



An  
Bord  
Pleanála

**Board Direction**  
**BD-000693-18**  
**ABP-300462-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 16<sup>th</sup> 2018.

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

### **Reasons and Considerations**

The proposed development is located in an area designated as under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 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, and in particular having regard to the nature and location of the applicant's employment, the Board is not satisfied that the applicant has demonstrated that she possesses a rural-generated housing need for a house at this rural location. Furthermore, it is considered that the proposed development would undermine the consolidation of Castlebellingham/Kilsaran development area. As a result, the

proposed development would give rise to demands for the uneconomic provision of public services and community facilities, and would be contrary to the settlement strategy and zoning provisions of the Louth County Development Plan 2015-2021. The proposed development would, therefore, contravene the Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 16<sup>th</sup> July 2018

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Philip Jones