



**An
Bord
Pleanála**

**Board Direction
BD-009841-22
ABP-311025-21**

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 adequately 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. Having regard to the location of the application site along a substandard laneway and the lack of detail within the application regarding proposals to upgrade this lane, it is considered that the proposed development would endanger public safety by reason of a traffic hazard and would be contrary to the proper planning and sustainable development of the area.

Note: The Board was not satisfied on the basis of the information on the file, that the proposed dwelling, taken in conjunction with existing dwellings in the immediate area, would not be prejudicial to public health by reason of the excessive concentration of dwellings served by individual bored wells drawing water from a generally unproductive aquifer, the proliferation of individual wastewater treatment systems serving the dwellings and the inadequacies of the information in relation to surface water disposal. However, in the context of the substantive reasons for refusal set out above, the Board decided not to pursue these new issues.

Board Member

Maria FitzGerald
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Date: 24/01/2022

