



Board Direction

Ref: PL17.246375

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th July 2016. The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the location of the proposed development in the centre of a car park, with no provision for the queuing of cars, and in close proximity to an internal roundabout, the Board is not satisfied that the proposed development would not result in traffic congestion and obstruction of circulation aisles, and of the roundabout, which would in turn result in a risk of congestion of traffic entering and exiting the car park through the roundabout. In the absence of provision for queuing, and an analysis to demonstrate the free flow of traffic, the Board is not satisfied that the proposed development would not result in traffic congestion that would spill on to the public road network and interfere with the safety and free flow of traffic on the public road. The proposed development would contravene the requirements of Section 11.10.1 of the Meath County Development Plan 2013 – 2019 in relation to the layout of petrol service stations, and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be located in a car park that serves a retail warehouse park, where the sale of bulky goods necessitates reliance on car transport. Having regard to the scale of development permitted under planning authority register reference number NA40242 and the extent of car parking provided to serve it, and to the further grants of permission for development at this location, which both increased car parking demand and reduced the car park spaces available, the Board is not satisfied that it has been adequately demonstrated that the generation of additional traffic and the further reduction in car park spaces would not compromise the available car parking, where the overall development is heavily dependent on such car parking, and result in traffic congestion that would spill on to the public road network. Therefore, the Board is not satisfied that the proposed development would not constitute haphazard and disorderly development, or would not interfere with the safety and free flow of traffic on the public road.
3. Having regard to the close proximity of nearby dwellings, and in particular to the 24-hour nature of the proposed development and associated noise and general disturbance during night-time hours, the Board is not satisfied that the proposed development would not seriously injure the residential amenity of nearby property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that a number of concerns arise in relation to the proposed development that have not been adequately addressed on file. These include the adequacy of car parking to serve the overall development in light of its planning history, the potential for serious traffic congestion arising from the obstruction of traffic routes at this central location within the car park and the absence of provision for queuing, and the potential for the 24-hour operation to have significant effects on the residential amenity of houses in close proximity, arising from noise and general disturbance at night-time. In the absence of demonstrating that these concerns have been fully addressed, the Board considered that permission should be refused in this instance.

Note

The Board was not satisfied that adequate information was available on file in relation to the containment of accidental fuel spillages at this unmanned operation that drains directly to a European Site in close proximity.

Please issue a copy of this Direction with the Board Order.

Board Member: _____ Date: 2nd August 2016
Fionna O' Regan