

## **Board Order PL 17.248125**

Planning and Development Acts 2000 to 2016

**Planning Authority: Meath County Council** 

Planning Register Reference Number: RA/161350

**Appeal** by Claire Delaney care of Eslin House Design of Eslin House, Cultrummer, Drumree, County Meath against the decision made on the 6<sup>th</sup> day of February, 2017 by Meath County Council to refuse permission.

**Proposed Development:** Construction of a new dwelling, Oakstown BAF wastewater treatment system and percolation area, garage, existing agricultural modified to form new entrance to proposed dwelling and all ancillary site works at Blackhall Big, Dunboyne, County Meath.

## **Decision**

REFUSE permission for the above proposed development in accordance with 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**

It is considered that the proposed development would endanger public safety by reason of a traffic hazard because of the additional traffic turning movements the development would generate onto a road where sightlines are restricted in a south-westerly direction. It is further considered that the proposed development would contravene Policy RDPOL38 of the Meath County Development Plan which seeks to ensure that all development accessing off the county's road network is at a location and carried out in a manner which would not endanger public safety by way of a traffic hazard. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017