



Board Direction

Ref: 15.245951

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th, April 2016.

The Board decided to refuse outline planning permission generally in accordance with the Inspector's recommendation, for the reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

1. The proposed development is located within Development Zone 3 – 'To protect the recreational and amenity value of the coast' as designated under the Louth County Development Plan 2015-2021. On the basis of the documentation submitted with the application and appeal the Board considers that the applicant does not come within the scope of the qualifying criteria for rural housing applicants within Development Zone 3 as set out in Section 2.19.1 of the Development Plan. In these circumstances, it is considered that the proposed development of a dwelling in this rural coastal location would contravene Policy SS 18 and Policy SS 19 and Policy RD 35 of the Louth County Development Plan 2015-2021 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 20th, April 2016
Paddy Keogh