



An
Bord
Pleanála

Board Direction
BD-007430-21
ABP-308503-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2021.

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

Reasons and Considerations

The proposed development, by reason of its location would result in a seventh one-off rural house in a row which would exacerbate ribbon development and would result in an intrusive encroachment of physical development into the open rural landscape. The proposed development would militate against the preservation of the rural environment and would set an undesirable precedent for other such development in the vicinity. Such development would be contrary to Policy SS25 and Policy SS53 of the Louth County Development Plan, 2015-2021 which seeks to prevent ribbon development and which require applications for one-off houses demonstrate compliance with the Development Management Assessment Criteria for One-Off Rural Housing as detailed in Section 2.19.7. The proposed development would, therefore be contrary to the proper planning and sustainable development of the area.”

Board Member

Date: 28/01/2021

Michelle Fagan

Note 1. The Board had regard to the location of the site within a rural area 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. However, given the substantive nature of the reason for refusal set out above the Board decided not to include this as a reason for refusal.

Note 2 The Board had concerns that the proposed development taken in conjunction with existing development in the vicinity, would result in an excessive concentration of development served by individual wastewater treatment plants in the area and that the proposed development, may be prejudicial to public health and may give rise to contamination of surface and ground water in the area. However, given the substantive reason for refusal set out above the Board decided not to include this as a reason for refusal.

Please attach a copy of the direction with the Board Order