



An
Bord
Pleanála

Board Direction
BD-007796-21
ABP-308589-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2021.

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 for a detached dwelling on an elevated site to the rear of existing residential properties would constitute a random and incongruous backland development and would result in an incremental encroachment of random rural development in an area designated as Development Zone 4, which seeks to provide for a green belt around the urban centre of Drogheda. The proposed development would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would therefore be contrary to the green belt zoning and to the proper planning and sustainable development of the area.

Note: The Board noted 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, and 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.

However, having regard to the substantive issue set out above, the Board did not pursue this issue.

Board Member

Date: 31/03/2021

Michelle Fagan