



Planning and Development Acts 2000 to 2019

Planning Authority: Westmeath County Council

Planning Register Reference Number: 18/6333

APPEAL by Rory McCarthy care of Sean Lucy and Associates Limited of 23E Lough Sheever Corporate Park, Mullingar, County Westmeath against the decision made on the 26th day of July, 2019 by Westmeath County Council to grant subject to conditions a permission to Donie and Maria Coffey of Hightown, Coralstown, Mullingar, County Westmeath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention development consists of a cattle housing unit with underground slurry storage tank and all site works at Hightown, Coralstown, Mullingar, County Westmeath, as amended by the further public notice received by the planning authority on the 5th day of July, 2019 as follows: retention development consists of a cattle housing unit with underground slurry storage tank and all site work with additional retention for other existing agricultural buildings.

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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.

Philip Jones

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.