

An  
Bord  
Pleanála

**Board Direction**  
**BD-008964-21**  
**ABP-309527-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2021.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

It is an objective of the Meath County Development Plan 2013-2019 (as varied), *'to secure the provision of an appropriate level of vehicle parking facilities in new developments in accordance with the standards set out in Chapter 11 Development Management Standards and Guidelines.'* (TRAN OBJ 13). This objective is considered reasonable. It is considered that the parking provision set out in the application documentation is inadequate to satisfy the requirements of the proposed development.

Furthermore, having regard to the form and layout of the parking and associated circulation area to the front of the proposed building, and on the basis of the information received with the application and appeal, the Board is not satisfied that safe and proper access and circulation of, service vehicles, emergency service vehicles including ambulances and fire tenders, can be provided within the site curtilage.

In this regard it is considered that the proposed development, if permitted, would be contrary to the parking standards set out in Section 11.9, would contravene objective TRAN OBJ 13 of the Meath County Development Plan

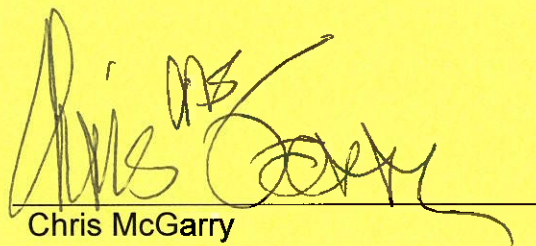


2013-2019 (as varied) and would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the parking provision set out in the application and appeal documentation was significantly below the standard set out in the development plan, and notwithstanding that the development plan standard for parking is set as a maximum, it was considered that insufficient evidence was provided by the applicant to support such a significant shortfall.

In addition, the Board considered that the layout of the parking and circulation area, including the disposition of parking spaces, as set out in the application and appeal documentation was tight, and would create a challenge for vehicle turning on site, requiring for example the reversing of larger vehicles into the site from the public road. This was considered to be a self-imposed constraint due to the layout proposed by the applicant and while an improved form of parking and circulation may be achievable on site, this may require a consequent and undetermined change to the building footprint. It would not be appropriate to secure such a change via a planning condition in this instance.

**Board Member**



Chris McGarry

**Date:** 24/08/2021