



An
Bord
Pleanála

Board Direction
PL15.246052

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 9th 2016.

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

REASONS AND CONSIDERATIONS

1. The proposed development is located in a rural area within an Area under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005. It is an objective of the planning authority, as expressed in the current development plan, to channel housing into the identified settlements in accordance with the Core Strategy, and to require that qualifying criteria are met for rural housing in accordance with Policy RD29 and Policy SS18 of the Louth County Development Plan 2015. This objective is considered reasonable. The applicant does not come within the scope of the qualifying criteria for rural housing as set out in Section 2.19.1 of the County Development Plan and as such the proposed development is contrary to the objectives of the Louth County Development Plan 2015-2021. Furthermore, taken in conjunction with existing and permitted development in the area, it is considered that the proposed development would give

rise to an excessive density of development in a rural area, all served by individual wastewater treatment systems. This would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed, and would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the pattern of development in the vicinity, and to the means of wastewater disposal proposed, it is considered that the proposed development would add to a proliferation of septic tanks and individual waste water treatment systems in an area which is identified by the Environmental Protection Agency as an area under very high risk of pollution from domestic waste water systems. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Board Member

Paul Hyde

Date: 9th June 2016