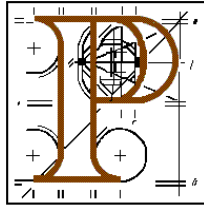


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: RA/151231

An Bord Pleanála Reference Number: PL 17.246830

APPEAL by Express Check-Out (Dunshaughlin) care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin against the decision made on the 2nd day of June, 2016 by Meath County Council to grant subject to conditions a permission to Aldi Stores (Ireland) Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

PROPOSED DEVELOPMENT: Demolition of the existing building on site and the construction of a single storey discount foodstore (to include off-licence use) with a gross floor area of 1,590 square metres (net retail area 1,140 square metres). The development includes the erection of two number free standing double sided internally illuminated signs, 1 one number internally illuminated gable sign, one number poster sign and entrance glass signage. The proposed development will be served by 83 number car parking spaces. Access to the site will be provided from Lagore Road. The proposed development includes all engineering works, landscaping works, boundary treatments and site development works on a 0.61 hectare site at Lagore Road and to the rear of existing properties on Main Street, Dunshaughlin, County Meath. A further public notice was received by the planning authority on the 13th day of May, 2016.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the location of the proposed building on a site at the furthest remove from the existing public realm and commercial centre and Main Street of the town and to the proposed large area of surface car parking between the proposed building and the existing public realm and town centre, it is considered that the proposed development would fail to consolidate and successfully achieve synergy with the existing retail core and town centre. Accordingly, it is considered that the proposed development would seriously injure the visual amenities of the area and 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 had concerns as stated in the reason for refusal in relation to the acceptability of the layout of the proposed development and its acceptability in terms of integration with the existing public realm and the separation of the proposed building from the existing commercial core of the town by a large area of surface car parking.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.