

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Louth County

Planning Register Reference Number: 15/687

An Bord Pleanála Reference Number: PL 15.245923

APPEAL by Paul Savage care of Kieran Lally and Associates Limited of 10a Blackthorn Business Park, Coes Road, Dundalk, County Louth against the decision made on the 3rd day of December, 2015 by Louth County Council to refuse permission.

PROPOSED DEVELOPMENT: The erection of two number CCTV lighting poles to the rear boundary of the dwelling at Ballaverty, Riverstown, County Louth.

DECISION

REFUSE 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

The proposed development is located in an area designated as Development Zone 5 in the Louth County Development Plan 2015 – 2021, the strategic objective for which seeks “to protect and provide for the development of agriculture and sustainable rural communities and to facilitate certain resource based and location-specific development of significant regional or national importance.” Having regard to its nature and scale, it is considered that the proposed development would be out-of-keeping with the rural character of the area, and by itself and by the precedent it would set for similar undesirable development, would give rise to light pollution and would exacerbate an increasing pattern of suburbanisation of this rural area. The proposed development would, therefore, seriously injure the visual amenities of the area and of property in the vicinity, would fail to comply with the strategic development objective for this area as set out in the Development Plan, and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector’s recommendation to grant permission, the Board considered that, notwithstanding its somewhat secluded location, the impacts arising from the proposed development would be unacceptable in this rural area in the absence of a demonstrated need for the proposed development, including the need for the poles, the location of the lighting unattached to the house or to entrance wing/pier walls, or information on hours of operation or the use of motion sensors.

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

Dated this day of 2016.