



An
Bord
Pleanála

Board Order
ABP-311455-21

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/1299

APPEAL by Gregory and Angela Rice and by Peter and Sheila Rice care of Hay Scot Limited of 8 Annvale Road, Keady, County Armagh against the decision made on the 26th day of August, 2021 by Meath County Council to refuse permission.

Proposed Development: The development will consist of six number two detached storey, five bedroom dwellings with detached single storey garages at Williamstown Stud, Clonee, County Meath.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 six 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, (Cities, Towns & Villages) Guidelines 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.



John Connolly

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

Dated this 7th day of JUNE 2022

