



An  
Bord  
Pleanála

**Board Direction**  
**BD-006047-20**  
**ABP-306896-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2020.

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 of the proposed development is located on lands zoned "Employment Mixed Use" [EM] under the Dundalk and Environs Plan 2009-2015 which is the operative plan for this area. It is the objective to provide for employment and supporting uses within this zone and residential development is not a permitted use. Furthermore, the site is located within the area of the Mullagharlin Framework Plan 2008 which seeks to create a business park of international quality and appeal. It is policy of the Framework plan that land uses which would compromise this vision will not be permitted. The proposed development is in conflict with the underlying zoning objective for the area and would compromise the achievement of the objectives of the Framework Plan. Accordingly, it is considered that the proposed development would contravene materially the policies and objectives of the Development Plan for the area and would therefore be contrary to the proper planning and sustainable development of the area.
2. The entrance to the proposed development is located on the Local Road L7164. The applicant has failed to demonstrate that adequate sightlines are achievable at this location and as such it is considered that the proposed

development would endanger public safety by reason of a traffic hazard and obstruction of other road users.

**Board Member**

**Date:** 03/07/2020

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Stephen Bohan