

An
Bord
Pleanála

Board Direction
BD-015806-24
ABP-315647-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2024.

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

Reasons and Considerations


1. The Board considers that it has not been established that the structural remains of the vernacular cottage meet the requirements of 13.9.12 of the Development Management Guidelines as capable of being renovated without the need for demolition and the construction of a new one-off dwelling is not in compliance with the Louth County Development Plan 2021-2027
2. The proposed vehicular access from the private lane onto the local road L-6302 has failed to demonstrate that adequate visibility can be achieved as required in Table 13.13 of the Louth County Development Plan 2021 - 2027 and the intensification of traffic movements at the junction from the development of a new dwelling would endanger public safety by reason of traffic hazard and obstruction of other road users.
3. It is considered that the applicant has not demonstrated sufficient justification for a house at this location, within Rural Policy Zone 1 as an "area under strong urban influence and of significant landscape value", consistent with Policy HOU 41 of the Louth County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable

development of the area and would set an undesirable precedent for similar developments.

Note:

The Board noted the views of the Inspector regarding the density of suburban-type development in this rural area which would militate against the preservation of the rural environment and could lead to demands for the provision of further public services and community facilities. The Board also noted the Inspector's views regarding the excessive concentration of development served by domestic wastewater treatment systems in an area which is classified as "High" for groundwater vulnerability status and where all existing and permitted development derive their water supply from private borewells. While ordinarily these matters could be the subject of further information, given the substantive reasons for refusal above, the Board decided not to pursue these matters further as part of this appeal.

Board Member


Martina Hennessy

Date: 12/03/2024