



An  
Bord  
Pleanála

**Board Direction**  
**BD-002314-19**  
**ABP-303149-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2019.

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

### **Reasons and Considerations**

1. The site is located within Development Zone 2 of the Louth County Development Plan 2015-2021, where it is an objective "To protect the scenic quality of the landscape and facilitate development required to sustain the existing rural community". It is the policy of the planning authority to channel tourism and related service into serviced centres and restrict development in rural areas. Policies RD 33 and RD 34 restrict the location of holiday homes and self-catering residential units in rural areas. The proposed development would therefore, contravene materially the development objective as set out in the development plan, interfere with the character of the rural area and set an undesirable precedent for similar development in the vicinity. The proposed development would be contrary to the proposed planning and sustainable development of the area.

2. The site is located within Development Zone 2 of the Louth County Development Plan 2015-2021, where it is an objective "To protect the scenic quality of the landscape and facilitate development required to sustain the existing rural community" and Policy SS 51. The proposed development includes retention of the use of a dwelling for short stay accommodation which is 459m<sup>2</sup> in size. Having

regard to the size of the dwelling within a scenic area which is approx. 22% larger than the previously permitted house of 375m<sup>2</sup>, it is considered the proposed development would interfere with the rural character and attractiveness of the area and set an undesirable precedent for similar developments in the vicinity and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development would generate an increase in the volume of traffic, including a significant increase at weekends and during the holiday periods. The site is accessed from the R173, which is designated as a Protected Regional Route in the Louth County Development Plan 2015-2021. Table 7.3 and Policy TC 10 restricts the intensification of existing access, save for certain exemptions of which the proposed development is not included. In addition, Table 7.4 states minimum distances for non-domestic access onto the Protected Regional Routes, which the proposed development has not significantly justified. Therefore, it is considered that having regard to the intensification of traffic movement and restricted capacity of the access the proposed development would endanger public safety by reason of traffic hazard.

4. The site is located within an area with a ground water classification of “Extreme” and “x” where rock is near the surface or karst and is c. 120m from the edge of Carlingford Lough SAC (site code 002306). The proposed development includes the retention of a change of use of a dwelling for self-catering accommodation for c. 15 persons. The proposal does not include any site characterisation test or satisfactory proposals to treat the additional loading on the site, therefore it is not considered the proposed development would lead to groundwater and surface water pollution within a water sensitive location and would, therefore, be prejudicial to public health.

The subject site is located on an elevated site above the R173, Greenore to Carlingford. Policy WS 10 of Louth County Development Plan 2015-2021 requires the incorporation of Sustainable Urban Drainage Systems (SuDS) in all developments. The proposed development fails to demonstrate how surface water disposal can be managed to minimise storm water by the incorporation of SuDS and therefore, it is considered the proposed development would lead to increase surface

water run off within a water sensitive location and would, therefore be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 07/02/2019

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Paul Hyde