to SH POL 3 to promote permeability. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note:

The Commission considered that the layout and design of the proposed development and in particular the layout of the blocks and the relationship of the houses to each other and the public realm/open space would benefit from reconsideration to support the creation of an attractive residential development

consistent with SH POL 8 of the Development Plan and also noted that the proposed development could require works outside the red line boundary in relation to the provision of surfacewater drainage. The Commission considered these issues warranted further consideration, but, given the substantive reasons for refusal outlined in the Commission Order, decided not to pursue these issues further.