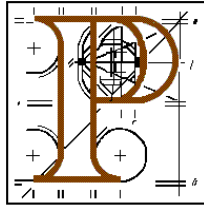


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Louth County**

**Planning Register Reference Number: 15/546**

An Bord Pleanála Reference Number: PL 09.245633

**APPEAL** by Nuala Murphy of 7 Esker Meadow Green, Lucan, County Dublin against the decision made on the 2<sup>nd</sup> day of October, 2015 by Louth County Council to refuse outline permission.

**PROPOSED DEVELOPMENT:** Erection of one dwellinghouse, domestic garage, wastewater disposal system and all associated site works, all at Mellifont, Drogheda, County Louth.

## **DECISION**

**REFUSE** outline permission for the above proposed development based on the reasons and considerations set out below.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. The site of the proposed development is located within Development Control Zone 6 as set out in the Louth County Development Plan 2015 – 2021, whereby the policy of the planning authority seeks “to preserve and protect the heritage and cultural landscape of the UNESCO World Heritage Site of Brú na Bóinne, the UNESCO (Tentative) World Heritage Site of Monasterboice and the Site of the Battle of the Boyne.” This policy is considered to be reasonable. In particular, the Brú Na Bóinne UNESCO World Heritage Site is recognised internationally as an important archaeological ensemble of special amenity value. Having regard to the location of the proposed development within a rural area where there has been an increasing proliferation of dwellings within the important landscape setting of Development Zone 6, and in the context of the incremental erosion of that landscape setting by way of the haphazard and cumulative development of dwellings in this rural area, it is considered that the proposed development would, by itself and by way of cumulative impact, seriously injure the visual amenity and interfere with the character of these important archaeological sites and their landscapes, which are highly sensitive to change. The proposed development would, therefore, materially contravene the provisions of the Development Plan in respect of Development Zone 6, and would be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located in an area identified as being under strong urban influence in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of Environment, Heritage and Local Government in April, 2005, and within Development Zone 6 as set out in the Louth County Development Plan 2015-2021, where housing is restricted to persons demonstrating local need in accordance with the provisions of that Plan, which policy is considered to be reasonable. On the basis of the documentation submitted in support of the application and the appeal, the Board is not satisfied that the applicant comes within the scope of the housing need criteria set out in the Guidelines or in the Development Plan for a rural house at this location. The proposed development, in the absence of any identified locally based need for the house, 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 provisions of the Guidelines and of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.

3. The site of the proposed development is located on a minor road that is seriously substandard in terms of width and horizontal and vertical alignment, and is in close proximity to a number of other residential and agricultural entrances. It is considered that any further development taking place along this route, due to the deficiencies and substandard nature of the road, would endanger public safety by reason of traffic hazard and obstruction of road users. Neither was the Board satisfied that adequate sightlines are available to serve the proposed development at this location.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**