



An
Bord
Pleanála

Board Direction
BD-001389-18
ABP-300882-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/10/2018.

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

Reasons and Considerations

1. Having regard to the siting, design, scale, and two-storey nature of the proposed development, of this large suburban house type, on an elevated site, above the skyline in a rural area outside lands zoned for residential development, it is considered that the proposed development would constitute an overly dominant feature in the landscape and would impact adversely on the visual amenity and character of the rural area. The proposed development would, therefore, be contrary to Section 2.20 of the Louth County Development Plan 2015-2021 and the proper planning and sustainable development of the area.
2. It is considered that, having regard to the free flowing drainage characteristics of the site which is located within an area where there is a possible risk to groundwater as a resource given that bedrock may be encountered close to ground level, that in the absence of a Ground Water Assessment being carried out and taken in conjunction with existing development in the vicinity, including a concentration of individual waste water treatment systems and private wells that the Board is not satisfied that the proposed development would not cumulatively have an impact to groundwater in the area. Therefore, the Board is not satisfied based on the documentation submitted that the

proposed development would comply with Policy SS 65 and Section 8.7 of the Louth County Development Plan 2015-2021 and would not impact adversely on water resources in the area.

3. Having regard to the details submitted on the Site Layout Plan and as revised by the Further Information submitted, the Board is not satisfied that the proposed development can be carried out on lands within the applicant's ownership or that the consent of the adjoining landowner to the north has been obtained for the section of realignment of roadside boundaries required as shown outside of the red line boundary of the application site. The Board is also not satisfied that it has been demonstrated that the new access can be located having regard to both road safety and the protection of existing roadside hedgerow, trees and boundaries.

Note:

Having regard to the location of the site within an Area Under Strong Urban Influence, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant might not comply with National Policy Objective 19. The proposed development, in the absence of any identified locally based need for the house, might therefore contribute to the encroachment of random rural development in the area and might militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. However, having regard to the substantive reasons for refusal above, the Board did not pursue this matter.

(Please enclose this Direction with the Board Order.)

Board Member

Date: 18/10/2018

John Connolly