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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 22657**

**APPEAL** by Swift Engineering Services and Sales Limited care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 7<sup>th</sup> day of October, 2022 by Louth County Council to refuse permission for the proposed development.

**Proposed Development:** Retention permission for a change of use of an existing building (860 square metres) from a timber workshop and showroom (as permitted under Louth County Council planning register reference number 051008) to a steel fabrication workshop, together with associated internal amendments and alterations to the permitted parking area to the north of the workshop. Permission for the removal of existing parking immediately to the front of the workshop, the construction of a material storage area and vehicle turning/parking area to the west and south of the workshop and all associated ancillary site and development works; all at Rathgory, Dunleer, County Louth.

## **Decision**

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

## **Reasons and Considerations**

It is the policy of the planning authority, as set out in the Louth County Development Plan 2021-2027, in the first instance to direct development proposals for engineering/manufacturing enterprises to settlements where services are available and lands have been identified for employment uses. Such proposals can be appropriate to the rural area where the proposed use has locational or resource-based requirements or is a development of regional or national importance and the development is compatible with the surrounding area. It is considered that the development is not of regional or national importance and has no specific locational requirements which necessitate its location at this rural, unzoned and unserved location. Having regard to this and to the proximity of the development to the settlements of Dunleer, which is designated as a self-sustaining growth town under the Louth County Development Plan 2021-2027, and Drogheda, which is designated as a regional growth centre under said Plan, and to the substantial lands zoned for 'E1 General Employment' within these settlements, it is considered that the development proposed to be retained and the proposed development would not be in accordance with Section 5.19.3 of the Louth County Development Plan 2021-2027. Furthermore, due to the nature of the development and to the location of the development in close proximity to residential properties, it is considered that the development would seriously injure the residential amenity of properties in the vicinity by reason of noise and general disturbance associated with the process of steel fabrication, and, therefore, would depreciate the value of properties in the area. It is, therefore, considered that

the development proposed to be retained and the proposed development are not compatible with the surrounding area, would contravene policy objectives EE 55 and EE 59 of the Louth County Development Plan 2021-2027 and would be contrary to the proper planning and sustainable development of the area.



**Stephen Bohan**

**Member of An Bord Pleanála**

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



Dated this *17<sup>th</sup>* day of *April* 2024.