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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 20326**

**APPEAL** by Niall and Adrienne Reilly care of Harmon McCarthy Projects Limited of Number 5 Baldara Court, Ashbourne, County Meath against the decision made on the 10<sup>th</sup> day of July, 2020 by Louth County Council to refuse permission.

**Proposed Development:** Construction of a new open animal farm with associated pathways, gates and shelters, a 153.9 square metre farm shop with ancillary tea room, 18 number car parking spaces, alterations to existing site entrance, new wastewater treatment system and all associated site works at Dromgoolestown, Stabannon, 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**

The proposed development is located in close proximity to the Charleville Junction on the M1 Motorway (Junction 14). This is a rural interchange as defined by the Louth County Development Plan 2015-2021. Policy EDE 13 of the Development Plan has the objective to resist development at rural-related motorway interchanges. This policy is considered reasonable in order to maximise the benefits accruing to the county from the motorway and to regulate development in a sustainable and appropriate manner along its route.

Accordingly, it is considered that the proposed development would contravene this policy provision of the Development Plan, would set an undesirable precedent for further development, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would be in accordance with Development Plan policy EDE 13, notwithstanding other developments in the vicinity, nor did it consider that the proposed development represented sustainable and appropriate development at this location in close proximity to the motorway.

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

**Dated this            day of            2021**