



Board Direction

Ref: PL15.245685

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd February 2016.

The Board decided to refuse outline permission and permission generally in accordance with the Inspector's recommendation, subject to the amendments shown below.

REASONS AND CONSIDERATIONS

1. It is considered that the proposed development would constitute undesirable random development in a rural area outside lands zoned for residential development and under strong urban influence, would lead to demands for the provision of public services and facilities where none are proposed, would represent an undesirable precedent for other relevant development and would be contrary to policies set out in the Louth County Development Plan 2015-2021 (specifically in map 3.1 'Development Zones'). The PD would therefore be contrary to the PP and SD of the area.
2. Having regard to the free-draining nature of the subject lands as revealed in the site characterisation tests, to their proximity to surface water features which are hydraulically connected to the adjoining Natura sites at Carlingford Lough and to the susceptibility of neighbouring lands to fluvial and coastal flooding, it is considered that the subject lands are not suitable for the disposal of foul effluent, irrespective of the design solutions employed.
3. It is considered that the requirement to remove a substantial section of existing road boundary to facilitate the achievement of the required

sight lines at the proposed entrance would result in unacceptable visual impacts in this rural setting.

4. It is considered that the proposal to access the lands from Local Road LS-7066-0 would lead to intensification of use on this substandard road and therefore endanger public safety by reason of traffic hazard.

Board Member: _____ Date: 22nd February 2016
G.J. Dennison