



Board Direction

Ref: PL15. 245479

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 12th, 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the provisions of Section 3.3.1 – 'Rural Enterprise' as set out in the Louth County Development Plan 2015-2021 wherein it is stated that "such proposals must demonstrate that they are intrinsically linked to the rural area and cannot be operated from existing urban settlements in County Louth", to Policy RD4 of the Development Plan, which seeks to "encourage the development of alternative rural-based enterprises including home-based enterprises' where such proposals demonstrate that they have a "site specific link to the rural area" and to the nature and extent of the proposed commercial development on a constrained residential site, it is considered that the proposed development and the development proposed to be retained would be contrary to Section 3.3.1 and Policy RD4 of the Plan as the development and the development to be retained are not intrinsically or specifically linked to this rural area, would seriously injure the residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: January 12th, 2016
Nicholas Mulcahy