

An
Bord
Pleanála

Board Direction
BD-010417-22
ABP-311464-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31st March 2022.

The Board decided to refuse outline 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 proposed development on an open and exposed site without existing natural boundary screening, the Board considered that the proposed development, in conjunction with the permitted dwelling to the west, would be visually obtrusive and would fail to be adequately integrated into the landscape. The Board considered the proposed development would seriously injure the visual amenities of the area and would be contrary to Policy Objectives HOU 42 and HOU 47 of the Louth County Development Plan 2021-2027, which seek to ensure that any new dwelling is located so it integrates into the local landscape and does not negatively impact or erode the rural character of the area in which it would be located. The proposed development is, therefore, contrary to the proper planning and sustainable development of the area.

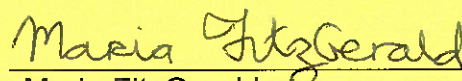
Note: The Board also noted that the development, for which outline permission is sought, is located within Rural Policy Zone 2 of the Louth County Development Plan (Table 3.3, Map 3.2), which is a rural area under strong urban influence and considered, on the basis of the information on the

file, that the applicant might not comply with the qualifying criteria for a rural house that are set out in the Louth County Development Plan 2021-2027, and the overarching provisions of the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in 2005 and National Policy Objective 19 of the National Planning Framework (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.

However, the Board considered that rural need constituted a new issue and in the context of the substantive reason for refusal set out above, decided not to pursue this issue.

Copy of Board Direction to issue with the Board Order.

Board Member



Maria FitzGerald

Date: 01/04/2022