



Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2560773

Appeal by Ray and Max Butterly against the decision made on the 23rd day of January, 2026 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Permission for a proposed vehicular mechanical workshop and car sales showroom, car valeting area, external vehicle display parking, external signage, upgrading of existing agricultural vehicular entrance, new treatment system and percolation area and all associated site development works at Clonmore, Togher, County Louth.

Decision

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

Reasons and Considerations

1. It is the policy of the planning authority, as set out in the Louth County Development Plan 2021-2027, to permit development proposals for enterprises in rural areas where the proposals are either small scale or rural based indigenous activities and that the uses have specific rural locational requirements that can only be accommodated in a rural location and that the uses could not be accommodated on zoned serviced lands within the towns as per the provisions of Section 5.19.3 and specific policy objectives EE 55 and EE 56 as set out in the Plan. These policy objectives are considered to be reasonable. It is considered that the proposed development for which permission is being sought would contravene these policy objectives within the Plan. Given the absence of site-specific locational requirements which necessitate the location of the proposal within this rural, unserviced and unzoned location, it is considered that the proposed development would not be specifically related to this rural area and would be more appropriately located on serviced, zoned lands within the designated settlements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale of the proposed development and the traffic to be generated by it, it is considered that the additional traffic associated with the proposed development would endanger public safety by reason of a traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists.

Patricia Calleary

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 16th day of June 2026

