

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020872-25**  
**ABP-322701-25**

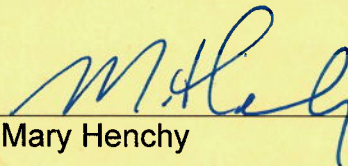
The submissions on this file and the Inspector's report were considered at a meeting held on 01/10/2025.

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

**Planning**

**Commissioner:**

**Date:** 03/10/2025

  
Mary Henchy

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Having regard to the location of the site in an 'Area Under Urban Influence' as identified in the Louth County Development Plan 2021-2027, as varied, and in an area where housing is restricted to persons demonstrating local need in accordance with Policy Objective HOU-41 of the development plan, it is considered that it has not been satisfactorily demonstrated that the applicant comes 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 meeting the local rural housing need criteria, 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 materially contravene Policy Objective HOU-41 of the Louth County Development Plan 2021-2027, as varied, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, by reason of its location and inadequate frontage, the proposed development would constitute inappropriate backland development which would reduce the residential amenity standards in the area.

Furthermore, and having regard to the topography of the site, the elevated positioning of the proposed development, together with its scale, and the location of the site in an 'Area of Natural Outstanding Beauty', as set out in the Louth County Development Plan 2021-2027, as varied, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would be contrary to Section 13.9.4 (Site Selection) and Section 13.9.6 (Backland Development) of the Louth County Development Plan 2021-2027, as varied, and would, therefore, be contrary to the proper planning and sustainable development of the area.