



An
Bord
Pleanála

Board Direction
BD-008569-21
ABP-309236-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2021.

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

1.0 Reasons and Considerations

Planning Authority reasons 1,2 and 3.

Board Member

Terry Ó Niadh

Date: 18/06/2021

Note:

The Board noted the following issues but, as there were already substantive reasons for refusal, decided not to pursue them further in the context of this appeal.

1. Having regard to the location of the site in a rural landscape setting identified as an "Area under Strong Urban Influence" in the Louth County Development Plan 2015-2021, to the provisions of the Sustainable Rural

Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, to objective RPO 4.80 of the Eastern and Midland Regional Spatial and Economic Strategy and to National Policy Objective 19 of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence in order to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based on demonstrable economic or social need to live in a rural area, it is considered that the applicant has not demonstrated exceptional circumstances which would justify the grant of planning permission for a dwelling at this rural location.

The proposed development, in the absence of a demonstrable economic or social need for the house, would contribute to the encroachment of random rural development in the area, the proliferation of individual waste-water treatment systems and 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 proper planning and sustainable development of the area.

The proposed development, in the absence of any identified locally based economic or social need for a dwelling house at this location, would contribute to the encroachment of random rural development in an area of open and exposed, highly sensitive to change countryside where there is a proliferation of such building types and would militate against the preservation of the rural environment, would be a type of development that would be contrary to the settlement strategy at local regional and national level and would be contrary to the efficient and sustainable provision of services and infrastructure upon which such developments are dependent.

2. The proposed development would injure or interfere with a Recorded Monument, LH0098-010, which stands registered in the register of Historic Monuments under section 5 of the National Monuments (Amendment) Act 1987, or which is situated in an archaeological area so registered. In addition, it is considered that the proposed development has the potential to diminish

materially built heritage of interest on the site, result in significant loss of built fabric and diminish their appreciation in their landscape setting, including as appreciated from Scenic Route SR 15., in particular the Coastguard Signal Station, the Look Out Post and the built as well as raised enclosure that they are contained in. These built heritage features occupy an elevated position relative to their surrounding landscape setting and as a result contribute to the intrinsic quality and unique sense of place of their open coastal landscape setting. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

