



An  
Bord  
Pleanála

Board Order  
ABP-319988-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: 24/36**

**APPEAL** by Trevor and Eilish Hinch of Moneyquid, Killeigh, County Laois against the decision made on the 28<sup>th</sup> day of May, 2024 by Offaly County Council to refuse permission.

**Proposed Development:** Construction of an agricultural shed and associated site works at Glasshouse, Blueball, County Offaly.

## **Decision**

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

## **Reasons and Considerations**

1. Having regard to Policy BLP-38 as set out in the Offaly County Development Plan 2021-2017 which seeks to protect and enhance the county's landscape, by ensuring that development retains, protects and where necessary, enhances its appearance and character, and the nature and scale of the proposed development at the subject site, it is considered that the removal of the landscape feature associated with the Kilcormac Esker as part of the proposed development would detract from the appearance and character of the landscape contrary to Policy BLP-38. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.



2. Having regard to policies and objectives of the Offaly County Development Plan 2021-2027 which seek to protect eskers as Areas of High Amenity (Policy BLP-35), and for their landscape, natural heritage and biodiversity value (Policy BLP-11), and noting the esker landscape is highly sensitive to development and that the opening up of new pits for sand and gravel extraction will be strongly resisted (Table 4.20 G-The Esker Landscape), it is considered that the proposed development, which involves the extraction of quaternary deposits associated with the Kilcormac Esker, would not be in accordance with relevant policies and objectives of the development plan. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.



**Martina Hennessy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**



Dated this 24<sup>th</sup> day of October 2024