

An
Bord
Pleanála

Board Direction
BD-016056-24
ABP-314991-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/04/2024.


The Board decided on a vote of two to one, to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is the policy of the Louth County Development Plan 2021-2027 in the first instance to direct development proposals for engineering/manufacturing enterprises to settlements where services are available and lands have been identified for employment uses. Such proposals can be appropriate to the rural area where the proposed use has locational or resource-based requirements or is a development of regional or national importance and the development is compatible with the surrounding area. It is considered that the development is not of regional or national importance and has no specific locational requirements which necessitate its location at this rural, unzoned and unserviced location. Having regard to this and to the proximity of the development to the settlements of Dunleer, which is designated as a self-sustaining growth town under the Louth County Development Plan 2021-2027, and Drogheda, which is designated as a regional growth centre under said Plan, and to the substantial lands zoned for 'E1 General Employment' within these settlements, it is considered that the development would not be in accordance with Section 5.19.3 of the Louth County Development Plan 2021-2027. Furthermore, due to the nature of the development and to the location of the development in close proximity to residential properties, it is considered that the development would seriously injure

the residential amenity of properties in the vicinity by reason of noise and general disturbance associated with the process of steel fabrication, and, therefore, would depreciate the value of properties in the area. It is therefore considered that the development is not compatible with the surrounding area, would contravene policy objectives EE 55 and EE 59 of the Louth County Development Plan 2021-2027 and would be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Bohan

Date: 11/04/2024