

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 221463

APPEAL by Frances Stanley care of Tanya Stanley of Rumah Saya, Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 12th day of January, 2023 by Meath County Council to refuse outline permission.

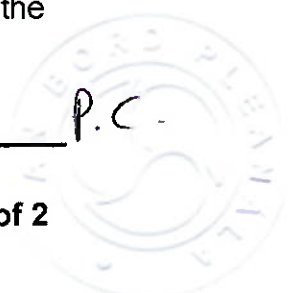
Proposed Development: Erection of a single two-storey private dwellinghouse at Ratholdren Road, Windtown, Navan, County Meath.

Decision

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

Reasons and Considerations

1. The Board was not satisfied that it has been demonstrated that the proposed development can be accessed from lands that are within the control of the applicant. This is particularly so having regard to the



proposal for access off a laneway that has been gated. Accordingly, the Board concluded that while the principle of the development may be acceptable, the proposed development would result in a haphazard and disorderly form of development in the absence of sufficient information for a suitable means of access and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Board was not satisfied that sufficient information has been presented with the application and appeal to demonstrate that sightlines that accord with Transport Infrastructure Ireland document DN-GEO-03060 are available at the junction of the public road and the laneway from which the proposed house is intended to be served. In the absence of sufficient documentation to demonstrate that the applicant has sufficient control to carry out works to achieve access and appropriate sightlines at this junction, it is considered that the proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *08* day of *February* 2024.