



An  
Bord  
Pleanála

**Board Direction**  
**PL08 248436**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 20<sup>th</sup> September, 2017.

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

### **Reasons and Considerations**

1. It is the policy of the planning authority, as set out in the current Development Plan for the area, to permit small rural industrial, business or community led enterprise in certain rural areas where it can be demonstrated that there is no suitable site within any settlement in the locality and the proposal would benefit the local economy or would contribute to community regeneration. This policy is considered to be reasonable. In the absence of any specific locational requirement which necessitates the development of the proposed storage shed / warehouse at this rural, unzoned and unserviced location, the Board is not satisfied that it is necessary to locate the proposed development in the countryside outside any existing settlement. It is considered that the proposed development would, therefore, contravene an objective as set out in the Development Plan and be contrary to the proper planning and sustainable development of the area.
2. The proposed development, because of its scale and lack of toilet facilities, combined with a lack of details for surface water management on the site, poor soil drainage characteristics and location adjacent to a waterbody may pose an

unacceptable risk of water pollution and, as such, would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 22.09.2017

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Terry Prendergast