



An  
Bord  
Pleanála

**Board Direction**  
**BD-008669-21**  
**ABP-308123-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/07/2021.

The Board decided to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the nature of the proposed development described as an extension to an existing permitted development, and in considering the contents of the appeal submission which includes recommendations to address operational issues and site conditions at both the existing permitted site and the proposed extension site but does not provide for a red line boundary relationship between the existing and the proposed development, the Board considered that the development as proposed would represent piecemeal development in a rural area which would seriously injure the visual amenities of the area and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Inspector that the principle of extending this development was generally acceptable in this rural area but considered that the overall proposal for the existing and proposed development site needed to be assessed and considered as one planning unit, particularly in terms of operational storage and logistical issues and the consequent potential for serious injury to the visual amenities of this rural area. The Board therefore concluded that the proposed development would

represent piecemeal development and would not be in accordance with the propose  
planning and sustainable development of the area.

**Board Member**

*Maria FitzGerald*

**Date:** 08/07/2021

Maria FitzGerald