

An  
Bord  
Pleanála

**Board Direction**  
**BD-012252-23**  
**ABP-311659-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/05/2023.

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

#### **Reasons and Considerations**

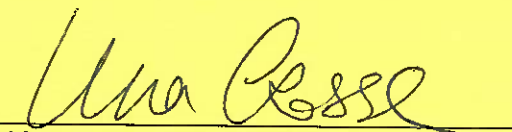
1. The site of the proposed development is located on unzoned land outside of the settlement boundary of Collon, in a rural area within the Collon Uplands which is designated as an Area of High Scenic Quality, (AHSQ4). Policy EE3 of the Louth County Development Plan 2021-2027 seeks to direct new employment related development to settlements where services are available, and where lands have been identified for such uses. Proposals for employment development in rural areas will be considered where the proposed use has locational requirements that can only be accommodated in a rural location and where this has been adequately demonstrated. It is considered that the proposed development of office, light industry and warehousing has no specific locational requirements which necessitate its location at this rural, unzoned and unserved location and would, thereby, contravene this development plan policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located in an Area of High Scenic Quality, (AHSQ4). It is considered that the proposed development, by reason of its nature, scale and extent in addition to the proposals to remove the existing northern boundary would result in an inappropriate form of development within the rural area and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to Policy Objective NGB37 of the Louth County Development Plan 2021-2027, and contrary to the proper planning and sustainable development of the area.
3. Having regard to the rural location of the proposed development, to the nature of the employment uses proposed and the lack of public transport and / or pedestrian and cycle connections to the site, it is considered that the proposed development, which would be principally dependent on private car transport, would lead to the creation of an unsustainable car dependent development. The proposed development would, thereby, be contrary to the proper planning and sustainable development of the area.

Note

The Board also considered that the information provided with the application had not satisfactorily addressed the matter of the potential impact of the proposed excavation and importation of soil and material on the water quality of the Mattock River and the River Boyne into which it flows. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member

  
Una Crosse

Date: 23/05/2023