



The submissions on this file and the Inspector's report were considered at a Board meeting held on 20.06.2018.

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

Reasons and Considerations

1. The proposed development is dependent on the operation of the existing quarry to the north of the R156 and will facilitate the expansion of the existing pre-cast concrete manufacturing facility, also to the north of the R156. Planning permission for the quarry, the existing block yard and existing pre-cast concrete manufacturing facility, expires on the 5th August 2018. In the absence of a development strategy for these adjacent lands and a valid planning permission for the on-going operation of the quarry, it is considered, that the proposed development located on the opposite side of the R156 to existing quarry activity in the area, on low-lying land, would represent a piecemeal and disorderly approach to the development of the site and to the expansion of the overall quarrying activities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of this site on the opposite side of the R156 road to existing quarry activities, it is considered that, taken in conjunction with existing quarry activities in the area, the proposed development would seriously injure the amenities of the area and of property in the vicinity by the

encroachment of an industrial type activity into an open rural area with associated changes to the landscape and increase in the overall footprint of the quarrying activity. The proposed development would, as such, constitute a disorderly approach to the expansion of the overall quarry resource at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Request for Expenses

The request for expenses submitted by the third party appellant in this case, namely Eco Advocacy, was also considered at the Board Meeting.

The Board gave consideration to the circumstances of the subject planning application and appeal, and the eventual outcome.

The Board decided, not to direct the payment of expenses under section 145 of the P&D Act, for the following reasons and considerations.

Reasons and Considerations

Having regard to the nature of this planning application and appeal, the issues arising, the grounds contained in the claimant's application for expenses, the Board considered that it would not be appropriate to direct the payment of compensation for expenses occasioned in relation to this appeal.

Board Member

Date: 21.06.2018

Terry Prendergast