



An  
Bord  
Pleanála

**Board Direction**  
**PL.17.249045**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup> June 2018.

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

### **Reasons and Considerations**

1. Taking into consideration the existing history on the site and the retention permission for light industry granted under planning reference number 82/562 and the submissions made in connection with the planning application, the Board is not satisfied that the current nature of the industrial operation on the site, for which an extension is being sought, has the benefit of planning permission. Thus, it appears to the Board that the proposed development would facilitate the expansion and intensification of unauthorised development. Accordingly, it is considered that it would be inappropriate for the Board to consider a grant of permission for the proposed development in such circumstances.
2. The site is located in a rural area. It is the policy of the planning authority, as set out in the Meath County Development Plan 2013-2019, to permit business enterprises in the countryside in limited circumstances, where it represents an expansion of an existing authorised enterprise or where the proposed use has locational requirements that can more readily be accommodated in a rural area (POL ED 20 and POL ED 21 refer). This policy is considered to be reasonable. The Board is not satisfied on the basis of the information

submitted with the planning application that the proposed development is within the bounds of what is envisaged by the Development Plan as being appropriate for this rural location and in turn in compliance with policy ED POL 20 and policy ED POL 21 of the Development Plan. The proposed development would, therefore, contravene development plan policy and would be contrary to the proper planning and sustainable development of the area.

3. The site is accessed from the R154 a heavily trafficked Regional Road at a location where the maximum speed limit applies. 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 be likely to 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.
4. The Board is not satisfied, on the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement, that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant adverse effect on European Site No. 002299 (River Boyne and River Blackwater SAC) and 004232 (River Boyne and River Blackwater SPA) in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting permission.
5. The issue of noise, light and dust emissions and general disturbance from traffic and other activities on site has not been adequately addressed in the submitted information. The Board, therefore, is not satisfied that noise and general disturbance from a facility of the scale proposed would not impact unduly on the character and amenity of the surrounding rural area.

**Board Member**

**Date:** 7<sup>th</sup> June 2018

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John Connolly