

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 26/60346

Appeal by Eimear Daly against the decision made on the 21st day of May 2026, by Meath County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of permission to revise the red line site boundary to address condition number 4(b) from that previously granted under Meath County Council planning reference number 24/60887, at Connells Cross, Bective, Navan, County Meath.

Decision

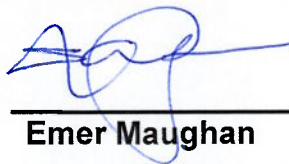
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to:

- (i) the location of the site within the rural area on the R161 and the designation of this road under the Meath County Development Plan 2021-2027 as having a strategic corridor function,
- (ii) objective RD POL 39 of the Meath County Development Plan 2021-2027 to protect non-national roads of regional importance from unnecessary and excessive individual access/egress points which prejudice the carrying capacity and function of the road,
- (iii) the development permitted under Meath County Council planning reference number: 24/60887 including the location of the permitted new entrance to serve the permitted new house and condition number 4(b) which requires that the existing entrance at the south of the landholding shall be permanently closed within one month of the opening of the new entrance, and
- (iv) the nature and context of existing development in the area, including the existing entrance points to the regional road,

it is considered that the proposal to alter the development boundary of the permitted development to allow for the retention of the existing gateway entrance to the south of the site, without satisfactory justification to show that this existing gateway entrance is required, would result in the creation of unnecessary and excessive access/egress points, which prejudice the function of the road. The proposed development would be contrary to objective RD POL 39 of the Meath County Development Plan 2021-2027 and would adversely affect the use and function of a major road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

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



Dated this 30th day of September 2026.