



An
Bord
Pleanála

Board Direction
BD-004843-20
ABP-305249-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/01/2020.

The Board decided to refuse permission, on a majority of 2:1, for the following reasons and considerations.

Reasons and Considerations

The site for the proposed development forms part of a larger site to which permission granted under planning register reference number P06-1353 (An Bord Pleanála reference number PL 03.229040) and the decision made in accordance with Section 261A of the Planning and Development Act 2000, as amended, under planning register reference number EUQY4 (An Bord Pleanála reference number 03.QV.0324) relate. Having regard to the High Court's invalidation of the Board's decision to grant permission under planning register reference number P06-1353 (An Bord Pleanála reference number PL 03.229040) and the Board's ongoing consideration of an application for substitute consent on a portion of the lands that make up the quarry complex, the Board considers that the granting of planning permission for the proposed development would be premature, pending the adequate regularisation of all developments across the full site. Furthermore, it is considered that the proposed fence, which would facilitate the re-opening of the manufacturing areas as a stand-alone development from the existing quarry, would constitute piecemeal and disorderly development of the site, and would, due to the requirement to import all materials to the manufacturing site, result in intensification of use of the access point, with potential adverse impact on traffic safety and free flow on the adjacent N85 National Road. Accordingly, it is considered that the proposed development would endanger public safety by reason of traffic hazard and

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 permission, the Board considered that the proposal to install a fence to sub-divide the site could not be separated from the wider activities on the site, including in relation to the quarry, and would therefore represent piecemeal development and would be premature, pending the regularisation of all activities across the site.

Board Member

Date: 02/01/2020

Dave Walsh