



An
Bord
Pleanála

Board Direction

PL15.248737

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th December 2017.

The Board decided to refuse outline permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development is located in an area designated as under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities (DOEHLG 2005) wherein it is policy to distinguish between an urban-generated and a rural-generated housing need in rural areas. The site is located on lands zoned Z5 in the Louth County Development Plan 2015-2021 where the objective is to protect and provide for the development of agriculture and sustainable rural communities and to facilitate certain resourced based and location specific developments of significant regional or national importance. Critical infrastructure projects of local, regional or national importance will also be considered within this zone. On the basis of the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has demonstrated a rural-generated housing need for a house at this location. The proposed development would, therefore, give rise to demands for the provision of public services and community facilities, and would contravene the Ministerial Guidelines and

be contrary to the zoning provisions of the Louth County Development Plan 2015-2021.

2. Having regard to the groundwater flow and the sloping nature of the ground within the site, and the proximity of the proposed sand polishing filter to a site boundary drain considered likely to be hydraulically connected through surface water features to the European sites at Carlingford Lough Special Protection area (Site Code: 004078) and Carlingford Shore Special Area of Conservation (Site Code: 002306), the Board is not satisfied on the basis of the information submitted that the subject lands are suitable for the disposal of foul effluent. The Board therefore cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on Carlingford Lough Special Protection Area (Site Code: 004078) and Carlingford Shore Special Area of Conservation (Site Code: 002306) or any other European site, in view of the sites' Conservation Objectives. In such circumstances, the Board is precluded from granting outline permission for the development.
3. The site is located on a minor road which is substandard in terms of width and alignment and deficient in public footpaths, cycle paths or median line. It is considered that the requirement to remove a substantial section of existing roadside boundary to facilitate the achievement of the required sightlines at the proposed entrance would result in unacceptable visual impacts on the landscape in this rural setting.

Board Member

Date: 21st December 2017

Maria FitzGerald