



An
Bord
Pleanála

Board Direction
BD-015327-24
ABP-315612-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/02/2024.

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

Reasons and Considerations

Having regard to the Meath County Development Plan 2021-2027, Policy Objective ED POL 26 which seeks to positively consider and assess development proposals for the expansion of existing authorized industrial or business enterprises in the countryside where the resultant development does not negatively impact on the character and amenity of the surrounding area, and where such proposals should not generate traffic of a type and amount inappropriate for the standard of access road, it is considered that continued use of the access road by vehicles associated with this storage and distribution use would endanger public safety by reason of inadequate visibility at its junction with the public road, obstruction of traffic on the public road, and would be unduly detrimental to the residential amenity of the dwelling located immediately to the west of its junction with the public road. The proposed development would contravene Policy Objective ED POL 26 and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Meath County Development Plan 2021-2027 also sets out lists of "permitted uses" and "open for consideration uses" which may be acceptable in the rural area where the zoning objective is 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. It is considered that the proposed use does not fall within either category, and it has not been demonstrated that the business has specific requirements that necessitate a location in this area. The proposed development would materially contravene the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

The proposed development, if permitted, would materially contravene condition number 6 of planning reg. ref. DA12/1067 which states that "the proposed warehouse structure shall be used only for the storage of non-perishable products associated with the operation of the food production business on the adjacent largo foods facility and shall not be operated as a separate entity from the overall largo factory production and warehouse areas" and condition number 13 which states "the sliding access gate shall not be used for access the proposed warehouse". The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly
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Date: 02/02/2024