

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Louth County**

**Planning Register Reference Number: 15824**

An Bord Pleanála Reference Number: PL 15.247047

**APPEAL** by William Cummins and John McDonnell care of William Cummins of Townrath, Drogheda, County Louth against the decision made on the 14<sup>th</sup> day of July, 2016 by Louth County Council to grant subject to conditions a permission to Fergal Sarsfield of Drybridge, Drogheda, County Louth.

**PROPOSED DEVELOPMENT:** Construction of a new dwellinghouse, provision of new vehicular access, domestic garage, new waste water treatment system and all associated site works at Commons, Townrath, 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 site of the proposed development is located within an area designated as an 'Area Under Strong Urban Influence' in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005. On the basis of the documentation submitted with the current application and appeal, the Board is not satisfied that the proposed development is not urban generated. In this regard, it is considered that the applicant has not demonstrated a rural based housing need in compliance with the requirements of the guidelines. Accordingly, it is considered that the proposed development would be contrary to national policy as set out in these guidelines 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 the applicant had not demonstrated a rural based housing need in compliance with national policy as set out in the Sustainable Rural Housing Guidelines, 2005.

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

**Dated this                    day of                    2016.**