



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19/1104

APPEAL by Keith Uí Chonghaile care of EHP Services of 154 Riverside Drive, Red Barnes Road, Dundalk, County Louth against the decision made on the 17th day of February, 2020 by Louth County Council to refuse permission.

Proposed Development: A dwellinghouse, wastewater treatment system and associated site development works at Mullagharlin Road, Mullagharlin, 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. The site of the proposed development is located on lands zoned “Employment Mixed Use” [EM] under the Dundalk and Environs Plan 2009-2015 which is the operative plan for this area. It is the objective to provide for employment and supporting uses within this zone and residential development is not a permitted use. Furthermore, the site is located within the area of the Mullagharlin Framework Plan, 2008 which seeks to create a business park of international quality and appeal. It is policy of the Framework plan that land uses which would compromise this vision will not be permitted. The proposed development would be in conflict with the underlying zoning objective for the area and would compromise the achievement of the objectives of the Framework Plan. Accordingly, it is considered that the proposed development would materially contravene the policies and objectives of the current development plan for the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The entrance to the proposed development is located on the Local Road L7164. The applicant has failed to demonstrate that adequate sightlines are achievable at this location and it is, therefore, considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of other road users.

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

Dated this day of 2020.