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Bord  
Pleanála

## Board Order PL 15.248737

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 16/729**

**Appeal** by Melinda Gray and others of Seascape, Muchgrange, Greenore, County Louth against the decision made on the 25<sup>th</sup> day of May, 2017 by Louth County Council to grant subject to conditions an outline permission to Brid Oliver care of McNamee Chartered Building Surveyors of Excelsior House, Jocelyn Place, Dundalk, County Louth.

**Proposed Development:** Outline permission for new dwellinghouse, new effluent treatment plant, percolation area and all associated site works at Muchgrange, Greenore, County Louth.

### Decision

**REFUSE** outline permission for the above proposed development in accordance with 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**

1. The proposed development is located in an area designated as 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, wherein it is policy to distinguish between an urban-generated and a rural-generated housing need in rural areas. The site is located on lands zoned Z5 in the Louth County Development Plan 2015-2021 where the objective is to protect and provide for the development of agriculture and sustainable rural communities and to facilitate certain resourced based and location specific developments of significant regional or national importance. Critical infrastructure projects of local, regional or national importance will also be considered within this zone. On the basis of the documentation submitted with the planning application and the appeal, the Board is not satisfied that the applicant has demonstrated a rural-generated housing need for a house at this location. The proposed development would, therefore, give rise to demands for the provision of public services and community facilities, and would contravene the Ministerial Guidelines and be contrary to the zoning provisions of the Louth County Development Plan 2015-2021.

