



An
Bord
Pleanála

Board Direction
BD-010631-22
ABP-312460-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th May 2022.

The Board decided to refuse permission for the proposed development for the following reasons and considerations and subject to the following conditions.

Reasons and Considerations

1. It is considered that the proposed development would endanger public safety by reason of traffic hazard arising from the additional traffic turning movements the development would generate at the junction of the *cul-de-sac* laneway and Darver Road (L1178) at a point where sightlines are restricted in both directions. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site within a rural area under urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, and in the Louth County Development Plan, 2021-2027, 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 on the basis of the information on the file that the applicant has not demonstrated an economic or social need to live in this particular 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 further encroachment of random rural development in the area, would militate against the preservation of the rural environment, would result in a further proliferation of wastewater treatment systems in the area, 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.

Board Member

Maria FitzGerald
Maria FitzGerald

Date:

5th May 2022