

An  
Bord  
Pleanála

**Board Direction**  
**BD-008615-21**  
**ABP-309676-21**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/06/2021.

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

### **Reasons and Considerations**

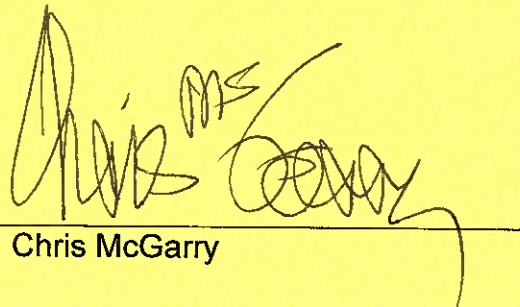
The proposed development is located in an area designated as under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, wherein it is policy to distinguish between an urban-generated and a rural-generated housing need in rural areas. Furthermore National Policy Objective 19 of the National Planning Framework, published by Government in February 2018, seeks to facilitate the provision of single housing in the countryside, in rural areas under urban influence, based on the core consideration of demonstrable economic or social need to live in a rural area... having regard to the viability of nearby urban areas, towns and villages. In addition, the site is located on lands zoned Z5 in the Louth County Development Plan 2015-2021 where the objective is to protect and provide for the development of agriculture and sustainable rural communities and to facilitate certain resourced based and location specific developments of significant regional or national importance. On the basis of the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has demonstrated a rural-generated housing need for a house at this specific rural

location, nor that the housing needs of the applicant cannot be satisfactorily met in a smaller town or settlement.

Furthermore, it is considered that the proposed development would undermine the consolidation of Castlebellingham/Kilsaran development area. As a result, the proposed development would give rise to demands for the uneconomic provision of public services and community facilities and would be contrary to the settlement strategy and zoning provisions of the Louth County Development Plan 2015-2021.

The proposed development would, therefore, be contrary to the Ministerial Guidelines and to over-arching national policy and having regard to the relevant provisions 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**



Chris McGarry

**Date:** 24/06/2021