

An  
Bord  
Pleanála

**Board Direction**  
**BD-008341-21**  
**ABP-307835-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2021.

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

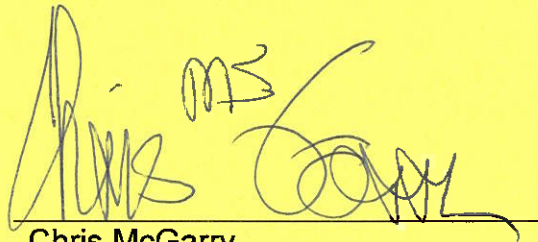
#### **Reasons and Considerations**

1. Having regard to the topography of the subject site, the elevated position of the proposed extension area, and on the basis of the information submitted with the application and appeal, it is considered that there is a lack of clarity as to the potential visual impact of the proposed extension and the cumulative effects of the development. Furthermore, the absence of adequate details and timeframe for the progressive restoration of the existing site in tandem with the phased development of the extension and the efficacy of proposed mitigation measures with regard to landscaping, it is considered on the basis of the information submitted with the application and appeal, that the proposed development would form a discordant and visually obtrusive feature on the landscape at this location and would represent a disorderly and unsustainable approach to land use which would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the submissions made in connection with the planning application and the appeal, the Board is not satisfied that it has been demonstrated satisfactorily that the applicant has sufficient legal interest to continue to enable the use of the access road for quarrying purposes or has the approval of the person(s) who has such sufficient legal estate or interest to continue to enable the use of the access road for quarrying purposes.

In these circumstances, it is considered that the Board is precluded from giving further consideration to the granting of permission for the development the subject of the application.

**Board Member**



Chris McGarry

**Date:** 28/05/2021