



An
Bord
Pleanála

Board Direction
BD-004824-19
ABP-305268-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/12/2019.

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

Reasons and Considerations

1. It is considered that the development for which retention is sought puts forward a substandard form of development to serve the needs of users of the public right of way. The proposed development to be retained would differ materially from the terms of the permission granted by the Planning Authority under PA Reg. Ref. No. 15462, and as such, the Board is, therefore, precluded from granting retention permission for this development.
2. The site of the development for which retention is sought is located in a rural area where the emphasis is placed on the importance of designing with respect for the landscape setting and minimising visual intrusion with the design to also have regard to site appropriate boundary treatments that are consistent and in harmony with their setting. The concrete post and timber panel fence along the eastern boundary of the site is out of character with boundary treatments within this rural landscape setting and are highly visible as visually discordant and intrusive features, in particular when viewed from the heavily trafficked R132 which bounds the western boundary of the site. To permit the retention of this boundary treatment would militate against the preservation of the rural environment, would set an undesirable precedent for

other such prominently located development in the vicinity and would conflict with Section 2.20, as well as Policies 64, 66 and 68, of the Louth County Development Plan 2015 to 2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 23/12/2019

Dave Walsh