



An
Bord
Pleanála

Board Direction
BD-007863-21
ABP-308872-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2021.

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:

- (i) the location of the proposed development in a rural area, classified as Development Zone 4 within the Louth County Development Plan 2015-2021, which seeks to provide for a greenbelt area around the urban centres of Dundalk, Drogheda and Ardee and to preserve a clear distinction between the built-up areas of settlements and the surrounding countryside and where applicants must demonstrate a genuine local need to live in this area,
- (ii) national policy, as set out in National Policy Objective 19 of the 2018 National Planning Framework and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and local Government in April 2005, that 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

(iii) the documentation submitted with the application and appeal,

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 Dromiskin. While the Board acknowledges that the applicant has family ties to the area and complies with the relevant local need criteria of the County Development Plan, it is considered that the threshold to demonstrate a functional economic or social need to build a rural house in this area under development pressure has not been met. In the absence of a sufficient justification, it is considered that the proposed development would contribute to the development of random rural housing 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 be contrary to the Sustainable Rural Housing Guidelines and to overarching national policy, notwithstanding the provisions of the Louth County Development Plan 2015-2021 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. 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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/04/2021

Dave Walsh