



The submissions on this file and the Inspector's report were considered at a meeting held on 11 June 2026.

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

Planning Commissioner:

Patricia Calleary

Patricia Calleary

Date:

11th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is the policy of the planning authority, as set out in the Louth County Development Plan 2021-2027, to permit development proposals for enterprises in rural areas where the proposals are either small scale or rural based indigenous activities and that the uses have specific rural locational requirements that can only be accommodated in a rural location and that the uses could not be

accommodated on zoned serviced lands within the towns as per the provisions of Section 15.9.3 and specific policy objectives EE55 and EE56 within the Plan. These policies are considered to be reasonable. It is considered that the proposals for which permission is being sought would contravene these policy objectives within the Plan. Given the absence of site-specific locational requirements which necessitate its location within this rural, unserviced and unzoned location and which is not specifically related to this rural area and would be more appropriately located on serviced, zoned lands within the designated settlements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale of the proposed development and the traffic to be generated by it, it is considered that the additional traffic associated with the proposed development would endanger public safety by reason of a traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists.