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**Board Direction**  
**BD-019005-25**  
**ABP-320619-24**

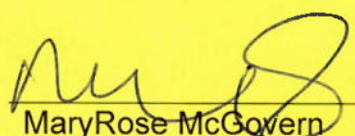
The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2025.

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 (as varied), in particular Policy Objective HOU 41, which seeks to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with the Local Needs Qualifying Criteria relative to the Rural Policy Zone set out in Tables 3.4 and 3.5, and Section 3.17.4 which requires applicants to demonstrate that they qualify with one of the criteria in the relevant Rural Policy Zone, and having regard to the location of the site within a rural 'area under strong urban influence' as identified, per the site location, within Rural Policy Zone 2, the Board considered that the proposed development does not come within the scope of the housing need qualifying criteria for Rural Policy Zone 2. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Rose McGovern

**Date:** 21/02/2025