



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: TA/200002

APPEAL by Tom and Elaine Lynam care of Vincent JP Farry and Company Limited, Planning and Development Consultants of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 25th day of February, 2020 by Meath County Council to refuse permission.

Proposed Development: Construction of a single storey house containing four bedrooms, a combined kitchen/dining/living area and a sitting room, along with ancillary bathroom, utility, storage, wardrobe and hallway accommodation. The application includes the erection of stable facilities for between sixteen and eighteen horses (to be used as part of a proposed equine livery business), along with an agricultural store and tack room. The proposal also entails the installation of a packaged effluent treatment system (Oakstown BAF) and a percolation area which will serve the proposed house, the drilling of a well (for both domestic and equestrian activities), alterations to an existing vehicular (agricultural) entrance which has historically served this site and the use of the resulting access to serve both residential and equine traffic, the construction of a driveway, the provision of equestrian waste storage facilities and the creation of a trotting track, along with ancillary works including landscaping and all associated site works and services at Clonfane and Oakstown, Trim, 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

Having regard to the site's location on unzoned land outside the boundaries of any settlement and accessed via an existing agricultural entrance off the R154, which is identified as a Strategic Corridor in the Meath County Development Plan 2013-2019, at a point where the maximum speed limit of 80 kilometres per hour applies, it is considered that the proposed development would give rise to additional traffic movements and interfere with the free flow of traffic on this heavily trafficked regional road, would compromise the level of service and carrying capacity of this road at this location and fail to protect public investment in the national and regional road network and would have the potential to endanger public safety by reason of a traffic hazard by way of access and egressing from the access, conflicting with other road users. For these reasons, the proposed development would conflict with relevant provisions of the Meath County Development Plan, which are considered reasonable, namely policies RD POL 38 which seeks to ensure that all development accessing off the county's road network is located and carried out in a manner which would not endanger public safety by reason of a traffic hazard and RD POL 40 which seeks to restrict new accesses for one-off dwellings where the 80 kilometres per hour speed limit applies in order

to safeguard the specific functions of these roads and to avoid their premature obsolescence. 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