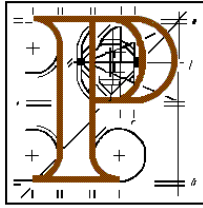


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Meath County

**Planning Register Reference Number: LB150689**

An Bord Pleanála Reference Number: PL 17.245971

**APPEAL** by Eamonn McHugh and Jean Murray care of Jim Brogan of Unit B1, Laurel Lodge Business Centre, Laurel Lodge, Castleknock, Dublin against the decision made on the 27<sup>th</sup> day of November, 2015 by Meath County Council to grant subject to conditions a permission to Niamh Winters care of Foster Associates of Dean Hill, Hayes, Navan, County Meath.

**PROPOSED DEVELOPMENT:** Construction of a storey and a half style dwelling with detached domestic garage, installation of a septic tank and percolation area and creation of a new entrance from public road, at Calliaghstown, Julianstown, County Meath.

## DECISION

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. Having regard to the significant pressure for housing along the road the subject of the application and to the substantial amount of housing already existing in this area which is not zoned for residential development, the Board considered that the proposed development would constitute an undesirable pattern of ribbon development, would contravene section 10.5.2 of the Meath County Development Plan 2013-2019, would seriously injure the residential and rural amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would lead to seven number dwelling houses with continuous frontages and entrances within 215 metres of road frontage. It is considered that the proposed development would endanger public safety by reason of serious traffic hazard because the traffic movements to which it would give rise, in conjunction with existing traffic movements, would interfere with the safety and free-flow of traffic on the adjoining regional road at a point where the maximum speed limit applies.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**