

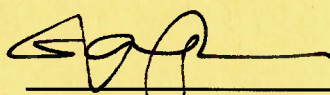
An
Coimisiún
Pleanála

Commission Direction
CD-001336
PL-501527-MH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 22nd September 2026.

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

Planning Commissioner:



Emer Maughan

Date:

29th day of September 2026

DRAFT WORDING FOR ORDER

Having regard to:

- (i) the location of site within the rural area on the R161 and the designation of this road under the Meath County Development Plan 2021-2027 as having a strategic corridor function,
- (ii) objective RD POL 39 of the Meath County Development Plan 2021-2027 to protect non-national roads of regional importance from

unnecessary and excessive individual access/egress points which prejudice the carrying capacity and function of the road,

(iii) the development permitted under Meath County Council planning reference number: 24/60887 including the location of the permitted new entrance to serve the permitted new house and condition number 4(b) which requires that the existing entrance at the south of the landholding shall be permanently closed within one month of the opening of the new entrance,

(iv) the nature and context of existing development in the area, including the existing entrance points to the regional road,

it is considered that the proposal to alter the development boundary of the permitted development to allow for the retention of the existing gateway entrance to south of the site, without satisfactory justification to show that this existing gateway entrance is required, would result in the creation of unnecessary and excessive access/egress points, which prejudice the function of the road. The proposed development would be contrary to objective RD POL 39 of the Meath County Development Plan 2021-2027 and would adversely affect the use and function of a major road by traffic. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.