

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Louth County

Planning Register Reference Number: 16315

An Bord Pleanála Reference Number: PL 15.247292

APPEAL by Henry Johnston of Mountain Park, Carlingford, County Louth against the decision made on the 25th day of August, 2016 by Louth County Council to grant subject to conditions a permission to J.J. Duffy care of Paul Reilly of 10 Springfield Manor, Red Barns Road, Dundalk, County Louth.

PROPOSED DEVELOPMENT: Permission for a new waste water treatment system and percolation area, the retention and completion of the artist's studio to a height not exceeding five metres, the retention of revised site boundaries and all associated site development works at Mountain Park, Commons, Carlingford, 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

Having regard to the nature of the proposed development and the development proposed to be retained and their location in a sensitive rural area in the foothills of the Feede and Carlingford Mountains, situated on lands zoned 'Zone 1' in the current Louth County Development Plan and within an Area of Outstanding Natural Beauty, and having regard to the provisions of Development Plan policies that seek to protect the landscape in this area, specifically Policy RD 31, the Board considers that the proposed development and the development proposed to be retained would contravene these policies and would, therefore, 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 had regard to the strength of the policies in the Development Plan seeking to afford protection to the rural and natural amenities of the area and disagreed that the proposed development would not detract from these amenities.

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

Dated this day of 2017.