



An  
Bord  
Pleanála

**Board Direction**

**PL17.248421**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13<sup>th</sup> October 2017.

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

### **Reasons and Considerations**

Having regard to the rural character of the area with residential properties to the east and west of the proposed development site and to the industrial nature and design of the proposed development with limited screening from the south, it is considered that the proposed development, by reason of its excessive bulk and massing relative to surrounding residential buildings would seriously injure the visual amenities of properties in this area.

Furthermore, having regard to the location of the proposed storage shed in close proximity to residential dwellings and the provision of an additional access point to the Tayto Park facility through the line of residential dwellings, it is considered that the proposed development, would seriously injure the amenities of properties in the vicinity by reason of noise and general disturbance, and would depreciate the value of properties in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a rural road at a point where sightlines are

restricted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 13<sup>th</sup> October 2017

---

Maria FitzGerald