



An
Bord
Pleanála

Board Direction
BD-015102-24
ABP-315472-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2024.

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

Reasons and Considerations

Having regard to the Louth County Development Plan 2021-2027, Policy Objective HOU 47 that requires applications for one off rural housing to comply with the standards and criteria set out in Section 13.9 of the Development Management Guidelines 'Housing in the Open Countryside', including Section 13.9.14 regarding access for a rural dwelling, as well as Section 13.16.17 concerning minimum visibility standards for new entrances, it is considered that the proposed development would endanger public safety by reason of traffic hazard because adequate visibility cannot be achieved at the junction with the public road where sightlines are restricted in an easterly direction and are not within the applicant's ownership or control, and no formal legal agreement with the relevant third-party landowner has been submitted to ensure their future implementation and maintenance. The proposed development would contravene the Louth County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member Eamonn James Kelly Date: 18/01/2024
Eamonn James Kelly