



Board Direction

Ref: PL15.245923

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th March 2016.

The Board decided to refuse permission in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

The proposed development is located in an area designated as Development Zone 5 in the Louth County Development Plan 2015 – 2021, the strategic objective for which seeks “to protect and provide for the development of agriculture and sustainable rural communities and to facilitate certain resource based and location-specific development of significant regional or national importance.” Having regard to its nature and scale, it is considered that the proposed development would be out-of-keeping with the rural character of the area, and by itself and by the precedent it would set for similar undesirable development, would give rise to light pollution and would exacerbate an increasing pattern of suburbanisation of this rural area. The proposed development would, therefore, seriously injure the visual amenities of the area and of property in the vicinity, would fail to comply with the strategic development objective for this area as set out in the Development Plan, and would 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, notwithstanding its somewhat secluded location, the impacts arising from the proposed development would be unacceptable in this rural area in the absence of a demonstrated need for the proposed development, including the need for the poles, the location of the lighting unattached to the house or to entrance wing/pier walls, or information on hours of operation or the use of motion sensors.

Board Member: _____ Date: 1st April 2016
Fionna O' Regan