

An
Bord
Pleanála

Board Order
ABP-310001-21

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: KA/201626

APPEAL by Vartane Limited care of Steven Peck of Chestnut Cottage, Commons Road, Dromiskin, County Louth against the decision made on the 26th day of March, 2021 by Meath County Council to refuse permission.

Proposed Development: (1) Construction of a proposed steel portal frame building, with approximate gross floor area of 1,671 square metres, this proposed building shall accommodate both general storage and light industrial type activities, (2) expansion of existing concrete yard area, (3) proposed storm water attenuation system and associated drainage and treatment infrastructure, and (4) all ancillary site development works, at Crossakeel, Kells, County Meath. The proposed development was revised by further public notices received by the planning authority on the 3rd day of March, 2021.

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

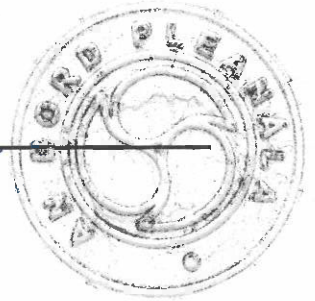
It is considered that, by reason of its design, excessive height, mass, and scale through to the juxtaposition of the proposed building relative to the adjacent Saint Schiria's Church, a designated Protected Structure (RPS reference number: 14312010), the proposed development would materially and adversely affect the character and setting of this Protected Structure, in a manner that would be contrary to the policies and objectives of the Meath County Development Plan, 2021 to 2027 (effective from 3rd November 2021), in particular, policy HER POL 16 which seeks "To protect the setting of Protected Structures and to refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure, where appropriate", and Volume 2 of the development plan which sets out the Written Statement for 'Crossakiel', which under objective CRO OBJ 13 seeks "To enhance and protect the special character and setting of St. Schiria Church, associated buildings and attendant grounds".

The proposed development would, if permitted, have an adverse visual impact and seriously injure the setting of Saint Schiria's Church and therefore the approach and the setting to the village of Crossakiel, would contravene policy HER POL 16 and objective CRO OBJ 13 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area and would establish an undesirable future precedent.



Stephen Bohan

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



Dated this 9th day of March 2022.