



An  
Bord  
Pleanála

**Board Direction**  
**BD-005119-20**  
**ABP-305323-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. It is considered that the non-provision of car parking for the proposed development is inadequate and falls far short of the standards set out in Table 11.9 of the Meath County Development Plan, 2013 to 2019. The proposed development would, therefore, materially contravene objective ECON OBJ 6 of the Ratoath Local Area Plan, 2009 to 2015, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted nature of the site, and its prominent location on Main Street in the centre of Ratoath village, together with the established pattern of development in the surrounding area, it is considered that the proposed development, by reason of its built form, scale, design and layout would constitute overdevelopment and substandard development of a limited site area. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

3. Based on the information submitted with the planning application and appeal, the Board is not satisfied that the proposed development would not result in undue overshadowing of, and loss of daylight from, adjoining properties and the public realm in the vicinity, thereby seriously injuring the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 11/02/2020

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John Connolly