



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 181084

APPEAL by Philip McKevitt care of Joe Mulholland of Feede Cross, Dundalk, County Louth against the decision made on the 19th day of February, 2019 by Louth County Council to grant subject to conditions a permission to Laurence Breen care of John Spain Associates, Planning and Development Consultants of 39 Fitzwilliam Place, Dublin.

Proposed Development: Demolition of an existing house, demolition and site clearance of existing mushroom houses and outbuildings and associated services and the development of a bloodstock facility including adaptive reuse and redevelopment of the original flax manufacturing factory to accommodate hospitality suites and ancillary facilities: a horse parade arena, foaling stables building with night watch grooms accommodation, staff accommodation building, horse walker, lunging pen, horse paddocks, redevelopment of walled garden area, temporary security and site management building, proprietary wastewater system and site development works on a site of approximately 6.88 hectares at Aghaboys, Mountpleasant, Dundalk, County Louth.

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. On the basis of the information provided with the application and the appeal and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not be likely to have a significant effect on European Sites Dundalk Bay Special Area of Conservation (Site Code: 000455) and Dundalk Bay Special Protection Area (Site Code: 004026), or any other European site, in view of the sites' conservation objectives. In such circumstances the Board is precluded from granting permission.
2. Having regard to the excessive bulk and scale of the proposed staff accommodation building and its proximity to the regional road it is considered that the proposed development would constitute an obtrusive development in this rural area which would detract from the visual amenities of the area.

3. On the basis of the information provided with the application and the appeal the Board is not satisfied that the proposed equestrian facility can be adequately accommodated within the site or that elements of the development located in an area at risk of flooding are justified in terms of flood risk, it is considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019