



An  
Bord  
Pleanála

**Board Direction**  
**BD-003090-19**  
**ABP-303665-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/05/2019.

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 development lands are zoned 'RU' – 'To protect and improve rural amenity and to provide for the development of agriculture', in the current development plan for the area. The proposed aparthotel would not be conducive to securing the objective of this zoning; in that it would not result in the protection or improvement of rural amenity. The proposed development would, therefore, materially contravene a development objective in the development plan for the zoning of land solely or primarily for agricultural use, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The location of the proposed aparthotel on lands immediately outside of the Newcastle Local Area Plan development boundary would represent an unplanned and haphazard form of development which would militate against any planned future extension of the Local Area Plan boundary in this area. The proposed development would, therefore, be premature, and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/05/2019

---

Maria FitzGerald