

An  
Bord  
Pleanála

**Board Direction**  
**BD-011198-22**  
**ABP-311216-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2022.

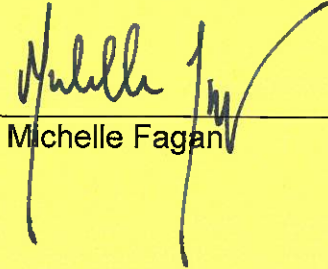
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to the nature and scale of the development for which retention is sought, the information submitted on the file, and to the policies and objectives of the Meath County Development Plan 2021-2027, it is considered that the development for which retention is sought would be contrary to policy ED POL 16 of the County Development Plan, which supports the location of once off medium to large-scale rural enterprise only in instances where it is demonstrated that the enterprise can be more readily accommodated in a rural setting than in a designated settlement centre, by reason of its location within a rural area. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the development for which retention is sought, would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate which would interfere with the safety and free flow of traffic on the adjoining county road the L-road and the nearby National Primary Route, the N2.

**Note:** Having regard to the information on the file, the Board had concerns regarding water provision and use, including the submission from Irish Water stating that a future water connection would not be feasible, and the current methods employed for the disposal of waste water including run off and surface water. However, given the substantive reasons for refusal set out above, it was decided not to pursue the issues identified.

**Board Member**



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Michelle Fagan

**Date:** 01/09/2022

Please attach a copy of the Board Direction with the Board Order.