

An
Bord
Pleanála

Board Order
ABP-312466-22

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 21/2000

Appeal by Keegan Land Holdings Limited care of Keegan Quarries Limited of Trammon, Rathmolyon, County Meath against the decision made on the 7th day of December, 2021 by Meath County Council to refuse permission for the proposed development.

Proposed Development: The demolition of existing farm buildings and their replacement with two new buildings to be used as grain/animal feed/agricultural related products/storage sheds. The sheds (two in number) will be 2230.69 square metres and 2721.81 square metres in area, with height to eave 7.04 metres and height to ridge 11.83 metres, all at Hilltown Little, Bellewstown, County Meath.

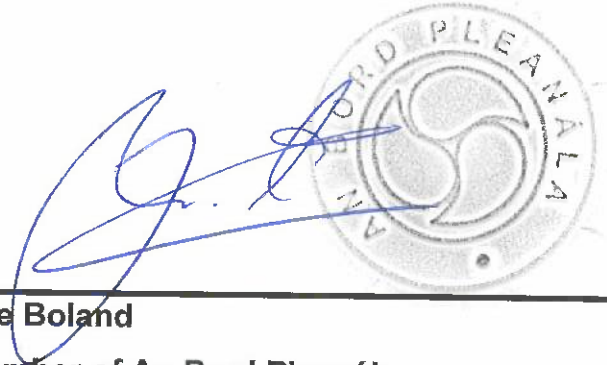
Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The provision of well-located structures and facilities necessary for good and environmentally sound agricultural practice is supported in the policy of the Meath County Development Plan, 2021-2027. However, the Board is not satisfied that this has been achieved on the basis of the information submitted with the application and appeal. The proposed development fails to accord with Objective DM OBJ 62 of the Meath County Development Plan 2021-2027, which requires all planning applications for agricultural development to be accompanied by comprehensive details of all land holdings. In the case of new farm enterprises, a clear evidence base must be provided which demonstrates the need for the proposal and details of how any buildings proposed form part of a comprehensive business plan. In the absence of a robust justification for agricultural storage sheds of this scale at this particular location, it is considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the elevated nature of the appeal site, within the 'Bellewstown Hills' Landscape Character Area which has a Very High Value and a Moderate Sensitivity, the scale, proposed doubling of height and form of the proposed replacement structures, the lack of sufficient roadside boundary setbacks and finally, in the absence of a landscape and visual impact assessment, the Board is not satisfied that the proposed development would not be visually obtrusive and detrimental to the visual amenities of the area. It is considered that the proposed development would be contrary to Objectives HER OBJ 49, HER OBJ 50, and DM OBJ 62 of the Meath County Development Plan 2021-2027 as it would interfere with the character of the landscape, would seriously injure the visual amenities of the area and would set an undesirable precedent for similar future developments in the rural area. In this regard, the proposed development would be contrary to the proper planning and sustainable development of the area.

3. In the absence of visibility splays for the existing agricultural entrance and swept path diagrams for the vehicles utilising the proposed operations as indicated by the applicant, the proposed development is considered to be contrary to Policy RD POL 38 of the Meath County Development Plan 2021-2027 and the Board, therefore, could not be satisfied that a traffic hazard would arise. In this regard, the proposed development would be contrary to the proper planning and sustainable development of the area.

A circular seal of An Bord Pleanála is visible, featuring a central triskelion symbol and the text 'AN BORD PLEANÁLA' around the perimeter. A blue ink signature is written over the seal.

Joe Boland
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this *13TH* day of *September* 2023