



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: RA/190890

Appeal by John Scott of Tankardstown, Ratoath, County Meath against the decision made on the 19th day of August, 2019 by Meath County Council to grant subject to conditions a permission to Sherwood Homes (Ratoath) Limited care of PD Lane Associates of 1 Church Road, Greystones, County Wicklow in accordance with plans and particulars lodged with the said Council:

Proposed Development: An amendment to the road junction at Moulden Bridge on that portion of the Ratoath Outer Relief Road as approved under appeal reference number PL 17.247003 (planning register reference number RA/150993). The amendment as proposed seeks to modify the approved but not yet constructed roundabout to now be a signalised crossroads junction, including all associated ancillary site development works together with tie-ins to the Ashbourne Road (R125), the Moulden Estate Road and the Ratoath Outer Relief Road (under construction), all in the townlands Of Jamestown, Ratoath and Tankardstown, Ratoath, County Meath.

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

In coming to its decision the Board had regard to the following;

- the provisions of the Meath County Development Plan 2013-2019,
- the nature, scale and layout of the proposed development,
- the related and adjoining road projects being undertaken by Meath County Council,
- the submissions on file,
- the report of the Inspector, and

- the response received to the notice issued under section 132 of the Planning and Development Act 2000, as amended.

The Board considered that, subject to compliance with the conditions set out below, the proposed development of a signalised junction and associated works would improve pedestrian, cyclist and traffic safety in the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied, on the basis of the submission received in response to the notice issued under section 132 of the Planning and Development Act 2000, as amended, that it had sufficient information before it to make a full assessment of the proposed development and considered that the planning application made to planning authority was valid on the grounds that the requirements of Article 23 (1) (a) of the Planning and Development Regulations 2001, as amended, are met. The Board considers that the requirements of Article 23 of those Regulations are met and that there is sufficient clarity and detail in relation to the works proposed under the subject application.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 9th day of January, 2020, 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 and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission shall expire on the 23rd day of December, 2021.

Reason: In the interest of clarity.

3. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted under appeal reference number PL 17.247003, planning register reference number RA/150993.

Reason: In the interest of clarity and orderly development.

4. The final detail and alignment of the junction and ancillary works shall be as shown on the plans submitted to An Bord Pleanála on the 9th day of January, 2020.

Reason: In the interest of road safety and proper planning and sustainable development.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of public safety and residential amenity.

Paul Hyde

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

Dated this day of 2020.