



An  
Bord  
Pleanála

**Board Direction**  
**BD-018343-24**  
**ABP-320540-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2024.

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

#### **Reasons and Considerations**

1. It is considered that the development proposed to be retained cannot be considered to be a replacement dwelling given the previous demolition of an unauthorised structure and having regard to Section 13.9.13 of the Louth County Development Plan 2021-2027, as varied, where the criteria for a replacement dwelling has not been met. The development proposed to be retained would be contrary to Policy Objectives HOU 50 and HOU 51 of the Louth County Development Plan 2021-2027.
2. The development proposed to be retained, being the second dwelling on the site owned by the applicant, would fail to meet the local housing needs qualifying criteria for a new dwelling in a rural area under strong urban influence being located in Rural Policy Zone 2, which would be contrary to Policy Objective HOU 47 of the development plan.
3. The layout of the development to the rear of the main house in close proximity to adjacent structures and boundaries with limited quality private open space would result in a poor standard of residential amenity, and would set an undesirable precedent for such development in the future. The development proposed to be retained and proposed development

would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Marie O'Connor

**Date:** 03/12/2024