



An
Bord
Pleanála

Board Direction
BD-008457-21
ABP-308347-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/06/2021.

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

Reasons and Considerations

The development, by reason of its distance from the public road, would constitute inappropriate backland development which would result in an intrusive encroachment of physical development into this open rural landscape. To permit the development would militate against the preservation of the rural environment and would set an undesirable precedent for other similar inappropriate development in the vicinity in this rural area and would be contrary to the green belt zoning objectives pertaining to the site and Policy SS26 of the Louth County Development Plan 2015-2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Dave Walsh

Date: 08/06/2021

Note

Having regard to the location of the site within an area classified as a greenbelt under its "development zone 4" designation and under strong urban influence as identified in the "Sustainable Rural Housing Guidelines for Planning Authorities"

issued by the Department of the Environment, Heritage and Local Government in April 2005, and to National Policy Objective 19 of the National Planning Framework, adopted by the Government, in relation to rural areas under urban influence, such as in the current case, which states that it is policy 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, including having regard to the viability of smaller towns and rural settlements”, the Board is not satisfied that the applicant has provided sufficient justification for a rural housing need to live in this rural area, or that the applicant’s housing need cannot be satisfied in a smaller town or rural settlement, particularly in light of the site’s proximity to the village of Clogherhead. In the absence of any definable or demonstrable need for the house, the proposed development would contribute to the encroachment of random rural development in the area, would exacerbate the cumulative impact of individual wastewater treatment systems in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, contravene the Ministerial Guidelines and be contrary to national policy and be contrary to the proper planning and sustainable development of the area.