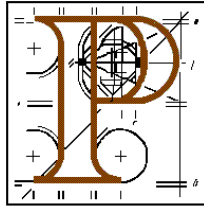


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Louth County

Planning Register Reference Number: 15/457

An Bord Pleanála Reference Number: PL 15.245479

APPEAL by Martin McKeown care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 20th day of August, 2015 by Louth County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention and completion of a partially built structure, roof top lawn and staircase and permission for the proposed use of the structure for home based economic use (tour operator- commercial scuba diving) and all associated site development works, all at Upper Faughart, Dundalk, County Louth.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the provisions of Section 3.3.1 – ‘Rural Enterprise’ as set out in the Louth County Development Plan 2015-2021, wherein it is stated that “such proposals must demonstrate that they are intrinsically linked to the rural area and cannot be operated from existing urban settlements in County Louth”, to Policy RD4 of the said Development Plan, which seeks to “encourage the development of alternative rural-based enterprises including home-based enterprises’ where such proposals demonstrate that they have a “site specific link to the rural area” and to the nature and extent of the proposed commercial development on a constrained residential site, it is considered that the proposed development and the development proposed to be retained would be contrary to Section 3.3.1 and Policy RD4 of the Plan as the development and the development to be retained are not intrinsically or specifically linked to this rural area, would seriously injure the residential amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.