

An
Coimisiún
Pleanála

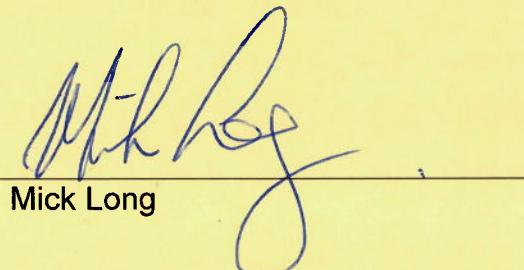
Direction
CD-021819-26
ACP-323672-25

The submissions on this file and the Inspector's report were considered at a meeting held on 26/01/2026.

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

Planning

Commissioner:



Mick Long

Date: 27/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development involves a car-based retail warehouse park on the periphery of Kells along the N52 National Secondary Road with a new access proposed on the Regional Road R147. Having regard to proximity of the proposed access to the roundabout junction on the N52 National Secondary Road, the design capacity of the proposed new access and the insufficient length of the right turning lane into the site, it is considered that the additional traffic turning movements likely to be generated by the proposed development would endanger public safety by reason of a traffic hazard and would interfere with the free flow, level of service, and carrying capacity of the adjoining road network, including the N52 National Secondary Road. The Commission in particular noted the concerns of Transport Infrastructure Ireland, a prescribed body and the

absence of road safety audits and considered the proposed development would be contrary to the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (Department of the Environment, Community and Local Government in 2012), the application of which is supported by policy RD POL 37 of the Meath County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In not accepting the Inspector's recommended second reason for refusal the Commission noted the specific designated zoning of the site as 'B2 – Retail Warehouse Park' in the Meath County Development Plan 2021 and its peripheral location close to the town of Kells and considered that the proposed development would not negatively impact upon the vitality and viability of retail development in Kells town centre and/or other retail parks in the county and was considered to therefore otherwise comply with the Meath Retail Strategy 2020-2026 contained within the Retail Planning Guidelines for Planning Authorities.

Note:

The Commission noted that Section 4.21 the Meath County Development Plan 2021-2027 proposes a very cautious approach in terms of retail warehouse development. The Commission had concerns that the proposed development does not deliver a quality urban design outcome in that the buildings proposed do not address the regional and national roads and the parking arrangements dominate the presentation of the site proposed. The Commission did not seek additional information or alternative design proposals given the substance of the reason for refusal.