



Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 25/60665

APPEAL by Peter and Meave Caffery of Cavan Road, Kells, County Meath and by others against the decision made on the 20th of August, 2025 by Meath County Council to grant permission subject to conditions to The Woods Family care of Van Dijk Architects of Mill House, Mill Street, Dundalk, County Louth for the proposed development.

Proposed Development: A retail warehouse park comprising of five units. Unit 1 consists of a 944.1 square metres retail warehouse with office space, toilets, canteen, circulation areas, and goods storage. Unit 2 consists of a 955.6 square metres retail warehouse with office space, toilets, canteen, circulation areas, and goods storage. Unit 3 consists of a 955.6 square metres retail warehouse with office space, toilets, canteen, circulation areas, and goods storage. Unit 4 consists of a 1090.9 square metres retail warehouse with office space, toilets, canteen, circulation areas, and goods storage. Unit 5 consists of a 3670.2 square metres retail warehouse with office space, toilets, canteen, circulation areas, and goods storage. The development will also include the construction of a new pedestrian and vehicular entrance on Cavan Road (R147), gated service yard, MV ESB Substation and switch room, totem signage, site lighting, boundary treatments, landscaping, new connections to

the existing foul and storm drainage system, watermain, car parking, EV charging spaces, cycle parking spaces, and all associated site development works at Cavan Road, Townparks, Kells, County Meath.

Decision

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

Reasons and Considerations

1. The proposed development involves a car-based retail warehouse park on the periphery of Kells along the N52 National Secondary Road with a new access proposed on the Regional Road R147. Having regard to proximity of the proposed access to the roundabout junction on the N52 National Secondary Road, the design capacity of the proposed new access and the insufficient length of the right turning lane into the site, it is considered that the additional traffic turning movements likely to be generated by the proposed development would endanger public safety by reason of a traffic hazard and would interfere with the free flow, level of service, and carrying capacity of the adjoining road network, including the N52 National Secondary Road. The Commission in particular noted the concerns of Transport Infrastructure Ireland, a prescribed body and the absence of road safety audits and considered the proposed development would be contrary to the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (Department of the Environment, Community and Local Government in 2012), the application of which is supported by policy RD POL 37 of the Meath County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In not accepting the Inspector's recommended second reason for refusal the Commission noted the specific designated zoning of the site as 'B2 – Retail Warehouse Park' in the Meath County Development Plan 2021 and its peripheral location close to the town of Kells and considered that the proposed development would not negatively impact upon the vitality and viability of retail development in Kells town centre and/or other retail parks in the county and was considered to therefore otherwise comply with the Meath Retail Strategy 2020-2026 contained within the Retail Planning Guidelines for Planning Authorities.



Mick Long

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 28th day of January 2026

