



An
Bord
Pleanála

Board Direction
BD-003407-19
ABP-303906-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/06/2019.

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

Reasons and Considerations

1 On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European sites Dundalk Bay SAC (site code 000455) and Dundalk Bay SPA (site code 004026), or any other European site, in view of the sites Conservation Objectives. In such circumstances the Board is precluded from granting permission.

2 Having regard to the excessive bulk and scale of the proposed staff accommodation building and its proximity to the regional road it is considered that the proposal would constitute an obtrusive development in this rural area which would detract from the visual amenities of the area.

3 On the basis of the information provided with the application and appeal the Board is not satisfied that the proposed equestrian facility can be adequately accommodated within the site or that elements of the development located in an

area at risk of flooding are justified in terms of flood risk, accordingly the proposed development would be contrary to the proper planning and development of the area.

Board Member

Date: 27/06/2019

Terry Prendergast