

An
Bord
Pleanála

Board Order
ABP-310923-21

Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/842

Appeal by Stamp Investments Partnership, Delcom Limited and Gilt Homes Limited care of Ger Fahy Planning of Mulhussey, Maynooth, County Kildare against the decision made on the 29th day of June, 2021 by Meath County Council to refuse permission for the proposed development.

Proposed Development: Retention of change of use and all associated site works comprising (a) variation of planning permission register reference number: 75/1168 to remove condition number 1 which stated as follows: "That the use of the building shall be restricted to redistribution of animal feed-stuffs and activities incidental thereto, and that in particular, processing of feedstuff and other manufacturing activities shall not be carried on, and (b) retention of the change of use from animal feeds storage to use as a storage depot used in accordance with the provisions of Class 5 of Part 4, Article 10 of the Planning and Development Regulations 2001, as amended, which is defined as follows: "Use as a Wholesale warehouse or as a repository", all at Jarretstown, Dunboyne, County Meath.

AMSG

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 permitted use of the existing structures, to the planning history of the site, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention permission is sought would not seriously injure the amenities of the area, would be acceptable in terms of pedestrian and traffic safety, would not impact on the amenity of adjoining residential properties, would constitute a modest scale of employment based use at the site, would not be inconsistent with the relevant provisions of the Meath County Development Plan 2021-2027, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

A handwritten signature in black ink is written over a faint circular stamp. The stamp contains the text 'PLANNING' at the top and 'MEATH COUNTY' at the bottom. The signature appears to be 'MSG'.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Permission is granted for the use of Units 1 and 2 only for storage purposes, in accordance with the provisions of Article 10 and Class 5 of Part 4 of the Planning and Development Regulations 2001, as amended. The area within the application site to the east of the existing buildings, shall be used solely for access/egress and ancillary parking related to the activities within the existing units 1 and 2 and no commercial activity, including the storage of machinery, is permitted within this area.

Reason: In the interest of clarity and to ensure avoidance of over-intensification of commercial activity at the subject site.


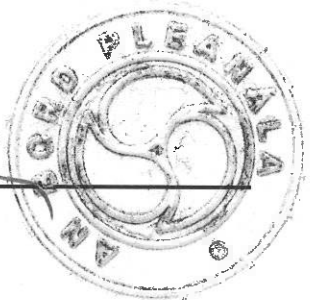
3. Within three months of the date of this Order the applicant shall submit proposals for (a) improved visibility sightlines from the existing site access, and (b) vehicle parking on the site, for the written agreement of the planning authority. Agreed measures shall be provided on the site within six months of the date of this Order.

Reason: In the interest of road safety and to ensure adequate provision is made for parking within the site.

4. The site shall be landscaped, using only indigenous deciduous trees and hedging species, in accordance with details which shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

Reason: In the interest of visual amenity.

5. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing with the planning authority within three months of the date of this Order.

Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 19th day of January 2022.