

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

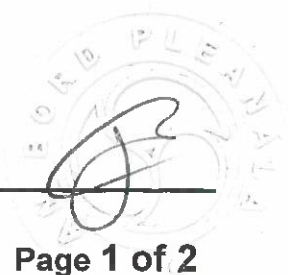
Planning Register Reference Number: 21/642

APPEAL by Peninsula Suite Property Holdings Limited care of Studio DSQ of The Warehouse, 12 Richmond Row, Portobello, Dublin against the decision made on the 16th day of September, 2021 by Meath County Council to refuse permission.

Proposed Development: The development will consist of re-aligning the front wall of the existing property, the construction of six number three-bedroom houses with on-curtilage parking, construction of a road, new perimeter walls and all associated site works, all at Woodlawn, Summerhill Road, Dunboyne, County Meath as amended by the revised public notice received by the planning authority on the 20th day of August, 2021.

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

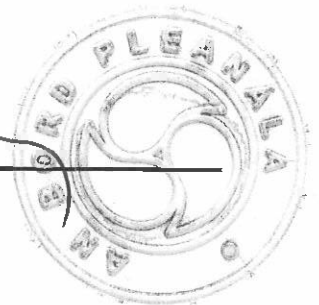
Having regard to the submissions made in connection with the planning application and appeal, and to the scale of the proposed development and the traffic to be generated by it, it is considered that the design of the car parking bays and the internal shared surface layout serving the proposed and existing development on site would not be consistent with the Design Manual for Urban Roads and Streets (2013), would be inadequate to cater for the safe parking of vehicles and safe vehicle movements associated with the proposed and existing development on site and at the entrance from Summerhill Road, and would lead to conflict between road users including vehicular traffic, pedestrians and cyclists. The proposed development would constitute overdevelopment of a restricted site, would endanger public safety by reason of traffic hazard and 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 5th day of APRIL 2022.