

Comhairle Chontae na Mí

Teach Buidé, Bóthar Átha Cliath, An Uaimh,
Contae na Mí, C15 Y291

Fón: (0)1-9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

Web: www.meath.ie

Uimhir Chláraithe: 00172770



Meath County Council

Buinda House, Dublin Road, Navan,
Co. Meath, C15 Y291

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

Registration No.: 00172770

Our Ref: AA/S51911

Your Ref: ABP-304385-19

An Bord Pleanála

64 Marlborough Street

Dublin 1

File Number: AA/S51911

Applicant: Alan Battersby

Appellant: 1st party

Development Address: Ashbrook Garden Centre, Coolfore, Ashbourne, Co Meath

Development Description: (a) The display and storage of garden pods/sheds and (b) the construction of a structure for use as a cafe at Ashbrook Garden Centre, Coolfore, Ashbourne, Co. Meath is or is not exempted development.

ABP: 304385-19

AN BORD PLEANÁLA

PLANNING SECTION

24th May 2019 27 MAY 2019

LTR DATED _____ FROM _____

LDG- _____

ABP- _____

Dear Sir/Madam,

1.0 Introduction

Meath County Council issued a notification of decision to **REFUSE** planning permission on 9th April 2019 for an Exemption Certificate for the following development:

- (a) The display and storage of garden pods/sheds and
- (b) the construction of a structure for use as a cafe at Ashbrook Garden Centre, Coolfore, Ashbourne, Co. Meath is or is not exempted development.

2.0 Type of Appeal

This application is the subject of a first party appeal concerning the notification of decision of the Planning Authority to grant permission for the proposed development.

An Bord Pleanála is affording the Planning Authority an opportunity to comment on the appeal submission made on behalf of the appellant. The issues raised by the appellant include:

- The activities applied for are part of the evolution of the business model for garden centres.
- The use of the Cafe has become ancillary to the use of a garden centre. Just like a car park and toilets.
- The display of log cabins is not suited to the Main Street of a town and there would not be a suitable retail premises within a town and to store same outdoors in an urban context would appear untidy within the streetscape.
- These features are now an expected and accepted part of a garden centre.

3.0 Referrals on Planning Report AAS51911

Post the Planners Report being written a referral was received from TII in regards to the application. The referral had the following comments;

- The subject site is facilitated with a direct access to the N2 at a location where a 100kph speed limit exists.
- Authorities must guard against a proliferation of roadside developments accessing national roads in which speed limits greater than 50-60kph apply.
- The provision of additional facilities at the Garden Centre has the potential to result in intensification of use of the direct access to the N2, national primary road, contrary to the provisions of official policy.
- No information was supplied with the application to demonstrate that the proposed development does not result in the intensification of a direct access to the national road.

The report indicates that the Planning Authority should be satisfied of the following;

- The proposal does not contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act.
- The proposal does not consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width, and
- The proposal does not endanger public safety by reason of a traffic hazard or obstruction or road users.

4.0 Response to appeal submission

The appeal has been examined by the Planning Authority. The Planning Authority is satisfied that all matters outlined above in the submission were considered in the course of its assessment of the planning application as detailed in the Planning Officer's Report. The proposed development, as presented, is considered to be consistent with the policies and objectives as outlined within the Meath County Development Plan 2013-2019, as varied.

3.0 Conclusion

The Planning Authority respectfully requests that An Bord Pleanála uphold the decision to REFUSE an Exemption Certificate for the said development.

Yours faithfully,


On Behalf of Meath County Council



