

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: RA/200396

APPEAL by Silvergrove Nursing Home Limited care of Jim Brogan Planning and Development Consultant of Unit B1 Laurel Lodge Business Centre, Laurel Lodge, Castleknock, Dublin against the decision made on the 28th day of January, 2021 by Meath County Council to refuse permission for the proposed development.

Proposed Development: The demolition of the existing 28 bed single storey nursing home on this site and construction of a new detached 61 bed two-storey nursing home, alterations to the existing vehicular entrance from Main Street with revised car parking layout incorporating 16 car spaces plus set-down area, a detached refuse storage enclosure and all ancillary site works at Silvergrove Nursing Home, Main Street, Clonee, County Meath, as amended by the further public notices received by the planning authority on the 17th day of December, 2020 and the 23rd day of December, 2020.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

CM 3/6

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

It is an objective of the Meath County Development Plan 2013-2019 (as varied) 'to secure the provision of an appropriate level of vehicle parking facilities in new developments in accordance with the standards set out in Chapter 11 Development Management Standards and Guidelines' (TRAN OBJ 13). This objective is considered reasonable. It is considered that the parking provision set out in the application documentation is inadequate to satisfy the requirements of the proposed development.

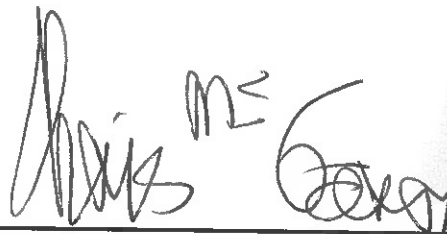
Furthermore, having regard to the form and layout of the parking and associated circulation area to the front of the proposed building, and on the basis of the information received with the application and appeal, the Board is not satisfied that safe and proper access and circulation of, service vehicles, emergency service vehicles including ambulances and fire tenders, can be provided within the site curtilage.

In this regard, it is considered that the proposed development, if permitted, would be contrary to the parking standards set out in Section 11.9, would contravene objective TRAN OBJ 13 of the Meath County Development Plan 2013-2019 (as varied) and would, therefore, endanger public safety by reason of traffic hazard or obstruction of road users or otherwise.

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In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the parking provision set out in the application and appeal documentation was significantly below the standard set out in the development plan, and notwithstanding that the development plan standard for parking is set as a maximum, it was considered that insufficient evidence was provided by the applicant to support such a significant shortfall.

In addition, the Board considered that the layout of the parking and circulation area, including the disposition of parking spaces, as set out in the application and appeal documentation was tight, and would create a challenge for vehicle turning on site, requiring for example the reversing of larger vehicles into the site from the public road. This was considered to be a self-imposed constraint due to the layout proposed by the applicant and while an improved form of parking and circulation may be achievable on site, this may require a consequent and undetermined change to the building footprint. It would not be appropriate to secure such a change via a planning condition in this instance.

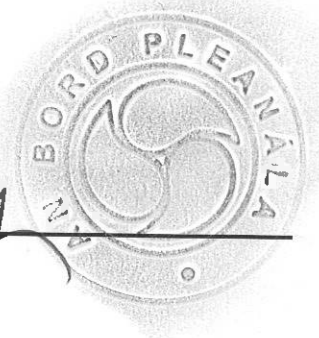


Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *26th* day of *August* 2021.