

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 201001

APPEAL by Arabtec Capital Unlimited care of Ger Fahy Planning of Mulhussey, Maynooth, County Kildare against the decision made on the 12th day of November, 2021 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Construction of two number warehouses, new access from the R132 Road and existing Centrepoint Business Park to the south, attenuation pond, wastewater treatment plant, raising ground levels of the entire site and all associated site development works, including landscaping and boundary treatments. On-site wastewater treatment plant, pumping station and rising main pipeline with outfall connecting to the Flurry River at Flurry Bridge. Provision of drinking water treatment plant with connection to new potable water well located on adjacent site and associated pipework across private/public roads. Associated access roads to/from the Dundalk/Newry R938, miscellaneous internal roads, parking areas, hard and soft landscaping, public lighting and all associated site development works, all at Carrickcarnan, Ravensdale, County Louth.

pm

Decision

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

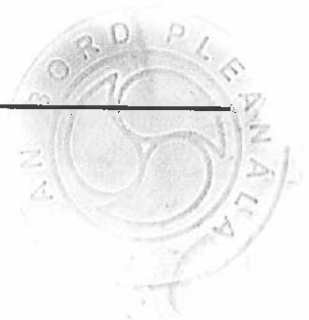
Reasons and Considerations

The proposed development is located on the R132, Carrickcarnan – Border Regional Road, which is designated as a Protected Regional Road in the Louth County Development Plan 2021-2027, and where new access points are restricted. The applicant has not sufficiently justified the proposed provision of an additional entrance onto the R132 – Protected Regional Road and has not demonstrated how the development would comply with any of the exemptions for new access, as set out in Table 7.10 of the Louth County Development plan. Therefore, the proposed development would be contrary to the policies and objectives of the Louth County Development Plan 2021-2027, and in particular Policy Objective MOV 56 and would not be in accordance with the proper planning and sustainable development of the area.



Peter Mullan

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



Dated this *22ND* day of *June*, 2023.