



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 17/730

APPEAL by Great Northern Distillery care of HW Planning of 5 Joyce House, Barrack Square, Ballincollig, County Cork against the decision made on the 12th day of June, 2018 by Louth County Council to refuse permission.

Proposed Development: A ten-year permission for the development of a whiskey warehouse facility consisting of 13 number maturation warehouses, ancillary buildings, structures and all ancillary site development works on a site within an area of 45 hectares (111 acres). The proposed development also provides for the creation of a site for community use with access via an upgraded existing entrance from Church Road. Each proposed warehouse has a gross floor area of approximately 4,000 square metres divided into two number 2,000 square metres compartments, has a typical ridge height of approximately 10 metres and includes mounted external lighting and CCTV cameras. Ancillary buildings and structures include a single storey facilities building which will include a forklift garage, two number water tanks with ancillary pumphouse, Electricity Supply Board substation, one number public lighting pole incorporating CCTV surveillance camera. Ancillary site development works include the demolition of existing derelict outhouses and stables, installation of a septic tank and associated percolation area, two number bored wells, fire water retention pond and a surface water attenuation

system consisting of two number attenuation basins with a proposed outfall to the Kilcurry River, staff parking area, berming, landscaping, perimeter fencing and gates. Access to the proposed development will be via a new entrance from the R177 Armagh Road and a secondary access is proposed via an upgraded existing entrance from Church Road. The proposed development relates to the provision of an establishment to which the Major Accident Directive applies. All at Kilcurry, County Louth. Further public notices were received by the planning authority on the 7th day of March, 2018.

Decision

REFUSE permission for the above proposed development in accordance with 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

1. The site is located within Development Zone 4 of the Louth County Development Plan 2015-2021 which is 'to provide for a greenbelt area around the urban centres of Dundalk, Drogheda and Ardree'. The Board considered that the proposed development, which it considered to be industrial/commercial in character, would materially contravene the zoning objective relating to Development Zone 4 and its associated policies RD37 and RD38. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development is partially located within the settlement boundary of Kilcurry village which is a Level 4 village within the county settlement hierarchy of the Louth County Development Plan 2015-2021 where the role of Level 4 villages is to serve a smaller rural catchment, provide local services with some smaller scale rural enterprises. Policy SS1 seeks to maintain the settlement hierarchy within the county. The Board considered that the proposed development, which it considered to be industrial/commercial in character, would materially contravene the county settlement hierarchy and the associated policy SS1 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the undulating nature of the landscape, the level of cut and fill of soil and rock required to accommodate the proposed development, in addition to the scale of the development and the proposed berm, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, and would militate against the preservation of the rural environment and natural landscape, contrary to policy HER 10 of the Louth County Development Plan 2015-2021, and would set an undesirable precedent for other developments within the greenbelt zoned area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.