



An
Bord
Pleanála

Board Direction
BD-018786-25
ABP-320564-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2025.

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

Reasons and Considerations

1. The proposed development and the development proposed to be retained relates to the storage of heavy plant machinery and material on a site in the rural area, associated with a reinforced concrete framing business. It is considered that the use would have no specific locational requirements which would necessitate its location in this rural area and would, therefore, not be supported by Policy Objective EE 55 (Rural Enterprise) of the Louth County Development Plan 2021-2027. By reason of the nature and rural location of the development proposed to be retained and the proposed development, the proposal would be considered contrary to Policy Objective EE 3 of the development plan, which seeks to facilitate and support the sustainable growth of the economy in County Louth and the sustainable and compact growth of urban areas, whilst maintaining and improving environmental quality. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Policy Objective IU 19 of the Louth County Development Plan 2021-2027 requires the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development, including extensions to existing developments. By virtue of the scale, in terms of surface area, of impervious surfaces constructed on the site and having regard to the information on file, the Board is not satisfied that the applicant has demonstrated that the arrangements for dealing with surface water generated by the development to be retained are adequate to cater satisfactorily for the development, contrary to Policy Objective IU 19. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the information on file, the Board is not satisfied that the development proposed to be retained would not have a significant effect on the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299), River Boyne and River Blackwater Special Protection Area (Site Code: 004232) or any other European Site, in view of the sites' conservation objectives. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board did not attach the inspector's recommended reason for refusal number 2 to it's order as the Board did not agree with the inspector that the development proposed to be retained would result in a serious and negative impact on the landscape, contrary to Policy Objective NBG 37 and Policy Objective NBG 40 of the development plan. Instead, the Board was satisfied that the development proposed to be retained is not prominently visible from the scenic route and concluded that having regard to the modest scale of the

development, particularly in terms of the buildings and yard proposals, the development proposed to be retained would not result in unacceptable (serious and negative) impacts on the landscape or be contrary to the proper planning and sustainable development accordingly.

Board Member

Patricia Calleary

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Date: 30/01/2025