



An
Bord
Pleanála

Board Direction
BD-019237-25
ABP-320480-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2025.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The applicant has failed to adequately demonstrate a locational or resourced-based, regional or national requirement for a commercial development of the type proposed in this rural location and would therefore conflict with the provisions of section 5.19.3 of the Louth County Development Plan 2021-2027. While it is a policy objective of the planning authority to support rural entrepreneurship and rural enterprise development of an appropriate scale at suitable locations in the county, as indicated in Policy Objective EE55 in the said development plan, it is considered that the scale of the commercial development proposed is not appropriate nor the location suitable for such a use, the proposed development would, therefore, conflict with Policy Objective EE55. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, in this instance, the applicant had failed to demonstrate that a commercial development of the type and scale proposed is justified in this rural location. The primary/majority use of the structure on site relates to the importation

and storage/warehousing of ice cream machinery and imported ice cream mixes, the Board considered that such a use does not appear to constitute a locational or resourced-based linkage to this specific rural area and such commercial use would be better located on suitably zoned and serviced land within designated development boundaries. The Board agreed with the planning authority that such a development of the scale and type proposed in this rural area would set an undesirable precedent for similar developments on unserviced land in the rural area.

Board Member



Tom Rabbette

Date: 19/03/2025