

An
Bord
Pleanála

Board Direction
BD-009982-22
ABP-310001-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/02/2022.

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

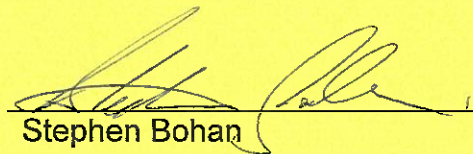
Reasons and Considerations

1. It is considered that, by reason of its design, excessive height, mass, and scale through to the juxtaposition of the proposed building relative to the adjacent Saint Schiria's Church, a designated Protected Structure (RPS Ref. No. 14312010), the proposed development would materially and adversely affect the character and setting of this Protected Structure, in a manner that would be contrary to the policies and objectives of the Meath County Development Plan, 2021 to 2027 (effective from 3rd November 2021), in particular, policy HER POL 16 which seeks *"To protect the setting of Protected Structures and to refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure, where appropriate"*, and Volume 2 of the Development Plan which sets out the Written Statement for 'Crossakiel', which under objective CRO OBJ 13 seeks *"To enhance and protect the special character and setting of St. Schiria Church, associated buildings and attendant grounds"*. The proposed development would, if permitted, have an adverse visual impact and seriously injure the setting of Saint Schiria's Church and therefore the approach and the setting to the village of Crossakiel, would contravene policy HER POL 16 and objective CRO OBJ 13 of the County Development Plan, and would be contrary

to the proper planning and sustainable development of the area and thereby establish an undesirable future precedent.

Note: The Board considered that there was inadequate information provided in respect to the nature and extent of the proposed primary storage use and the associated access arrangements, its relationship to the adjoining property, the ancillary maintenance and inspection operations and the transportation operations, which would result in inappropriate uncoordinated development creating increased levels of additional heavy goods vehicles using the R154. The Board, therefore, could not be satisfied that the proposed development would not be contrary to the planning and sustainable development of the area. However, given the substantive reason for refusal as set out above, it was decided not to pursue this issue under the current appeal.

Board Member


Stephen Bohan

Date: 10/02/2022