



Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 20/791

APPEAL by John Mulholland care of Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, County Louth and by Patrick and Sonia Griffin care of EHP Services care of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 17th day of September, 2021 by Louth County Council to grant subject to conditions a permission to Alan Gray care of Genesis Planning Consultants of 27 Patrick Street, Newry, County Down.

Proposed Development: Development consisting of the construction of a business park which will include for the following works:

1. The proposed development will consist of seven number separate buildings providing a total floor area of 7,647 square metres for light industrial and warehouse spaces each with associated offices, showrooms, access roads, footways, goods yards, parking, landscaping, fencing and site works.
2. Ancillary works will also include for provision of a well for water supply, provision of a water treatment facility and above ground storage tank for fire-fighting purposes within the curtilage of the site.
3. A proposed on-site treatment works for wastewater is also incorporated to include a pumping station and rising main which will discharge all treated effluent from the site to the existing public foul sewerage system.

4. Provision of associated on-line storage pond and attenuation as part of the surface water system along with provision of an oil interceptor prior to discharge to the adjacent watercourse.
 5. All ancillary site development/construction works to facilitate foul, water and service networks to include provision of an ESB substation.
- All at Kells Road, Collon, County Louth.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The site of the proposed development is located on unzoned land outside of the settlement boundary of Collon, in a rural area within the Collon Uplands which is designated as an Area of High Scenic Quality (AHSQ4). Policy EE3 of the Louth County Development Plan 2021-2027 seeks to direct new employment-related development to settlements where services are available, and where lands have been identified for such uses. Proposals for employment development in rural areas will be considered where the proposed use has locational requirements that can only be accommodated in a rural location, and where this has been adequately demonstrated. It is considered that the proposed development of office, light industry and warehousing has no specific locational requirements which necessitate its location at this rural, unzoned and unserviced location and would contravene the development plan policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The site of the proposed development is located in an Area of High Scenic Quality (AHSQ4). It is considered that the proposed development, by reason of its nature, scale and extent, in addition to the proposals to remove the existing northern boundary, would result in an inappropriate form of development within the rural area and would seriously injure the visual amenities of the area. The proposed development would be contrary to Policy Objective NBG 37 of the Louth County Development Plan 2021-2027, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the rural location of the proposed development, the nature of the employment uses proposed, and the lack of public transport and/or pedestrian and cycle connections to the site, it is considered that the proposed development, which would be principally dependent on private car transport, would lead to the creation of an unsustainable car dependent development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Una Crosse

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



Dated this *2nd* day of *June* 2023.