



An
Coimisiún
Pleanála

Commission Order
PL-500260-MH-25

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2560542

Appeal by Lesley Walsh Gem and Selim Gel against the decision made on the 15th day of October 2025, by Meath County Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of repositioning, recessing and widening of the existing vehicular entrance to the property along with all site works at Balgree, Carnaross, County Meath as revised by further public notices received by the planning authority on the 22nd day of September 2025.

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 extant development on site comprising a dwelling house served by a vehicular entrance, the pattern of development in the vicinity and the nature of the proposed development that will improve traffic safety and sightlines, it is considered that subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety, would not seriously injure the amenity of properties in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 4th day of September 2025, 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. Prior to commencement of development, revised drawings at a suitable scale shall be submitted to, and agreed in writing with, the planning authority which shall show:
 - (a) All details relating to the proposed vehicular entrance and sight distances outlined below at (b) to (d) inclusive in the context of,

- the adjoining public road, the width of which shall be clearly annotated; and
 - topographical details within the proposed recessed entrance and on the adjoining public road,
- (b) maximised sightlines to east and west from the new vehicular entrance, to nearside of road and measured 2.4 metres back from road edge,
- (c) the entrance gates positioned minimum 5 metres back from road edge,
- (d) the outer (northern) face of the more northerly piers minimum 3 meters back from road edge, and
- (e) road drainage in compliance with the Department of Transport “Guidelines for Road Drainage - 2nd Edition, 2022”. Any drainage pipe installed shall be at least 300 millimetres in diameter and in any case be no less than the nearest downstream pipe diameter.

Reason: In the interests of clarity and traffic safety.



Declan Moore

Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 18th day of FEBRUARY 2026