



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: RA/190054

APPEAL by Whelan O'Connor Limited of 222-224 Harold's Cross Road, Dublin against the decision made on the 7th day of August, 2019 by Meath County Council to refuse permission.

Proposed Development: Construction of a two-storey (with mezzanine level) mixed use development: at ground floor (total gross floor area of 617 square metres): three number retail units (44 square metres, 35 square metres, 33 square metres); a coffee shop/cafe (204 square metres), a restaurant with ancillary take-away (167 square metres); two number bins stores (10 square metres and six square metres); a bicycle store (21 square metres); an EBS substation (14 square metres); a mezzanine level of 69.3 square metres containing plant; at first floor level: seven number apartments (six number one bed units and one number studio unit); a courtyard garden at first floor level; balconies/terraces to all apartments; a bin chute room at ground and first floor level to service the apartments (four square metres on each floor); all associated connections and site development works on a 992 square metres site adjoining The Village Centre, Main Street, Ratoath, County Meath. The proposed development was revised by further public notices received by the planning authority on the 12th day of July, 2019.

Decision

REFUSE permission for the above proposed development in accordance with 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

1. It is considered that the non-provision of car parking for the proposed development is inadequate and falls far short of the standards set out in Table 11.9 of the Meath County Development Plan, 2013 to 2019. The proposed development would, therefore, materially contravene objective ECON DEV OBJ 6 of the Ratoath Local Area Plan, 2009 to 2015 in this regard, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. 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.

3. Based on the information submitted with the planning application and appeal, the Board is not satisfied that the proposed development would not result in undue overshadowing of, and loss of daylight from, adjoining properties and the public realm in the vicinity, thereby seriously injuring the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.