



## Board Direction

**Ref: PL10.246875**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15<sup>th</sup> November 2016. The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

Belview Port is identified as a Port of National Significance (Tier 2) in the National Ports Policy 2013, having good transport connectivity in its rail and national road links. The South East Regional Planning Guidelines 2010 – 2022 state that Belview Port is of regional and national importance for import and export trade. The Kilkenny County Development Plan 2014 – 2020 recognises Belview Port as a strategic national, regional and county asset, and identifies the port as being a nationally and regionally important strategic location for enterprise and employment. The site of the proposed development is designated with a Port Facilities and Industry zoning objective in the Ferrybank - Belview Local Area Plan 2009 – 2020, which objective is to allow for the further development and expansion of port facilities and associated industries. The proposed development would occupy a substantial extent of land that is zoned for port-related uses over a significant 30-year time period with a development that is not port related and has no location-based requirement to occupy such zoned lands. It is considered that the proposed development would prejudice the orderly expansion of Belview Port, would compromise the development of port-related industry, would be contrary to the land use zoning objective set out in the Local Area Plan, and would contravene national policy, regional planning guidelines and the policies set out in the County Development Plan in relation to the development and expansion of the strategic port area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

#### Notes:

- (i) The Board shared the Inspector's concerns in relation to access and associated tree loss and landscape intervention but considered that examination of other access options might have addressed this matter were it not for the substantive reason for refusal.
- (ii) It was noted that the concerns expressed by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs might have been addressed by means of design, had those concerns been found to be material; however, it was considered that this approach might also have visual implications that would require to be assessed.

Board Member: \_\_\_\_\_ Date: 24<sup>th</sup> November 2016  
Fionna O' Regan