

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: RA/201112

APPEAL by O'Connor Whelan Limited of 222-224 Harold's Cross Road, Dublin against the decision made on the 9th day of February, 2021 by Meath County Council to refuse permission.

Proposed Development: A two-storey mixed use development: at ground floor (total gross floor area of 435 square metres): three number retail units (77 square metres, 42 square metres and 39 square metres), a restaurant/café (151 square metres), storage area (46 square metres), bin storage area (31 square metres), plant room (4.5 square metres), nine number car parking spaces, five number bicycle spaces, at first floor level: a restaurant of 290 square metres with an outdoor dining terrace of 118 square metres and all associated connections and site development works on a 992 square metre site adjoining the Village Centre, Main Street, Ratoath, County Meath. Further public notices were received by the planning authority on the 14th day of January, 2021.

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. 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.



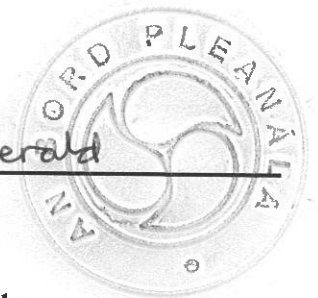
2. It is considered that the quantum of car-parking proposed is insufficient to accommodate a development of this size, scale and nature and would represent a considerable shortfall of the standards set out in Table 11.9 of the Meath County Development Plan 2013 to 2019. Furthermore, it is considered that the demand for the limited number of parking spaces, the potential for the sightlines at the entrance to be impeded by the operation of the adjacent loading bay and the absence of detailed proposals for a real-time signage system at the entrance would give rise to conflicting vehicular and pedestrian movements. The development as proposed would, therefore, pose an unacceptable risk to pedestrian and traffic safety and would materially contravene objective ECON DEV OBJ 6 of the Ratoath Local Area Plan 2009 to 2015 which seeks to encourage the provision of new retail uses subject to adequate access, car parking and environmental improvements in the town centre. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *2nd* day of *July* 2021.