

An
Bord
Pleanála

Board Direction
BD-017936-24
ABP-319988-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2024.

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

Reasons and Considerations

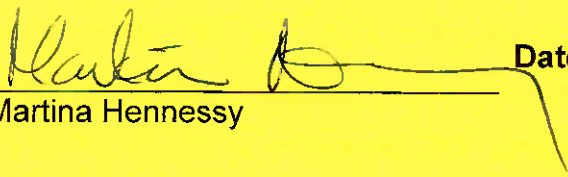
1. Having regard to Policy BLP-38 as set out in the Offaly County Development Plan 2021-2027 which seeks to protect and enhance the county's landscape, by ensuring that development retains, protects and where necessary, enhances its appearance and character, and the nature and scale of the proposed development at the subject site, it is considered that the removal of the landscape feature associated with the Kilcormack Esker as part of the proposed development would detract from the appearance and character of the landscape contrary to Policy BLP-38. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.
2. Having regard to policies and objectives of the Offaly County Development Plan 2021-2027 which seek to protect eskers as Areas of High Amenity (Policy BLP-35), and for their landscape, natural heritage and biodiversity value (Policy BLP-11), and noting the esker landscape is highly sensitive to development and that the opening up of new pits for sand and gravel extraction will be strongly resisted (Table 4.20 G-The Esker Landscape), it is considered that the proposed development, which involves the extraction of quaternary deposits associated with the Kilcormack Esker, would not be in accordance with relevant policies and

objectives of the development plan. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

Note:

The Board was not satisfied that sufficient information had been provided to justify the need for an agricultural shed of the proposed size. The Board also considered there was a lack of information submitted regarding how the material excavated, as a part of the proposed development, would be managed. While ordinarily these matters would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member


Martina Hennessy

Date: 22/10/2024