



An
Bord
Pleanála

Board Direction
BD-002353-19
ABP-302032-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is located within Development Zone 4 of the Louth County Development Plan 2015-2021 which is 'to provide for a greenbelt area around the urban centres of Dundalk, Drogheda and Ardree'. The Board considers that the proposed development, which it considered to be industrial/commercial in character, would materially contravene the zoning objective relating to development zone 4 and its associated policies RD37 and RD38. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development is partially located within the settlement boundary of Kilcurry village which is a Level 4 village within the county settlement hierarchy of the Louth County Development Plan 2015-2021 where the role of Level 4 villages is to serve a smaller rural catchment, provide local services with some smaller scale rural enterprises. Policy SS1 seeks to maintain the settlement hierarchy within the county. The Board considers that the proposed development, which it considered to be industrial/commercial in character, would materially contravene the county settlement hierarchy and the

associated policy SS1 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the undulating nature of the landscape, the level of cut and fill of soil and rock required to accommodate the proposed development, in addition to the scale of the development and the proposed berm, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, and would militate against the preservation of the rural environment and natural landscape, contrary to policy HER 10 of the Louth County Development Plan 2015-2021, and would set an undesirable precedent for other developments within the greenbelt zoned area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/02/2019

Maria FitzGerald