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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: AA/190988**

**APPEAL** by Philip Gaughan care of Manahan Planners, Town Planning Consultants of 38 Dawson Street, Dublin against the decision made on the 18<sup>th</sup> day of September, 2019 by Meath County Council to refuse permission.

**Proposed Development:** Construction of a two-storey detached dwelling house, modification to improve existing site entrance to be the main vehicular entrance to the development and all associated site works at Archerstown Road/Milltown Road, Ashbourne, 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**

1. Having regard to the restricted nature and size of the site which is surrounded on three sides by roads, to the prominent visual location of the site at the Archerstown Road/Milltown Road junction and to the design of the proposed house with blank elevations to the north-east and south-east elevations which are in close proximity to the site boundaries and to the public roads to the east and south, it is considered that the proposed development would result in a sub-standard level of residential amenity for future occupants of the development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Access to the proposed development is proposed to be via an existing site access and the junction between the Old Archerstown Road and Milltown Road to the south-west of the site where sightlines are significantly restricted to the north-west of the junction. Having regard to the restricted sightlines in this location, it is considered that, the proposed development would endanger public safety by reason of a traffic hazard and obstruction of road users and that the development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this            day of            2020**