

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Meath County

Planning Register Reference Number: RA/160587

An Bord Pleanála Reference Number: PL 17.248122

APPEAL by Chris and Monica Maher of Fairyhouse Road, Ratoath, County Meath against the decision made on the 9th day of February, 2017 by Meath County Council to grant subject to conditions a permission to James McNally (Ratoath BMX Club) care of Ultan Blake of Eslin House, Cultrumner, Drumree, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of safety starting gate, floodlights and all associated works and changes to that granted permission under planning register reference number DA/101368 and temporary planning permission for a further five years for existing BMX track, entrance onto public road, fence around development, parking and associated works as per planning register reference number DA/101368 at Fairyhouse Road junction, Glascarn Lane, Ratoath, County Meath. A further public notice was received by the planning authority on the 18th day of January, 2017.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 zoning provisions for the site as set out in the current development plan for the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention and the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The development proposed for retention and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 23rd day of December, 2016, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out, completed and retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission shall apply for a period of five years from the date of this order. On completion of this period, the ground area shall be suitably restored to its original condition and landscaped to an orderly appearance unless, prior to the end of the period, planning permission to extend the life of the BMX facility shall have been granted for its retention for a further period.

Reason: In the interest of orderly development.

3. The existing container to the south of the car park shall not be used to provide toilet facilities to cater for the development without a prior grant of planning permission.

Reason: In the interest of public health.

4. Floodlighting to serve the facility shall be sufficiently cowled to divert light away from the public road and from neighbouring properties in the vicinity. Details in this regard shall be agreed in writing with the planning authority within three months of the date of this order.

Reason: In the interest of residential amenity.

5. The floodlights shall not operate after 21.00 hours.

Reason: In the interests of residential amenity and the proper planning and sustainable development of the area.

6. No motorised vehicles/bikes shall be permitted to use the BMX track under any circumstances during the lifetime of this permission.

Reason: To protect the residential amenities of the area.

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

Dated this day of 2017.