

An
Bord
Pleanála

Board Direction
BD-009152-21
ABP-310342-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/09/2021.

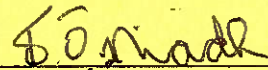
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

1.0 Reasons and Considerations

The proposed development is located in an area zoned Development Control Zone 2 in the current Louth County Council Development Plan 2015- 2021 for which the objective is *"To protect the scenic quality of the landscape and facilitate development required to sustain the existing rural community"*. This objective is considered reasonable. It is a policy of the planning authority, as set out in the plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve the needs of those engaged in agriculture and other rural activities. The proposed development would contribute to excessive development which exacerbates the ribbon development in this area, lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed and would interfere with the rural character and attractiveness of the area. The proposed development would, therefore, contravene materially the development objective as set out in the development plan and be contrary to the proper planning and sustainable development of the area.

Board

Member



Terry Ó Niadh

Date: 27/09/2021

Note:

The Board noted and agreed with the Inspectors' concern in relation to the applicant's justification to live in a rural area taking into account the provisions of the Sustainable Rural Housing Guidelines for Planning Authorities, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, 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 and considered that, based on the documentation submitted, the applicant had not demonstrated an economic or social need to live in this rural area. The proposed development would, therefore, be contrary to the applicable provisions of the Ministerial Guidelines, the National Planning Framework, and would therefore be contrary to the proper planning and sustainable development of the area.

However, as there was already a substantive reason for refusal, the Board decided not to pursue this matter further in the context of this appeal.