

An
Bord
Pleanála

Board Direction
BD-019578-25
ABP-321625-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/05/2025.

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

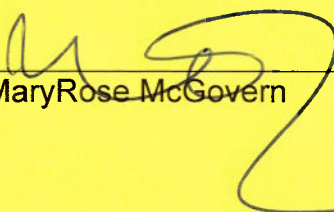
Reasons and Considerations

1. Having regard to policy objective HOU 41 of the Louth County Development Plan 2021-2027, and the location of the site within an 'Area Under Strong Urban Influence' as identified in Section 3.17.3 (Identifying Rural Area Types), Table 3.3 (Rural Policy Zones) and Map 3.2 (Rural Policy Zones in County Louth) of the development plan, where housing is restricted to persons demonstrating local need in accordance with the development plan, it is considered that the applicant does not come within the scope of the housing need criteria, as set out in the development plan for a house at this location. The proposed development, in the absence of a demonstrable housing need, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site in the immediate vicinity of Termonfeckin village and within an area subject to reservation as a decarbonisation zone, and for agricultural, open space or recreational uses, it is considered that the proposed development would erode the distinction between the built-up area of

Termonfeckin and the open countryside. Furthermore, it is considered that by reason of its site size, backland location, siting and substandard access arrangements, the proposed development would constitute a piecemeal form of development that would give rise to an unacceptable fragmentation of the rural landscape at this location. The proposed development would therefore be contrary to Section 13.9.6 and Policy Objective HOU38 of the Louth County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the pattern of existing and permitted development in the area, together with Sections 13.9.8 and 13.9.9 and Policy Objective HOU42 of the Louth County Development Plan 2021-2027, it is considered that by reason of the design of the proposed development, including multiple roofed elements with varying ridge heights, variable massing/forms/built elements and a complex, ornate visual character, the proposed development would be out of character with the existing built form in the receiving rural landscape and would seriously injure the visual amenities of the rural area. The proposed development would, therefore, be contrary to the relevant provisions of the Louth County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.
4. It is considered that the proposed development would endanger public safety by reason of traffic hazard, on account of the additional traffic turning movements which the proposed development would generate onto a protected regional road (R-166) at a location where adequate sightlines have not been provided for, as required by Section 7.10, Section 13.16.17 and Table 7.10 and in line with the safety and capacity requirements of Policy Objective MOV 56 of Volume 1 of the Louth County Development Plan 2021-2027. Furthermore, it is considered that the site access arrangements, as proposed, would necessitate the removal of a section of trees and hedgerows adjoining the R-166 which is identified for protection in accordance with the Termonfeckin Composite Map. The proposed development would be contrary to Policy Objective TER20 of the Louth County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



MaryRose McGovern

Date: 02/05/2025