

An
Bord
Pleanála

Board Direction
BD-018945-25
ABP-315749-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2025.

The Board decided to refuse permission for the following reasons and considerations.

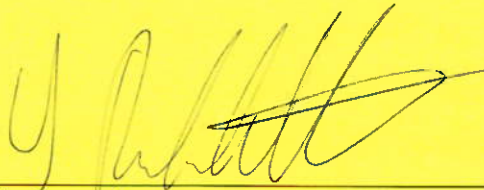
Reasons and Considerations

Having regard to the nature, scale and number of the proposed warehouses, and to the use proposed which is not linked to the immediate area, and also having regard to the site location in a rural area on unzoned land with limited services, in particular, accessed off a local road network of limited width, as evidenced in the need to provide for 6 no. passing bays on this local road to facilitate the development, it is considered that the proposal represents an inappropriate form of development that can not be sustained in this rural area and the HGV trips generated on this substandard rural road network would endanger public safety by reason of traffic hazard and obstruction of other road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the proposed development, the Board, having regard to the scale, nature, number and

use of the proposed warehouses, and the substandard width of the local road serving the development, did not agree that the location represents the most appropriate location to site the proposed maturation warehouses.

Board Member



Tom Rabbette

Date: 17/02/2025