



An  
Bord  
Pleanála

**Board Direction**  
**BD-008638-21**  
**ABP-309641-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/06/2021.

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

#### **Reasons and Considerations**

1. 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.
2. It is considered that the quantum of car-parking proposed was insufficient to accommodate a development of this size, scale and nature and represented a considerable shortfall of the standards set out in Table 11.9 of the Meath County Development Plan, 2013 to 2019. Furthermore, it is considered that the demand for the limited number of parking spaces, the potential for the sightlines at the entrance to be impeded by the operation of the adjacent loading bay and the absence of detailed proposals for a real-time signage system at the entrance could give rise to conflicting vehicular and pedestrian movements. The development as proposed would, therefore, would pose an

unacceptable risk to pedestrian and traffic safety and would materially contravene objective ECON DEV OBJ 6 of the Ratoath Local Area Plan 2009 to 2015 which seeks to encourage the provision of new retail uses subject to adequate access, car parking and environmental improvements in the town centre. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Maria FitzGerald  
Maria FitzGerald

**Date:** 30/06/2021