

An  
Bord  
Pleanála

**Board Order**  
**ABP-320530-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 2460027**

**APPEAL** by Colm and Lisa Comiskey care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 15<sup>th</sup> day of July 2024 by Meath County Council to refuse permission.

**Proposed Development:** Retention of a new recessed entrance gate and winged fencing with compacted stone entrance apron which provides access to agricultural land off the N2 roadway and which replaces the pre-existing entrance gate along with any associated siteworks, at Starinagh, Collon, County Meath.

## **Decision**

**GRANT** permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

## Reasons and Considerations

Having regard to the 'RA' rural area zoning which applies to the site under the Meath County Development Plan 2021-2027, as varied, under which the development of agricultural land is stated to be generally acceptable in principle, subject to compliance with the conditions set out below, the development proposed to be retained accords with the provisions of the development plan and the Spatial Planning and National Roads - Guidelines for Planning Authorities (2012), improves the existing access arrangements at this site, does not result in an intensification of vehicular movements at this site and is acceptable in terms of traffic movements and pedestrian safety. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by additional information submitted on 20th June 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The developer shall provide and maintain unobstructed sightlines of 215 metres to the nearside edge of the road from a setback of 3.0 metres, in accordance with Transport Infrastructure Ireland Document DN-GEO-03060, from the agricultural entrance. The nearside road edge shall be visible over the entire sight distance.

**Reason:** In the interest of traffic safety.

3. (a) The entrance gate shall be recessed a minimum of 12 metres from the edge of the road to allow a vehicle and trailer to pull in fully off the road prior to opening the gate.
- (b) The entrance driveway should be no more than +/- 2.5% for the first seven metres.

These requirements would be in accordance with the comments of the planning authority Transportation Department document dated 27<sup>th</sup> day of February 2024.

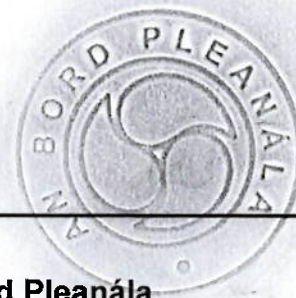
**Reason:** In the interest of traffic safety.



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Declan Moore

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



Dated this 26<sup>th</sup> day of November 2024.