

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Westmeath County**

**Planning Register Reference Number: 15/7120**

An Bord Pleanála Reference Number: PL 25A.246083

**APPEAL** by Declan Ganley care of The Planning Partnership of 2 Auburn Terrace, Sunday's Well Road, Mullingar, County Westmeath against the decision made on the 29<sup>th</sup> day of December, 2015 by Westmeath County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Retention of a constructed shed (425 square metres), a perimeter concrete yard and a partially installed wastewater treatment system and the proposed erection of a dungstead and the completion of a partially installed wastewater system, and all associated groundworks and landscaping. The shed is proposed to be completed and used for its intended agricultural purpose and as including the stabling of horses and associated storage of agricultural machinery and equipment, all at Twyford, Baylin, County Westmeath.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. It is considered that the agricultural need for the scale and extent of the shed structure and ancillary works proposed to be retained and completed has not been demonstrated in terms of serving an agricultural landholding. Having regard to its height, bulk and mass, it is, therefore, considered that, in the absence of such justification, the development proposed to be retained, which is visually prominent in a rural context, would interfere with the character of the landscape which it is necessary to protect and accordingly would contravene policies P-NH1 (which seeks to protect the character of the landscape) and P-LLM1 (which requires development to be sensitively designed to minimise its visual impact on the landscape) of the Westmeath County Development Plan 2014 – 2020. The development proposed to be retained and completed would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. The establishment of a new farm yard servicing and dependent on a dispersed landholding is considered inappropriate in this location having regard to the deficiencies of the road network serving the development in terms of capacity, width and the structural condition of the pavement of the laneway and deficiencies in the sightlines on accessing the public road. The development proposed to be retained would, therefore, endanger public safety by reason of traffic hazard.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2016.**