

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Louth County

Planning Register Reference Number: 15/474

An Bord Pleanála Reference Number: PL 15.245868

APPEAL by Bespoke Trustees Limited care of Stephen Ward of Jocelyn House, Jocelyn Street, Dundalk, County Louth against the decision made on the 12th day of November, 2015 by Louth County Council to refuse outline permission.

PROPOSED DEVELOPMENT: Construction of six number detached dwellinghouses, associated wastewater treatment systems and all associated site works at Tankardsrock, Kilkerley, 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

Having regard to the decision of the planning authority to refuse permission on the grounds that to permit the proposed development would materially contravene the provisions of the Louth County Development Plan 2015 - 2021 in respect of Development Zone 4 (greenbelt around urban centres of Dundalk, Drogheda and Ardee), Policy RD 38 (exclusion of multi-unit residential development) and Policy SS 54 (a clear break of 300 metres between settlement boundaries and permitted development along adjoining roads), it is considered that, notwithstanding the planning permission granted for site development works under planning register reference number 15/410, that the Board is precluded from granting outline permission in this instance having regard to the provisions of section 37(2)(b) of the Planning and Development Act, 2000, as amended.

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

Dated this day of 2016.