



An
Bord
Pleanála

Board Direction
BD-014699-23
ABP-314424-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2023.

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

Reasons and Considerations:

1.	<p>The proposed development is located on lands zoned as 'E2 – General Enterprise and Employment' in the Meath County Development Plan 2021 – 2027 the objective for this area is to provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing, and other general employment / enterprise uses in a good quality physical environment".</p> <p>It is considered that the development as described in the documents lodged with the application and appeal is, on balance, akin to a 'Community Facility / Centre' and 'Place of worship'. Neither 'Community Facility /Centre' or 'Places of worship' are listed as permission uses or as 'open for consideration' within the E2 zoning.</p> <p>Furthermore, it is considered that the nature of the development proposed is not compatible with the normal operating activities of existing permitted light industrial development within the Ashbourne Manufacturing Park and that if permitted the proposed use and the precedent it would set for similar</p>
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non-conforming uses, would have an adverse impact on the continued operation and future use of the light industrial / manufacturing.

The proposed development would therefore be contrary to the zoning objective of E2 lands, for general enterprise and employment uses, and to the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 28/11/2023