



An  
Bord  
Pleanála

**Board Direction**  
**BD-015148-24**  
**ABP-315369-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/01/2024.

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

### **Reasons and Considerations**

Having regard to the documentation submitted with the application and appeal, the Board is not satisfied that there is a tourist product/demand at this location that would justify the proposed development at a location outside the established settlement boundary of Clogherhead. The proposed development is therefore considered to be contrary to policy objectives TOU 29 and TOU 30 of the Louth County Development Plan 2021-2027 which seeks to encourage new caravan parks and glamping sites to locate within existing settlements. Further to this, there is no footpath linkage between the site and Clogherhead and it is considered that pedestrian movements along the regional road (R166) would present a road hazard given the lack of pedestrian infrastructure. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and would set an undesirable precedent for other similar

inappropriate development in the vicinity. For this reason, the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**



Liam Bergin

**Date:** 22/01/2024