



An  
Coimisiún  
Pleanála

**Direction**  
**CD-019998-25**  
**ABP-321918-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 20/06/2025.

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

**Planning**

**Commissioner:**

  
Mick Long

**Date:** 20/06/2025

**DRAFT WORDING FOR ORDER**

The Commission was not satisfied that full details of the proposed use including the industrial processes involved in particular for Industrial Unit Number 1 were provided as per the requirements of DM Standard OBJ – 61 of the Meath County Development 2021-2022 which is to be used. In the absence of sufficient information that demonstrates a breakdown of the industrial process on site required for the manufacture of modular timber frames and assesses the impacts of such processes the Commission cannot be satisfied that the manufacturing processes on site would not have a detrimental impact on amenity of neighbouring residential properties in terms of noise, dust, emissions, traffic and air pollution. Furthermore, in the absence of sufficient information on the activities to be carried out on site the Commission cannot be satisfied that the proposed use can be classified as "Light Industrial

Development” as required by the site zoning of the Development Plan and the Planning and Development Regulations 2001, as amended. Therefore, the granting of permission in this instance would not meet the requirements of DM Standard OBJ – 61 of the Meath County Development 2021-2027 and is therefore contrary to the proper planning and sustainable development of the area.

The Board accepted the Inspector’s reason for refusal for Unit 1 of the proposed development but did not decide to grant permission for the remaining warehouse and office space units as it was not satisfied that the industrial process and ancillary activity relating to Industrial Unit Number 1 would not have a wider impact on the overall proposed development.