



An  
Bord  
Pleanála

## Board Order ABP- 313283-22

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 22/52**

**Appeal** by Tom and Elaine Lynam of Oakstown Glebe, Trim, County Meath against the decision made on the 15<sup>th</sup> day of March, 2022 by Meath County Council to refuse permission.

**Proposed Development:** 1. The construction of a single-storey dwelling, an Oakstown BAF on-site domestic wastewater treatment system and connection to a new on-site well; 2. to close an existing agricultural entrance and construction of a relocated domestic entrance, all site works and ancillary works; all 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.

## Reasons and Considerations

Having regard to the location of the site outside the boundaries of any settlement, and the proposed access via a new entrance off the R154, which is identified as a strategic corridor in the Meath County Development Plan 2021-2027, at a point where the maximum speed limit of 80 km/h 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, by reason of access and egress from the access, conflicting with other road users, would compromise the level of services and carrying capacity of this road at this location, would fail to protect public investment in the national and regional road network and would endanger public safety by reason of traffic hazard. It is considered, therefore, that the proposed development would conflict with the relevant provisions of the development plan, which are considered reasonable, namely policy 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 traffic hazard, and RD POL 40 which seeks to restrict new accesses for one-off dwellings where the 80 km/h 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.



Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 28 day of



2023