

An
Bord
Pleanála

Board Direction
BD-013547-23
ABP-312466-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/09/2023.

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

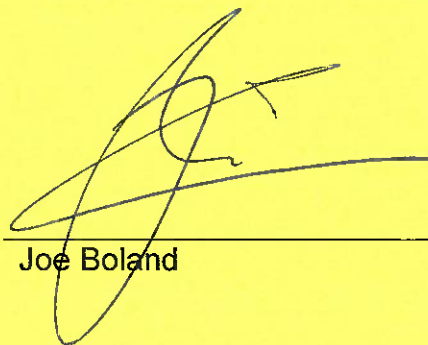
Reasons and Considerations

1. The provision of well-located structures and facilities necessary for good and environmentally sound agricultural practice is supported in the policy of the Meath County Development Plan, 2021-2027. However, the Board is not satisfied that this has been achieved on the basis of the information submitted with the application and appeal. The proposed development fails to accord with Objective DM OBJ 62 of the Meath County Development Plan 2021-2027, which requires all planning applications for agricultural development to be accompanied by comprehensive details of all land holdings. In the case of new farm enterprises, a clear evidence base must be provided which demonstrates the need for the proposal and details of how any buildings proposed form part of a comprehensive business plan. In the absence of a robust justification for agricultural storage sheds of this scale at this particular location, the proposed development is considered to be contrary to the proper planning and sustainable development of the area.
2. Having regard to the elevated nature of the appeal site, within the 'Bellewstown Hills' Landscape Character Area which has a Very High Value and a Moderate Sensitivity, the scale, proposed doubling of height, and form of the proposed

replacement structures, the lack of sufficient roadside boundary setbacks and finally, in the absence of a landscape and visual impact assessment, the Board is not satisfied that the proposed development would not be visually obtrusive and detrimental to the visual amenities of the area. The proposed development is considered to be contrary to Objectives HER OBJ 49, HER OBJ 50, and DM OBJ 62 of the Meath County Development Plan 2021-2027 as it would interfere with the character of the landscape, would seriously injure the visual amenities of the area and would set an undesirable precedent for similar future developments in the rural area. In this regard, the proposed development would be contrary to the proper planning and sustainable development of the area.

3. In the absence of visibility splays for the existing agricultural entrance and swept path diagrams for the vehicles utilising the proposed operations as indicated by the Applicant, the proposed development is considered to be contrary to Policy RD POL 38 of the Meath County Development Plan 2021-2027 and the Board, therefore, could not be satisfied that a traffic hazard would arise. In this regard, the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member



Joe Boland

Date: 05/09/2023