

An
Bord
Pleanála

Board Direction
BD-009836-22
ABP-310935-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2022.

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 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, it is 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. Furthermore, it is considered that the applicant has not demonstrated a rural housing need in respect of any of the relevant qualifying criteria set out in section 3.17.4 of the Louth County Development Plan 2021-2027, or those in the previous plan. 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

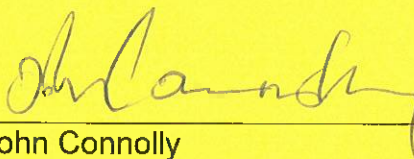
Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of its location would constitute an inappropriate and suburban form of piecemeal development and would result in a further intrusive encroachment of physical development into the open rural landscape. The proposed development in itself, and in conjunction with the concurrent planning applications for additional dwellings along the laneway, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such development in the vicinity in this rural area. Such development would be contrary to policy objective HOU 47 of the Louth County Development Plan 2021-2027 which requires applications for one off rural housing to comply with the standards and criteria set out in Section 13.9 of Chapter 13 Development Management Guidelines "Housing in the Open Countryside". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. P.A. Reason No. 3

Note: The Board noted the concerns of the Inspector in respect of the drainage of surface water as well as the proliferation of individual wastewater treatment systems in the area and the implications for the reliance on bored wells, which the proposed development would exacerbate. However, the Board considered these to be new issues in the context of the application and appeal and, having regard to the substantive reasons for refusal, decided not to pursue these matters further with the parties.

Board Member



John Connolly

Date: 24/01/2022