

An  
Bord  
Pleanála

**Board Direction**  
**BD-010084-22**  
**ABP-311636-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/02/2022.

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 in accordance with Sustainable Rural Housing Guidelines for Planning Authorities published by the Department of the Environment, Heritage and Local Government 2005.
- 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
- The objectives of the Louth County Development Plan 2021-2027 which seek to discourage urban generated housing in rural areas and to direct proposals for such housing to the towns and villages in Settlement Levels 1-4 in the County and which seek to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with the Local Needs Qualifying Criteria

- The documentation on file which indicates the applicant's housing need,

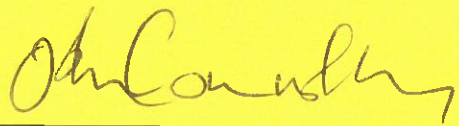
it is considered that the applicant does not come within the scope of either the economic or social housing need criteria set out in the overarching National Guidelines or the relevant Local Housing Need Qualifying Criteria of the Development Plan.

The proposed development would result in a haphazard and unsustainable form of development in an unserved area, would contribute to the encroachment of random rural development in the area and would mitigate against the preservation of the rural environment and the efficient provision of public services and infrastructure and undermine the settlement strategy set out in the development plan. The proposed development would, therefore, be contrary to national policy, Ministerial Guidelines, the provisions of the Development Plan and to the proper planning and sustainable development of the area.

2. The site of the proposed development is located within Carlingford and Feede Mountains Area of Outstanding Natural Beauty as designated in the Louth County Development Plan 2021-2027. It is a stated objective of the County Development to protect the unspoiled natural environment of the Areas of Outstanding Natural Beauty from inappropriate development and reinforce their character, distinctiveness, and sense of place. The proposed development, due to its peripheral location on an elevated site overlooking Carlingford Village and Carlingford Lough and the prevalence of existing housing in the wider area would contribute to the encroachment of random rural development in this high amenity area, intensifying the suburban pattern of housing, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the stated objectives of the Louth County Development Plan 2021-2027 and to the proper planning and sustainable development of the area.

3. The proposed development would endanger public safety by reason of traffic hazard as it would be located on an un-surfaced access track which is inadequate in width, alignment, gradient, structural condition, drainage and substandard junctions with the public road L-70592 and because the applicant has failed to demonstrate that he has sufficient control over the necessary lands to adequately address these deficiencies.

**Board Member**



**Date:** 22/02/2022

John Connolly