

An
Bord
Pleanála

Board Order

ABP-313480-22

Planning and Development Acts 2000 to 2022

Planning Authority: Westmeath County Council

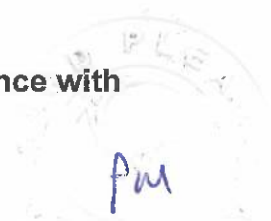
Planning Register Reference Number: 21/227

Appeal by Gary and Claire Stack and others care of Emma Pillion Planning of Fardum, Athlone, County Westmeath against the decision made on the 11th day of April, 2022 by Westmeath County Council to grant, subject to conditions a permission to Lurgan Foods care of MCG Planning of 18 Mardyke Street, Athlone, County Westmeath.

Proposed Development: Change of use of existing stables to a commercial food processing facility. Permission is also sought to construct an extension to same. The extension will include storage space, meeting room, staff facilities and toilets. The application will also include a new effluent treatment system, percolation area, upgrade of existing access road, parking spaces and all associated site works and drainage at Lurgan, Tubberclair, Glasson, Athlone, County Westmeath.

Decision

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



Reasons and Considerations

Having regard to the policies contained in the Westmeath County Development Plan 2021 - 2027, in particular to those relating to Economic Development and Employment (Chapter 5) and Rural Westmeath (Chapter 9), to target new business to locations within settlements and to consider proposals in rural locations which have specific requirements to be sited outside settlements in order to support towns and villages where development will make a greater contribution to the vitality of the county and where infrastructure and services are available, preserving rural areas mainly for agriculture and selected tourism and recreation uses, it is considered that the proposed development would contravene these policies by reason of the nature and scale of the proposed development and the potential presented for traffic congestion and hazard on narrow rural roads. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board noted the Inspector's view that the disposal of waste and wastewater arising from the proposed development is not adequately addressed in the application and the appeal, however in light of the Board's decision to refuse the planning appeal on other grounds, the Board decided not to pursue the matter further with the appellant.



Peter Mullan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *1st* day of *August*, 2023.