



Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 21/2258

APPEAL by Prince of Peace Parish Limited care of Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, County Louth against the decision made on the 26th day of July, 2022 by Meath County Council to refuse permission.

Proposed Development: Change of use from manufacturing use to use for warehouse/distribution/training room and ancillary offices and amenities and use of first floor for religious meetings on Sundays only at Unit 9, Ashbourne Manufacturing Park, Ashbourne, County Meath.

Decision

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

Reasons and Considerations

The proposed development is located on lands zoned as 'E2 – General Enterprise and Employment' in the Meath County Development Plan 2021-2027, the objective of which is to 'provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing, and other general employment/enterprise uses in a good quality physical environment'. It is considered that the proposed development, as described in the documents lodged with the planning application and the appeal, is, on balance, akin to a 'Community Facility/Centre' and 'Place of Worship', neither of which are listed as permission uses or as 'open for consideration' within the E2 zoning. Furthermore, it is considered that the nature of the proposed development would not be compatible with the normal operating activities of the existing permitted light industrial development within the Ashbourne Manufacturing Park and that, if permitted, the proposed use, and the precedent it would set for similar non-conforming uses, would have an adverse impact on the continued operation and future use of the light industrial/manufacturing development. The proposed development would be contrary to the zoning objective of the development plan for general enterprise and employment uses, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin

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

Dated this 28th day of November 2023.