

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

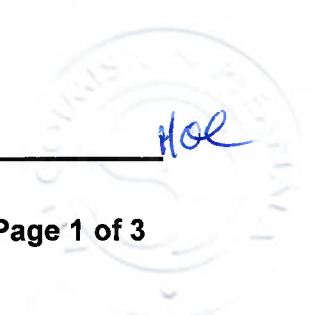
Planning Register Reference Number: 25/13

APPEAL by Crisis Developments Limited against the decision made on the 26th day of November, 2025 by Meath County Council to refuse permission for the proposed development.

Proposed Development: Demolition of an existing dwellinghouse and construction of 27 number two-storey, two and three bed terraced houses, associated car parking and landscaping including a new road entrance on a site of 0.79 hectares at Old Road, Bailis, Athlumney, Navan, County Meath as amended by the revised public notice received by the planning authority on the 31st day of October, 2025.

Decision

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



Reasons and Considerations

The “Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities” issued by the Department of Housing, Local Government in January, 2024 states that ‘sustainable and efficient movement’ is a key principle of good design and new development while Policy SH POL 3 of the Meath County Development Plan 2021-2027 is “To support the creation of healthy and sustainable communities that encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces”.

The proposal to construct 27 new residential units on the site would result in additional transport movements on Old Road. Having regard to the constrained carriageway width of the Old Road and the absence of pedestrian facilities on this road east and west of the development site to connect to existing facilities, it is considered that the proposed development fails to provide for the safe and comfortable movement of pedestrians, cyclists and motorists on Old Road. Furthermore, there is insufficient evidence to show that sightlines can be provided from the site entrance along the Old Road in accordance with the Design Manual for Urban Roads and Streets which states that sightlines should be from a 2.4 metres setback.

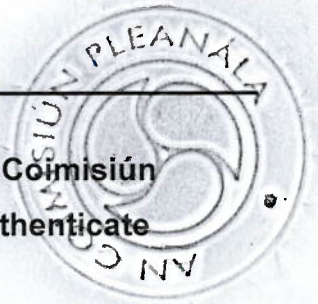
Therefore, the proposed development would result in a development that would endanger public safety by reason of traffic hazard, and the proposed development would be contrary to the principles of good design set out in the Sustainable Residential and Compact Settlement Guidelines for Planning Authorities and contrary to SH POL 3 to promote permeability. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Marie O'Connor

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *05* day of *May* 2026