



Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 22/822

APPEAL by Andrew Markey care of Cornahilt Design Studios Limited of The Grove, Ballyjamesduff, County Cavan against the decision made on the 1st day of December, 2022 by Louth County Council to refuse permission.

Proposed Development: Construction of five number separate self-contained glamping pods, connection to existing public sewer, seven number car parking spaces, entrance and exits onto existing lane and all ancillary site works, all at Glaspistol, Clogherhead, County Louth.

Decision

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

Reasons and Considerations

Having regard to the documentation submitted with the planning application and the appeal, the Board is not satisfied that there is a tourist product/demand at this location that would justify the proposed development at a location outside the established settlement boundary of Clogherhead. The proposed development would be contrary to policy objectives TOU 29 and TOU 30 of the Louth County Development Plan 2021-2027 which seek to encourage new caravan parks and glamping sites to locate within existing settlements. Furthermore, in the absence of a footpath linkage between the site and Clogherhead, it is considered that pedestrian movements along the Regional Road (R166) would constitute a traffic hazard given the lack of pedestrian infrastructure. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment, would set an undesirable precedent for other similar inappropriate development in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 23rd day of January 2024.