

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21338

APPEAL by An Taisce care of Ian Lumley of Tailors' Hall, Back Lane, Dublin against the decision made on the 9th day of September, 2021 by Meath County Council to grant subject to conditions a permission to Belgree Industrial Developments Consultants care of Brock McClure Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin.

Proposed Development: Enabling works to facilitate the future development of Kilbride Metropolitan Park and comprising the removal of part of an existing hedge to provide for a new vehicular entrance off Hollystown Road (L-1007). The new entrance will consist of a new priority junction including right turning lane off Hollystown Road (L-1007), associated lane markings, road widening and road signage. The proposed development also consists of an approximately 430 metre long, nine metres wide carriageway for the internal road layout to the future Phase 1 of Kilbride Metropolitan Park and associated future industrial/commercial units (subject to separate planning application); a 1.8 metre footpath on both sides of the road (approximately 1,200 metres in length); grass verges and a 2.5 metre, two-way cycle path (approximately 500 metres in length). The grass verges, cycle path and footpath will extend from within the site onto the public road (L-1007). The proposed development will

also consist of a rising main connection to the Meath County Council pumping station in Kilbride Village via the Hollystown Road (L-1007), widening of the existing bridge to the public road, an emergency underground storage tank and pumping station within the site; underground attenuation tank and a new boundary treatment to the public road to include a double stud fence. The proposed development will include all ancillary drainage, services, landscaping, public lighting, road signage and all site development works associated with the proposed development, all on a site to be known as "Kilbride Metropolitan Park", Hollystown Road (L-1007), Belgree and Priest Town, Kilbride, County Meath. The proposed development was revised by further public notices received by the planning authority on the 16th day of August, 2021.

Decision

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

Reasons and Considerations

Having regard to the nature of the development proposed, that being enabling works to accommodate the future delivery of multiple industrial/warehouse units on the associated landholding, and also having regard to:

- (a) the likely trip generation associated with such industrial/warehouse use,
- (b) the site location in an area not served by public transport,
- (c) the absence of a traffic impact assessment,
- (d) the absence of a mobility management plan, and

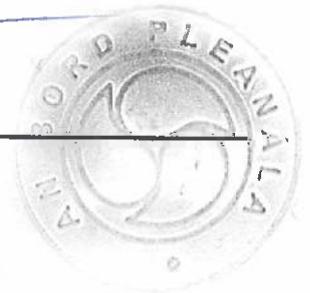
- (e) the provision of some 339 surface car parking spaces on the landholding as indicated in the 'Site Masterplan' drawing number P-101 received by the planning authority on the 22nd day of February, 2021,

the Board cannot be satisfied that the proposed enabling works would not ultimately give rise to traffic congestion on, and obstruction of other users of, the surrounding rural road network. Furthermore, the Board considered that the proposed enabling works represent a piecemeal form of development and would be premature pending a full traffic impact assessment arising from an industrial/warehouse park at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

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



Dated this 17th day of April 2023.