



An
Bord
Pleanála

Inspector's Report PL17.247172

Development	New agricultural entrance at Knock, Castletown, Navan, Co. Meath.
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	KA160633
Applicant(s)	Felix Smith
Type of Application	Permission
Planning Authority Decision	Grant
Appellant(s)	1. Patricia Smyth
Observer(s)	1. None
Date of Site Inspection	10 th November 2016
Inspector	Fiona Fair

1.0 Site Location and Description

- 1.1. The appeal site (0.41 ha) is located in the townland of Knock to the south east of Castletown, to the north of Navan in County Meath. The site comprises a rectangular field in agricultural use. It is bounded by a mature hedgerow along the L-3407-7 local road to its western boundary, a mature hedgerow along its northern boundary with neighbouring dwelling house and a post and wire fence to its eastern boundary, a somewhat intermittent boundary is located along the southern boundary with adjoining field and agricultural shed.
- 1.2. An existing agricultural entrance off the L-3407-7 local road is located to the south west corner of the adjoining field serving the agricultural shed to the south and there is an existing entrance immediately adjoining the north west corner of the appeal site serving the neighbouring dwelling.

2.0 Proposed Development

- 2.1. Permission sought for a new agricultural entrance.
- 2.2. The proposed new entrance is located to the south west corner of the field set back 2.4m from the centreline of the roadway, 12m in width between roadside piers. Stone piers have a proposed height of 1.875m to cap, the entrance splays taper by way of plastered walls, 1.6m in height, to 6 m in width opening. An agricultural gate is proposed to secure the access.

3.0 Planning Authority Decision

3.1. Decision

Meath County Council granted planning permission subject to four number conditions:

Reason No. 4 stipulates that the access can only be used for agricultural purposes.

3.2. Planning Authority Reports

The report of the area planner can be summarised as follows:

The proposed development is in accordance with the Meath County Development Plan 2013 – 2019 and subject to condition would not negatively impact upon traffic in the area or residential amenities.

3.3. Other Technical Reports

- 3.3.1. Transportation Report – No objection. Report states; ‘No objection as it’s a minor road with good sightlines’

3.4. Third Party Observations

An objection was received, the issues raised are similar to those raised in the third party appeal, a summary of which is set out below.

4.0 Planning History

- 4.1. None

5.0 Development Plan

The appeal site is located in an un-zoned rural area as per the Meath County Development Plan 2013 – 2019

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal can be summarised as follows:

- There is no need for the agricultural entrance

- There is an existing agricultural entrance serving the lands 33 yards from the proposed new entrance.
- An existing entrance to the appellants dwelling (family home) is located 45 yards from the proposed new entrance.
- There is a dip in the road at the location of the proposed new entrance, clear vision obstructed.
- Multiplicity of entrances at this location would give rise to a traffic hazard

6.1.1. Appeal accompanied with:

- Copy of documentation from planning application
- Acknowledgement of receipt of submission

6.2. **Planning Authority Response**

The response from the planning authority is summarised as follows:

- The access is proposed onto a local roadway where sightlines are considered acceptable. 90m sight lines are indicated in both directions.
- The transportation department has no objection to the proposal.
- Request that the Board uphold the decision to grant planning permission.

7.0 **Assessment**

I consider the key issues in determining this appeal are as follows:

- **Principle of the Development on the Site**
- **Road Safety Issues**
- **Appropriate Assessment (AA)**

7.1. Principle of the Development on the Site

- 7.1.1. The proposed agricultural entrance is located to the east side of the L-3407-7 local road. The road is a minor road with good sightlines. From my site visit I can confirm that 90m sightlines can be achieved in both directions from the proposed access. The road is straight at the location of the proposed access. There is no objection to this access from the transportation department.
- 7.1.2. The appeal site is located in an un-zoned rural area as per the Meath County Development Plan 2013 – 2019
- 7.1.3. The applicant is proposing a new agricultural access to serve an agricultural field. The appellant submits that there is no need for a new access, as an existing agricultural access already serves the lands. The agricultural access referred to is located a short distance (approx. 20m) to the south and currently serves an agricultural building. From my observations on site it is clear that the new access will serve an adjoining field albeit that the boundary between the two fields appears at present intermittent.
- 7.1.4. Regard being had to the nature and intensity of the agricultural use of the proposed entrance, and to the reasonable requirement for agricultural access to be provided to agricultural lands, I considered that the proposed development would be acceptable in this context.

7.2. Road Safety Issues

- 7.2.1. Regard is had to the third party concerns with respect to proliferation of accesses at this location and also to proximity of the proposed access to an existing residential access located some 45m to the north on the same side of the road.
- 7.2.2. Having regard to the nature and intensity of use of the proposed agricultural entrance, to the speed limits prevailing at this location and to sightlines available, it is

considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and convenience and I see no reason to refuse permission on grounds of traffic hazard or inconvenience.

7.3. Appropriate Assessment

7.3.1. There are no European sites in the vicinity.

7.3.2. Having regard to the nature and scale of the proposed development and nature of the receiving environment and proximity to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

8.1. I recommend that the decision of the planning authority be upheld and planning permission be granted to the proposed development.

9.0 Reasons and Considerations

9.1.1. Having regard to the nature and intensity of use of the proposed agricultural entrance, and to the speed limits prevailing at this location, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail 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 proposed entrance shall be solely used for agricultural purposes and shall not be used for any other purpose.

Reason: In the interest of clarity.

3. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: In the interests of traffic safety

Fiona Fair
Planning Inspector
21.11.2016