

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 21309

APPEAL by Arabtec Capital Unlimited care of Ger Fahy Planning of Mulhussey, Maynooth, County Kildare against the decision made on the 2nd day of December, 2021 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Change of use of building (referenced A on site plan) from ancillary storage to general storage with trade counter and subdivided into four units. Retention of vehicle parking and sales area referenced E. Retention of storage compounds F1, F4 and F5. Retention of structures J2, J3 and J4. Permission to demolish buildings H1 and H2 and re-build buildings (referenced as K1 and K2) with modern construction for general storage, all at Centrepoint Business Park, Carrickcarnan, Ravensdale, County Louth.

Decision

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

pm

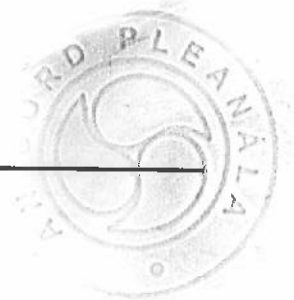
Reasons and Considerations

On the basis of the information provided with the planning 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 the Dundalk Bay Special Area of Conservation (Site Code: 000455) and the Dundalk Bay Special Protection Area (Site Code: 004026) or on any other European Site, in view of the sites' conservation objectives. In such circumstances, the Board is precluded from granting permission for the proposed development.



Peter Mullan

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



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