

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Louth County

Planning Register Reference Number: 15/520

An Bord Pleanála Reference Number: PL 15.246173

APPEAL by Eileen Kirk care of Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, County Louth against the decision made on the 22nd day of January, 2016 by Louth County Council to grant subject to conditions an outline permission to Handlova Limited trading as Cooley Spring Water care of P. Herr and Associates of 2 Jocelyn Place, Dundalk, County Louth.

PROPOSED DEVELOPMENT: Construction of a 4,500 square metres single storey leisure centre incorporating car parking, landscaping and associated site development works, and demolition of a derelict non-habitable derelict cottage and outbuildings at Redcow, Old Newry Road, Dundalk, County Louth as amended by the revised public notice received by the planning authority on the 5th day of January, 2016.

DECISION

REFUSE outline 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 lack of foul sewerage infrastructure serving the subject land, it is considered that development of the kind proposed on the land would be premature by reference to an existing deficiency in the provision of sewerage facilities. The Board is not satisfied, in the absence of information to the contrary, that there may be an existing and more suitably located premises available that would be a more appropriate venue for the development proposed. The Board queried the appropriateness of seeking outline permission for a proposed development of this nature.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the above issues militated against acceptance of the recommendation in this case.

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

Dated this day of 2016.