



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: RA200045

Appeal by Geraldine Smith of 12 Riverwalk Court, Fairyhouse Road, Ratoath, County Meath against the decision made on the 9th day of March, 2020 by Meath County Council to refuse permission to Riverwalk Management Company Limited care of ADW Developments Limited of Dublin Street, Monasterevin, County Kildare for the proposed development.

Proposed Development: The erection of two internal boundary fences to the east and west of the residents' communal and private open space to the rear of Block 2. These boundary treatments and private open space screenings formed part of Master Plan 01/851 and DA20413, all at Riverwalk Court, 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

Having regard to the pattern of development in the area and the small-scale nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would facilitate the use of the open space for passive and recreational purposes and would enhance the residential development of which it is a part. 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 in accordance with the plans and particulars lodged with the application, 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. Prior to commencement of development revised drawings shall be submitted to, and agreed in writing with, the planning authority illustrating the following:
 - (a) the provision of a three metre gate within the western fence to facilitate maintenance and servicing access to the Broadmeadow River, and
 - (b) a revised car parking layout of the parking area adjacent to the western fence to facilitate servicing access.

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

3. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 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 order to safeguard the residential amenities of property in the vicinity.

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

Dated this day of 2020.

