

An
Bord
Pleanála

Board Direction
BD-014207-23
ABP-314697-22

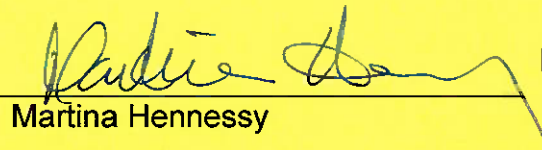
The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2023.

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

Reasons and Considerations

The proposed development would constitute an inappropriate form of piecemeal backland development, resulting in the intrusive encroachment of physical development in the open rural landscape. Further to this, the proposed development would extend and exacerbate the existing pattern of ribbon development along this side of the public road. Therefore, the proposed development is considered to be contrary to Section 13.9.4 (Site Selection), Section 13.9.5 (Ribbon Development) and Section 13.9.6 (Backland Development), and fails to accord with Policy Objectives HOU 42 and HOU 47 of the Louth County Development Plan, 2021-2027. The proposed development would represent an overdevelopment of one-off dwellings in this rural area and is therefore considered to be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 19/10/2023