

An  
Bord  
Pleanála

**Board Direction**  
**BD-011673-23**  
**ABP-310829-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2023.

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

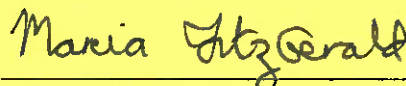
#### **Reasons and Considerations**

1. The proposed development is in a rural area, on lands zoned as Rural Housing Policy Zone 2 in the Louth County Development Plan 2021-2027. The policies and objectives of the development plan (Policy Objective EE 55 and EE 59) direct employment activities to settlements or appropriate locations in rural areas. Taken in conjunction with the existing residential properties in the immediate vicinity, it is considered the principle of locating of a waste processing facility on this unserviced site is not acceptable and does not come within the scope of the economic and rural objectives of the Development plan. The proposed development would, therefore, contravene materially the development objective as set out in the development plan and be contrary to the proper planning and sustainable development of the area
2. It is considered, based on the information provided in the Environmental Impact Assessment Report, that the nature, scale, siting, and operation of the proposed waste recovery and recycling facility, has the potential to seriously injure the residential amenities of properties in immediate proximity to the proposed development site, by reason of air quality and noise effects. The

proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the information provided in the Environmental Impact Assessment Report submitted within the planning application in relation to geology, hydrogeology, and hydrology in the vicinity of the site, the Board is not satisfied, that the groundwater reserves would not be significantly diminished by reason of abstraction and failure to recharge satisfactorily, notwithstanding the proposed use of rainwater harvesting for the processing facility. In this regard, the proposed development has the potential to have a negative impact on water bodies within the catchment of the site achieving/maintaining a "Good Water Status" as required under the Water Framework Directive. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member

  
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Maria FitzGerald

Date: 23/01/2023