

An  
Bord  
Pleanála

**Board Direction**  
**BD-009890-22**  
**ABP-310022-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/01/2022.

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

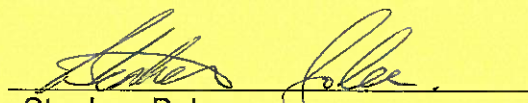
#### **Reasons and Considerations**

1. Having regard to the Westport Town & Environs Development Plan 2010-2016 (incorporating variations 1-4) as extended, the proposed development would materially contravene the development objective LUO-03 which states that 'it is an objective of the Council that uses, other than the primary use for which the land is zoned, may be permitted provided they do not conflict with the primary land use zoning objective and/or matrix table outlined in Section 5'. The proposed agricultural development is not a permissible use on lands zoned A1 Residential (Phase 1) in the Land Use Zoning Matrix. Therefore, the development proposed would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed development in a densely populated residential area and the nature of the proposed development which includes the housing of livestock, it is considered that the proposed development would negatively impact upon the residential amenity of the surrounding residential properties. Therefore, the proposed development would seriously injure the amenities, and depreciate the value of the property

in the vicinity and be contrary to 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 planning authorities reasons for refusal and considered that there is a differentiation between the use of the existing building which was conditioned under P.A. Reg. Ref. 17/740 to be used solely for the storage of fodder, machinery and materials ancillary to the applicant's farming activity, and the current proposed development which is a farm building for the housing of livestock which is inappropriate at this location. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 28/01/2022