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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 21/422**

**APPEAL** by Sherwood Investment Properties Limited care of Hendrik W van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 28<sup>th</sup> day of April, 2021 by Meath County Council to refuse permission for the proposed development.

**Proposed Development:** The construction of five number two storey five bedroom detached dwellings, each with a total floor area of circa 318 square metres and five number detached garages (floor area of circa 20 square metres each) on previously approved partially serviced (mains foul sewer, surface water disposal and water supply available) sites 28 to 32 inclusive, (subject application site area circa 1.4 hectares), originally approved under planning permission register references DA/40501, DA/800769 and extension of duration of planning permission DA/130515, all now expired. Permission is also sought for the completion of internal access road, grass verges and footpaths and all associated services, landscaping and boundary treatments with vehicular and pedestrian access via the existing Holsteiner Park development, all located at Holsteiner Park, Clonee, 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. 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, 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.



2. The proposed development for five detached houses would result in an inappropriate form of low-density development which would not be in accordance with national guidance as set out in the National Planning Framework and the Sustainable Residential Development in Urban Areas Guidelines (Cities, Towns & Villages) for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in May, 2009, which seeks to deliver consolidated development at suitable densities, and with SH POL 2 and SH POL 5 of the Meath County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**John Connolly**

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



Dated this 23<sup>rd</sup> day of DECEMBER 2021.