

An
Bord
Pleanála

Board Direction
BD-019404-25
ABP-319208-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/04/2025.

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

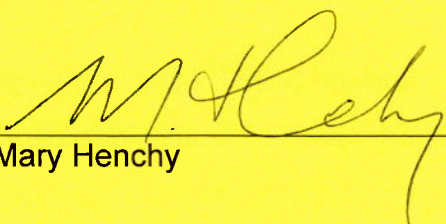
Reasons and Considerations

1. Having regard to the submitted surface water management proposals, including the lack of survey and testing information or details in relation to surface water treatment and ground levels across the site; and having regard to the proximity of the proposed development to the Castletown river system within the site, and the potential for significant detrimental impacts in that regard; it is consider that provision of appropriate surface water drainage systems have not been clearly demonstrated having regard to the requirements of Policy Objectives IU19 and ENV15 of the Louth County Development Plan 2021-2027.
2. Having regard to the nature and proximity of development along and over the Castletown river system within the site, and the lack of details submitted in relation to the proposed works, including details of surface water management, ground level changes, and construction management; and having regard to the nature and content of the submitted Appropriate Assessment screening report, and to the findings of the Appropriate Assessment screening of the proposed development undertaken by the Board, it is consider that the application has not demonstrated that the proposed development would protect and conserve areas

designated under the EU Habitats and Birds Directives in relation to Dundalk Bay Special Area of Conservation and Dundalk Bay Special Protection Area and as such has not demonstrated due regard to or compliance with Policy Objective NBG3 of the Louth County Development Plan 2021-2027. On the basis of the information on file, the Board is not satisfied that the proposed development, either individually or in combination with other projects, would not be likely to have a significant effect on the European Sites Dundalk Bay Special Area of Conservation and Dundalk Bay Special Protection Area.

Note: The Board noted the additional two reasons for refusal recommended by the Inspector, regarding the nature and extent of development within 10 meters of a stream and the works proposed to provide the access being outside the applicant control. The Board may have required the applicant to respond to these issues but considered, due to the substantive reasons for refusal, not to do so. These matters should be addressed in any future application.

Board Member


Mary Henchy

Date: 07/04/2025