



An
Bord
Pleanála

Board Direction
BD-006043-20
ABP-306785-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2020.

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 Policy SS53 of the Louth County Development Plan 2015-2021 which seeks to prevent the creation of ribbon development except where the dwelling is required to meet the housing needs of a son/daughter/foster child of a qualifying landowner (a person who has owned a landholding of a least 3 hectares for a minimum of 10 years) and there are no other suitable sites available on the landholding. The Board did not consider on the basis of the information on the file that the applicant was a qualifying landowner and considered that the proposed development, located to the east of 11 number existing dwellings, would materially contravene Policy SS53 of the Louth County Development Plan 2015-2021 and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to Policy SS56 of the Louth County Development Plan 2015-2021, which applies a presumption against development that would exacerbate ribbon development by extension and where ribbon development is defined by way of example as 5 or more houses on one side of the road with a road frontage of 250m in accordance with Appendix 4 of the Sustainable Rural Housing Guidelines, the Board considered that the

proposed development located to the east of 11 number existing dwellings would exacerbate existing ribbon development in the area and would therefore materially contravene Policy SS56 of the Louth County Development Plan 2015-2021 and be contrary to the proper planning and sustainable development of the area.

Note:

Having regard to the location of the site within a rural area strong under urban influence, and to National Policy Objective 19 of the National Planning Framework (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 has not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. The Board considered this rural housing was a new issue and in the context of the two substantive reasons for refusal set out above decided not to pursue this issue.

Board Member

Date: 03/07/2020

Maria FitzGerald