

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

## Meath County

**Planning Register Reference Number: AA/161394**

An Bord Pleanála Reference Number: PL 17.248172

**APPEAL** by Alan Joyce care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 16<sup>th</sup> day of February 2017 by Meath County Council to refuse permission.

**PROPOSED DEVELOPMENT:** (1) Retention of existing agricultural unit (circa 125 square metres – H on map), (2) retention of existing vehicular access to site, and (3) revision of existing vehicular access, all on lands at Wotton, The Ward, 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. The vehicular access to the site is from the R135 which, as set out in the Meath County Development Plan 2013 – 2019, is identified as a strategic regional road. It is the policy of the planning authority, as set out under Policy RD POL 39 of this Plan, to protect such roads from unnecessary and excessive individual access/egress points, which would prejudice the carrying capacity and, ultimately, the function of the road. The development proposed to be retained and the proposed development would contravene this policy would prejudice the carrying capacity of the road and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The vehicular access to the site is from the R135 which, as set out in the Meath County Development Plan 2013 – 2019, is identified as a strategic regional road. It is a policy of the planning authority, as set out under Policy RD POL 38 of this Plan, to ensure that the location of accesses off these roads should be such as not to endanger public safety by way of a traffic hazard. It is considered that the sightlines available at the vehicular access are seriously substandard and that it has not been demonstrated by the applicant that he is in a position to provide satisfactory ones. Accordingly, the use of this access endangers public safety by reason of traffic hazard. The development proposed to be retained and the proposed development would, therefore, endanger public safety by reason of traffic hazard, would contravene the aforementioned policy and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2017.**