

An
Bord
Pleanála

Board Order
ABP-312244-21

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 211225

APPEAL by Paul Clarke care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 19th day of November, 2021 by Louth County Council to refuse permission.

Proposed Development: Permission for a new single storey dwellinghouse, septic tank and percolation area, new site entrance and associated site development works at Gibstown, Ardee Road, Dundalk, County Louth.

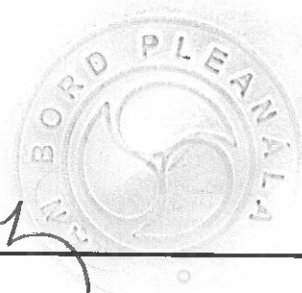
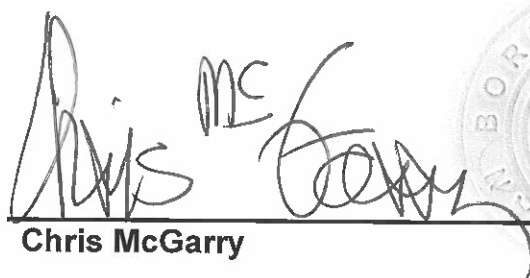
Decision

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

Reasons and Considerations

The site is located on lands zoned as L1 - Strategic Reserve, in the Louth County Development Plan 2021-2027 whereon it is an objective "to provide a land reserve for the orderly expansion of the settlement into the future".

Having regard to the above, it is considered that the proposed development, which is residential in nature, would be premature and would contravene the zoning objective of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this

12th day of **May**

2022