



An  
Bord  
Pleanála

**Board Direction**  
**BD-016338-24**  
**ABP-317757-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2024.

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

**Reasons and Considerations**

The proposed development is contrary to policy objectives IU 45 and NBG37 of the Louth County Development Plan 2021-2027 (as varied) in that, due to its excessive height and scale and a lack of screening at this elevated and prominent location, it will have a serious negative impact upon the visual amenity of this area of high scenic quality (AHSQ 2) and the Tentative World Heritage Site of Monasterboice when viewed from the surrounding roads, particularly the R132 to the southeast, Kieran's Cross Road to the north and the local public road to the east. This proposal is therefore contrary to the proper planning and sustainable development of the area.

The Board considered that the proposed development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Board concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended, and, therefore, no preliminary examination, screening for environmental impact assessment, or environmental impact assessment is required.

**Board Member**

  
Stephen Bohan

**Date:** 16/05/2024