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**Board Direction**  
**BD-014761-23**  
**ABP-312714-22**

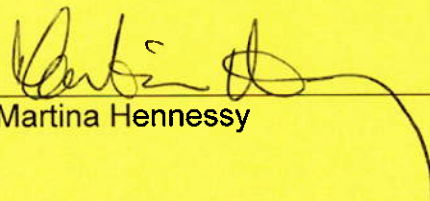
The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2023.

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

#### **Reasons and Considerations**

The proposed development, which comprises a commercial showroom use with an ancillary horticultural use, is not permissible or open for consideration on RA zoned lands and would comprise an inappropriate use in a rural area. The proposed development would, therefore, be contrary to the RA zoning objective for the site, which seeks "to protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage" and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 01/12/2023