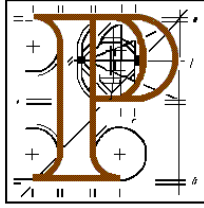


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Louth County**

**Planning Register Reference Number: 15/146**

An Bord Pleanála Reference Number: PL 15.245685

**APPEAL** by Sandra Woods and others care of Muchgrange, Greenore, County Louth against the decision made on the 2<sup>nd</sup> day of October, 2015 by Louth County Council to grant subject to conditions outline permission to Solan Developments Limited care of McNamee Chartered Building Surveyors Limited of Excelsior House, Jocelyn Place, Dundalk, County Louth.

**PROPOSED DEVELOPMENT:** Outline permission for six number dwellinghouses, new effluent treatment systems, percolation areas and all associated site works and planning permission for site development works associated with the above six new dwellinghouses at Muchgrange, Greenore, County Louth, as revised by the further public notice received by the planning authority on the 9<sup>th</sup> day of September, 2015.

## **DECISION**

**REFUSE** outline permission and 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. It is considered that the proposed development would constitute undesirable random development in a rural area outside lands zoned for residential development and under strong urban influence, would lead to demands for the provision of public services and facilities where none are proposed, would represent an undesirable precedent for other relevant development and would be contrary to the policies, as set out in the Louth County Development Plan 2015-2021 (specifically in map 3.1 'Development Zones'). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the free-draining nature of the subject lands, as revealed in the site characterisation tests, to their proximity to surface water features which are hydraulically connected to the adjoining Natura sites at Carlingford Lough and to the susceptibility of neighbouring lands to fluvial and coastal flooding, it is considered that the subject lands are not suitable for the disposal of foul effluent, irrespective of the design solutions employed.
3. It is considered that the requirement to remove a substantial section of existing road boundary to facilitate the achievement of the required sightlines at the proposed entrance would result in unacceptable visual impacts in this rural setting.
4. It is considered that the proposal to access the lands from Local Road LS-7066-0 would lead to intensification of use on this substandard road

and would, therefore, endanger public safety by reason of traffic hazard.

---

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

**Dated this            day of            2016.**