



An  
Bord  
Pleanála

**Board Order  
PL 17.248421**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: AA/170159**

**Appeal** by Fergus Carey of Littlewood Lodge, Kilbrew, Curragha, Ashbourne, County Meath against the decision made on the 11<sup>th</sup> day of April, 2017 by Meath County Council to grant subject to conditions a permission to the Ashbourne Visitor Centre care of Malone O'Regan of Unit 2B, Richview Office Park, Clonskeagh, Dublin.

**Proposed Development:** Demolition of existing hay shed and stable, construction of a new storage shed, incorporating personnel office and toilet, used to house light goods and non-perishable materials with external lean-to canopy to one side of shed. The storage shed shall have a gross floor area of 2,218 square metres and a maximum height of 10.7 metres with external lean-to canopy a maximum height of 6.2 metres, together with all associated ancillary development and site works, all at Tayto Park Visitor Centre, Kilbrew, Ashbourne, County Meath. The development will supersede part of previously granted application planning register reference number AA/160769, namely construction of 960 square metres Lofting Aviary Structure at this location which will not take place.

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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**

Having regard to the rural character of the area with residential properties to the east and west of the proposed development site and to the industrial nature and design of the proposed development with limited screening from the south, it is considered that the proposed development, by reason of its excessive bulk and massing relative to surrounding residential buildings would seriously injure the visual amenities of properties in this area.

Furthermore, having regard to the location of the proposed storage shed in close proximity to residential dwellings and the provision of an additional access point to the Tayto Park facility through the line of residential dwellings, it is considered that the proposed development, would seriously injure the amenities of properties in the vicinity by reason of noise and general disturbance, and would depreciate the value of properties in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a rural road at a point where sightlines are restricted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this          day of    2017**