



An  
Bord  
Pleanála

**Board Order  
PL 17.249045**

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

**Planning Authority: Meath County Council**

**Planning Register Reference Number: TA/160910**

**Appeal** by Lars and Mary Christoffersen and others care of Ger Fahy Planning of “Annaghdown”, Pagestown, Kilcloon, County Meath against the decision made on the 18<sup>th</sup> day of July, 2017 by Meath County Council to grant subject to conditions a permission to O’Reilly Oakstown Limited care of Declan Clabby and Associates of Haggard Street, Trim, County Meath.

**Proposed Development:** Construction of a new two storey mono-pitch roof office building to replace the existing single storey offices on site, staff and customer parking to side, signage, together with connection to an existing on site wastewater treatment system which will also be upgraded as part of the proposed development. The development also includes retention permission for the existing wastewater treatment system and percolation area, four mono-pitch steel frame slat production shed, partially paved production/storage yard, refurbishment and relocation of the existing concrete batching plant on site together with all associated site works at Oakstown, Trim, County Meath, as amended by the further public notice received by the planning authority on the 23<sup>rd</sup> day of June, 2017.

## **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**

1. Taking into consideration the existing history on the site and the retention permission for light industry granted under planning register reference number 82/562 and the submissions made in connection with the planning application, the Board is not satisfied that the current nature of the industrial operation on the site, for which an extension is being sought, has the benefit of planning permission. Thus, it appears to the Board that the proposed development would facilitate the expansion and intensification of unauthorised development. Accordingly, it is considered that it would be inappropriate for the Board to consider a grant of permission for the proposed development in such circumstances.
2. The site is located in a rural area. It is the policy of the planning authority, as set out in the Meath County Development Plan 2013-2019, to permit business enterprises in the countryside in limited circumstances, where it represents an expansion of an existing authorised enterprise or where the proposed use has locational requirements that can more readily be accommodated in a rural area (POL ED 20 and POL ED 21 refer). This policy is considered to be reasonable. The Board is not satisfied on the basis of the information submitted with the planning application that the proposed development is within the bounds of what is envisaged by the Development Plan as being appropriate for this rural location and in turn in compliance with policy ED POL 20 and policy ED POL 21 of the Development Plan. The proposed development would, therefore, contravene development plan policy and would be contrary to the proper planning and sustainable development of the area.

