

Planning and Development Acts 2000 to 2020

Planning Authority: Meath County Council

Planning Register Reference Number: NA/201027

APPEAL by Peter and Valeria Kellett of Watters Lane, Commons Road, Navan, County Meath against the decision made on the 26th day of April, 2021 by Meath County Council to grant subject to conditions a permission to Parkvilla F.C. care of Paul O'Neill Architects of Bective Street, Kells, County Meath.

Proposed Development: Retention permission for the development consisting of change of use of a relatively small area of an overgrown grass area for use as a private car park to serve the members of Parkvilla F.C. at Watters Lane, Commons Road, Navan, County Meath. Further public notices were received by the planning authority on the 31st day of March, 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

Having regard to the substandard nature of Watters Lane which is used to access the site, including its width, alignment, lighting and poor facilities for pedestrians and cyclists, it is considered that the additional traffic movements and conflicts, which would arise from the intensification of use of the site which would be facilitated by the retention of the additional car parking area, would seriously injure the residential amenity of property in the vicinity and would endanger public safety by reason of traffic hazard and obstruction of road users. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

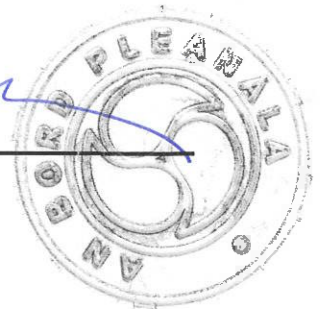
In deciding not to accept the Inspector's recommendation to grant temporary permission for retention for a period of two years, the Board shared the Inspector's concerns in relation to traffic safety and residential amenity, and therefore did not consider it appropriate to grant temporary permission for retention, in order to enable the impact of the development to be re-assessed or to allow time for alternative access solutions to be examined, including the potential for a more suitable and safer vehicle access and egress arrangement via the Athboy Road.



John Connolly

Member of An Bord Pleanála

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



Dated this 15th day of SEPTEMBER 2021