



An
Bord
Pleanála

Board Direction

BD-007537-21

ABP-307705-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2021.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development is located in close proximity to the Charleville Junction on the M1 Motorway (Junction 14). This is a rural interchange as defined by the Louth County Development Plan 2015-2021. Policy EDE 13 of the Development Plan has the objective to resist development at rural-related motorway interchanges. This policy is considered reasonable in order to maximise the benefits accruing to the county from the motorway and to regulate development in a sustainable and appropriate manner along its route.

Accordingly, it is considered that the proposed development would contravene this policy provision of the Development Plan, would set an undesirable precedent for further development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would be in accordance with Development Plan policy EDE 13, notwithstanding other developments in the vicinity, nor did it consider that the proposed development represented sustainable and appropriate development at this location in close proximity to the motorway.

Board Member

Date: 15/02/2021

Terry Prendergast