

An
Coimisiún
Pleanála

Commission Order
ABP-321918-25

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/60511

Appeal by Cormac McLoughlin of 71 Knights Wood, Matthews Lane, Drogheda, County Meath against the decision made on the 23rd day of January, 2025 by Meath County Council to grant permission, subject to conditions, to Manley Developments Limited care of David Reilly of 108 Gleann Alainn, Tullyallen, Drogheda for the proposed development.

Proposed Development: The development will consist of the demolition of existing derelict farm buildings, and the construction of a light industrial park with three number standalone general manufacturing high bay warehouse/office units, with new boundary treatments including new roadside footpath, cycle lane, grass verge and public lighting. A new gated site entrance, onsite parking, totem and building signage and all associated site and civil works including hard and soft landscaping at Platin Road (R152), Lagavooreen, Drogheda, County Meath.

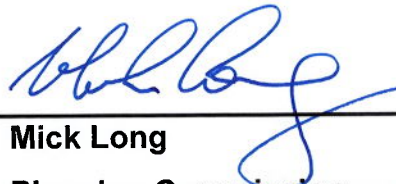
Decision

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

Reasons and Considerations

The Commission was not satisfied that full details of the proposed use including the industrial processes involved in particular for Industrial Unit Number 1 were provided as per the requirements of DM Standard OBJ 61 of the Meath County Development 2021-2027. In the absence of sufficient information that demonstrates a breakdown of the industrial process on site required for the manufacture of modular timber frames and assesses the impacts of such processes the Commission cannot be satisfied that the manufacturing processes on site would not have a detrimental impact on amenity of neighbouring residential properties in terms of noise, dust, emissions, traffic and air pollution. Furthermore, in the absence of sufficient information on the activities to be carried out on site the Commission cannot be satisfied that the proposed use can be classified as "Light Industrial Development" as required by the site zoning of the development plan and the Planning and Development Regulations 2001, as amended. Therefore, the granting of permission in this instance would not meet the requirements of DM Standard OBJ 61 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

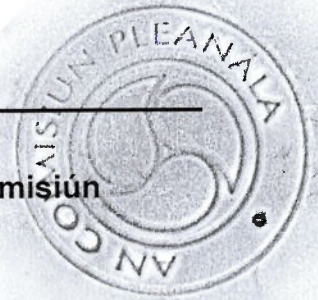
The Board accepted the Inspector's reason for refusal for Unit 1 of the proposed development but did not decide to grant permission for the remaining warehouse and office space units as it was not satisfied that the industrial process and ancillary activity relating to Industrial Unit Number 1 would not have a wider impact on the overall proposed development.



Mick Long

**Planning Commissioner of An Coimisiún
Pleanála**

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



Dated this 24th day of June 2025