



An  
Bord  
Pleanála

**Board Direction**  
**BD-004836-19**  
**ABP-305217-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 30<sup>th</sup>, 2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The development for which retention is sought is dependent on the operation of the existing farmyard complex. This complex includes buildings which, on the basis of the submissions made in connection with the application and appeal, have not the benefit of planning permission and would not constitute exempted development, and would accordingly appear to be unauthorised. It is considered, therefore, that the development of which retention is sought would constitute a piecemeal approach to development and, in the absence of a comprehensive application for retention of all of these buildings, with associated details of surface and soiled water management, would consolidate this unauthorised development, would be prejudicial to public health and would seriously injure the residential amenity of nearby residential property. The retention of the development that is the subject of the present application would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:**

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Philip Jones