



An  
Bord  
Pleanála

## Board Order ABP-315612-23

---

### Planning and Development Acts 2000 to 2022

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 22/1395**

**Appeal** by Vertice Transport Services Limited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 15<sup>th</sup> day of December, 2022 by Meath County Council to refuse permission.

**Proposed Development:** Retention of the existing use as dry goods storage and distribution for goods not associated with the adjoining Largo Foods Facility (condition 6 of planning register reference number DA121067), together with permission for proposed upgrades to the established vehicular access. The proposed development will include all ancillary drainage, services, landscaping, public lighting, road signage and all site development works associated with the proposed development, all at Kilbrew, Ashbourne, County Meath.

### Decision

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

## Reasons and Considerations

1. Having regard to the Meath County Development Plan 2021-2027 Policy Objective ED POL 26 which seeks 'to positively consider and assess development proposals for the expansion of existing authorised industrial or business enterprises in the countryside where the resultant development does not negatively impact on the character and amenity of the surrounding area', and where such proposals should not generate traffic of a type and amount inappropriate for the standard of access road, it is considered that continued use of the access road by vehicles associated with this storage and distribution use would endanger public safety by reason of inadequate visibility at its junction with the public road, obstruction of traffic on the public road, and would be unduly detrimental to the residential amenity of the dwelling located immediately to the west of its junction with the public road. The development proposed to be retained and proposed development would contravene Policy Objective ED POL 26 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Meath County Development Plan 2021-2027 sets out lists of 'permitted uses' and 'open for consideration uses' which may be acceptable in the rural area where the zoning objective is to protect and promote in a balanced way the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage. It is considered that the existing use proposed to be retained does not fall within either category, and it has not been demonstrated that the business has specific requirements that necessitate a location in this area. The development proposed to be retained and proposed development would materially contravene the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The development proposed to be retained and proposed development, if permitted, would materially contravene condition number 6 of planning register reference number DA121067 which states that 'the proposed warehouse structure shall be used only for the storage of non-perishable products associated with the operation of the food production business on the adjacent Largo Foods Facility and shall not be operated as a separate entity from the overall Largo factory production and warehouse areas' and condition number 13 which states that 'the sliding access gate shall not be used for access the proposed warehouse'. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

**Eamonn James Kelly**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this <sup>8<sup>th</sup></sup> day of February, 2024.