



## Board Direction

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**Ref: 05E.247263**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31<sup>st</sup>, January 2017.

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

### Reasons and Considerations

- 1 It is a policy of the Council (Policy ED-P-16, County Development Plan 2012-2018, (as varied)) that any proposal for economic development use, in addition to other policy provisions of the County Development Plan, will be required to meet (inter alia) the following criteria:
  - a) be compatible with surrounding land uses existing or approved,
  - b) not harm the amenities of nearby residents,
  - c) not create a noise nuisance, and
  - d) be capable of dealing satisfactorily with any emissions.

The site is in an area of residential / town centre uses where the proposal to extend and intensify the existing non-conforming use on the site would result in a significant enlargement of an industrial development and having regard to its scale and proximity to dwellings and other town centre uses, the nature of the industrial activities carried out on site and in particular the odour nuisance generated; and the proximity of HGV turning areas to third party properties, would seriously injure the amenities and depreciate the value of property in the vicinity by reason of noise, odour and as a result of traffic movements associated with the development. Accordingly the proposed development would not be compatible with surrounding land uses and to permit the development would materially contravene Policy ED-P-16 of the County Development Plan. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

- 2 The proposed development would facilitate intensification of the existing use which already generates significant volumes of traffic, including heavy goods vehicles and lorries, at a town centre site to which only restricted access is available, such that traffic entering and leaving the site causes congestion on the public road, the N56, and conflicts with other road users, including pedestrians using the public footpath. The proposed development would therefore endanger public safety by reason of traffic hazard and obstruction of road users.

Board Member: \_\_\_\_\_ Date: 31<sup>st</sup>, January 2017  
Paddy Keogh