



An
Bord
Pleanála

Board Order ABP-320480-24

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 24/60280

Appeal by Perfect Food Solutions care of Brady Hughes Consulting of 26 Magdalene Street, Drogheda, County Louth against the decision made on the 10th day of July, 2024 by Louth County Council to refuse permission.

Proposed Development: Retention of minor alterations to position of agricultural building granted under planning register reference number 15/349. Retention of change of use of agricultural building to warehouse with associated ancillary office, workshop and staff facilities. Permission for change of use of part of existing warehouse to manufacturing/milk processing area (100 square metres) specifically for the manufacture of ice cream mixes. Permission for new roadside boundary and entrance details, new soakaways, new wastewater treatment system, new site layout arrangements with designated parking areas and vehicle turning areas, together with new landscape details and all associated site development works. Permission for alterations to front boundary treatment adjoining house in the ownership of the applicant, all at Millgrange, Greenore, Dundalk, County Louth.

Decision

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

Reasons and Considerations

The applicant has failed to adequately demonstrate a locational or resourced-based, regional or national requirement for a commercial development of the type proposed in this rural location and would conflict with the provisions of Section 5.19.3 of the Louth County Development Plan 2021-2027. While it is a policy objective of the planning authority to support rural entrepreneurship and rural enterprise development of an appropriate scale at suitable locations in the county, as indicated in Policy Objective EE55 of the said development plan, it is considered that the scale of the commercial development proposed is not appropriate, nor the location suitable for such a use, and that the development would conflict with Policy Objective EE55. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, in this instance, the applicant had failed to demonstrate that a commercial development of the type and scale proposed is justified in this rural location. The primary/majority use of the structure on site relates to the importation and storage/warehousing of ice cream machinery and imported ice cream mixes; the Board considered that such a use does not appear to constitute a locational or resourced-based linkage to this specific rural area and that such commercial use would be better located on suitably zoned and serviced land within designated development boundaries. The Board agreed with the planning authority that such a development of the scale and type proposed in this rural area would set an undesirable precedent for similar developments on unserviced land in the rural area.



Tom Rabbette

Member of An Bord Pleanála

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

Dated this 26th day of March 2025.