

An
Bord
Pleanála

Board Direction
BD-010578-22
ABP-312237-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/04/2022.

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

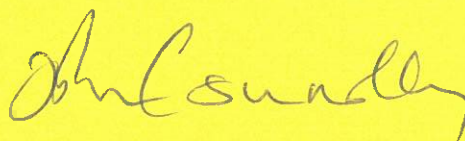
Reasons and Considerations

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. 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 site is located along the south of an area designated in the current Louth County Development Plan 2021-2027 as an Area of High Scenic Quality (AHSQ) by reason of its landscape quality. The site is also in an area under significant pressure from one-off rural housing, evident by the high number of one-off dwellings along Kearney's Lane. It is considered that this section of the rural environment, along the south of Kearney's Lane, has retained its scenic landscape. The policies and objectives of the Louth County Development Plan 2021-2027, namely Policy Objective HOU 42, require rural dwellings to integrate into the local landscape and not erode the rural character of the area in which it would be located. It is considered that the construction of a house on the site would be visible from the AHSQ, the surrounding area, and would result in the creation of a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would, therefore, be contrary to the proper planning and sustainable development of the area

Note: The Board noted the Inspector's concerns regarding wastewater treatment but considered this to be a new issue in the context of the planning application and appeal and, having regard to the substantive reasons for refusal, decided not to pursue this matter further with the parties.

Board Member



Date: 27/04/2022

John Connolly