



## Board Direction

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**Ref: PL15.245868**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 18<sup>th</sup>, 2016.

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

### REASONS AND CONSIDERATIONS

Having regard to the decision of the planning authority to refuse permission on the grounds that to permit the proposed development would materially contravene the provisions of the Louth County Development Plan 2015 - 2021 in respect of Development Zone 4 (greenbelt around urban centres of Dundalk, Drogheda and Ardee), Policy RD38 (exclusion of multi-unit residential development) and Policy SS54 (a clear break of 300 metre break between settlement boundaries and permitted development along public roads), it is considered that, notwithstanding the planning permission granted for site development works under Planning Authority Ref. No. 15/410, that the Board is precluded from granting outline permission in this instance having regard to the provisions of S.37(2)(b) of the Act.

Board Member: \_\_\_\_\_  
Nicholas Mulcahy

Date: April 26<sup>th</sup>, 2016