

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 2460320

APPEAL by Tony Coffey care of McArdle Doyle Limited of Second Floor, Exchange Building, The Long Walk, Dundalk, County Louth against the decision made on the 25th day of July, 2024 by Louth County Council to refuse permission.

Proposed Development: Retention and permission for the following: (1) Retention of asphalt laneway and driveway in lieu of gravel finishes conditioned under Louth County Council grant reference 05/489 (An Bord Pleanála Reference 15.212574); (2) Temporary retention planning permission for a five year period for part change of use from agricultural land to agricultural storage yard; (3) Retention of two number portal frame structures buildings 05, 06 for associated agricultural use, retaining walls, 1.8 metres high stone-faced concrete walls, surface water drainage infrastructure and associated site development works; (4) Full planning permission for new underground reinforced concrete tank to attenuate the surface water and all associated site development works, all at Oriel Road, Collon, County Louth.


Decision

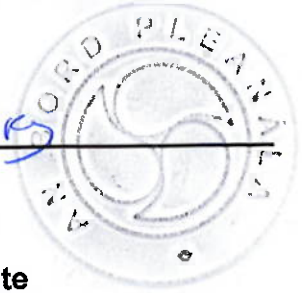
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development and the development proposed to be retained relates to the storage of heavy plant machinery and material on a site in the rural area, associated with a reinforced concrete framing business. It is considered that the use would have no specific locational requirements which would necessitate its location in this rural area and would, therefore, not be supported by Policy Objective EE 55 (Rural Enterprise) of the Louth County Development Plan 2021-2027. By reason of the nature and rural location of the development proposed to be retained and the proposed development, the proposal would be considered contrary to Policy Objective EE 3 of the development plan, which seeks to facilitate and support the sustainable growth of the economy in County Louth and the sustainable and compact growth of urban areas, whilst maintaining and improving environmental quality. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Policy Objective IU 19 of the Louth County Development Plan 2021-2027 requires the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development, including extensions to existing developments. By virtue of the scale, in terms of surface area, of impervious surfaces constructed on the site and having regard to the information on file, the Board is not satisfied that the applicant has demonstrated that the arrangements for dealing with surface water generated by the development to be retained are adequate to cater satisfactorily for the development, contrary to Policy Objective IU 19. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the information on file, the Board is not satisfied that the development proposed to be retained would not have a significant effect on the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299), River Boyne and River Blackwater Special Protection Area (Site Code: 004232) or any other European Site, in view of the sites' conservation objectives. The development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


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



Dated this 04 day of February 2025.