

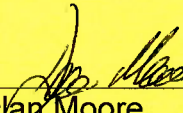
An  
Coimisiún  
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**Direction**  
**CD-020000-25**  
**ABP-321977-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 19/06/2025.

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

**Planning Commissioner:**

  
Declan Moore

**Date:** 23/06/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the industrial nature of the proposed development in a rural area and its proximity to the existing dwelling houses, it is considered that the proposed development would seriously injure the residential amenities and depreciate the value of residential properties in the vicinity due to the odours, noise and general disturbance that would be likely to be generated. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not satisfied that the nature of the proposed development (food production/industrial) was consistent with, or complementary to, the permitted use of the site and the conditions attached to that permission, specifically Condition 4:

Condition 4 – *The extension to the existing garage and the existing steel clad storage building shall be ancillary to the main car repair and services garage in the main building on the site. The garage, garage extension and storage shed shall remain as one integral unit, shall remain in the one ownership and shall not be sold or leased/rented as separate units.*

Reason: To ensure effective planning control of the development.

Note

The Commission noted that the development proposed for permission had in fact already commenced and that an application for Retention of development should have been submitted, but given the reason for refusal, the Commission was satisfied that the form of application did not prejudice the planning authority, observers or the applicant/appellant.