

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Louth County

Planning Register Reference Number: 15/480

An Bord Pleanála Reference Number: PL 15.245951

APPEAL by Charles MacCreanor care of Páraic McKevitt Architects of Oystercatcher House, Dundalk Street, Carlingford, County Louth against the decision made on the 26th day of November, 2015 by Louth County Council to refuse an outline permission.

PROPOSED DEVELOPMENT: Outline permission for one number single storey dwellinghouse along with garage, wastewater treatment system and all associated site works at Ballyoonan, Omeath, 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

The proposed development is located within Development Zone 3 – ‘To protect the recreational and amenity value of the coast’ as designated under the Louth County Development Plan 2015-2021. On the basis of the documentation submitted with the planning application and the appeal, the Board considered that the applicant does not come within the scope of the qualifying criteria for rural housing applicants within Development Zone 3 as set out in Section 2.19.1 of the Development Plan. In these circumstances, it is considered that the proposed development of a dwelling in this rural coastal location would contravene Policy SS 18 and Policy SS 19 and Policy RD 35 of the Louth County Development Plan 2015-2021 and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.