

An
Bord
Pleanála

Board Order
ABP-321900-25

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24120

Appeal by Fergus Carey care of Carey Associates of Littlewood Lodge, Curragha, Ashbourne, County Meath against the decision made on the 23rd day of January, 2025 by Meath County Council to grant permission, subject to conditions, to Ashbourne Visitor Centre care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin for the proposed development.

Proposed Development: (a) Retention of a change of use of part of an existing storage building (825 square metres) for warehousing and storage use other than solely in connection with the operation of Emerald Park, as required under condition number 2 of the permission granted by An Bord Pleanála under An Bord Pleanála reference number ABP-301053-18 (Meath County Council reference number AA171418) and omission of condition number 2 of An Bord Pleanála reference number ABP-301053-18 to facilitate that change of use and (b) retention of an ancillary single-storey external refrigeration unit with a gross floor area of 67 square metres to be used in connection with the operation of Emerald Park, all at Emerald Park, Kilbrew, Ashbourne, County Meath as amended by the revised public notice received by the planning authority on the 19th day of December, 2024.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the established nature of the storage facility on site, it is considered that, subject to compliance with the conditions set out below, the subject development which comprises retention of change of use of part of an existing storage building for warehousing and storage use other than solely in connection with the operation of Emerald Park, omission of condition number 2 of An Bord Pleanála reference number ABP-301053-18 to facilitate the change of use, and retention of an ancillary refrigeration unit, is an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, as amended by the further particulars received by the planning authority on the 31st day of October, 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (planning register reference number ABP-301053-18) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The refrigeration unit shall be used solely in connection with the operation of Ashbourne Visitor Centre Limited/the operators of Emerald Park.

Reason: In the interest of development control.

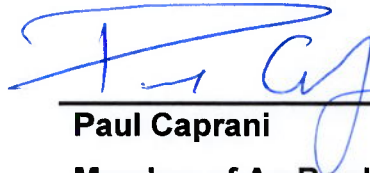
4. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the

Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

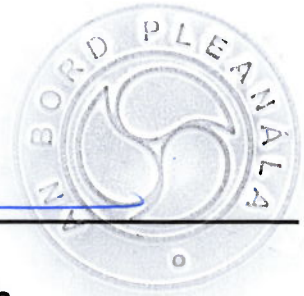
Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Paul Caprani

Member of An Bord Pleanála

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



Dated this 12th day of June 2025.