



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: RA190406

APPEAL by Gregory Rice, and Peter and Sheila Rice care of Whelan O'Connor of 222-224 Harold's Cross Road, Dublin against the decision made on the 7th day of January, 2020 by Meath County Council to refuse permission.

Proposed Development: Construction of six number two-storey, five bedroom, dwellings (previously permitted under planning register reference number DA40501) with detached single storey garages at Williamstown Stud, Clonee, County Meath. The proposed development was revised by further public notices received by the planning authority on the 4th day of December, 2019.

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

The proposed development would give rise to additional vehicular, pedestrian and bicycle traffic on a road network which is substandard and deficient in the provision of footpaths, cycle paths, pedestrian crossings and public lighting. The proposed development would be without safe and convenient pedestrian and cycle access to community and social facilities in the nearby town centre of Clonee, as well as to the south of the junction of the L2223 and the R149 linking in with existing developments in Ongar. Therefore, in the absence of definitive provision for the rectification of these deficiencies, the proposed development would be premature, pending the determination by the planning authority of a road layout for the area and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2020.