



Planning and Development Acts 2000 to 2017

Planning Authority: Louth County Council

Planning Register Reference Number: 17/620

APPEAL by Mark and Claire Boyle care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 10th day of November, 2017 by Louth County Council to grant subject to conditions a permission to Sinead McGill care of Aidan Geraghty of Greenlanes, Dromin, Dunleer, County Louth.

Proposed Development Construction of a dwelling, detached domestic garage, wastewater treatment unit and percolation area and associated site works at Greenmount, Castlebellingham, County Louth.

Decision

REFUSE 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

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, and in particular having regard to the nature and location of the applicant's employment, the Board is not satisfied that the applicant has demonstrated that she possesses a rural-generated housing need for a house at this rural location. Furthermore, it is considered that the proposed development would undermine the consolidation of Castlebellingham/Kilsaran development area. As a result, the proposed development would give rise to demands for the uneconomic provision of public services and community facilities, and would be contrary to the settlement strategy and zoning provisions of the Louth County Development Plan 2015-2021. The proposed development would, therefore, contravene the Ministerial Guidelines and be contrary to the proper planning and sustainable development of the area.

Philip Jones

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

Dated this day of 2018.