



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 17942

APPEAL by Peter McKeown of Mullins Cross, Dunleer, County Louth against the decision made on the 21st day of June, 2018 by Louth County Council to grant subject to conditions a permission to Stephen Hurley care of P. Herr and Associates of 2 Jocelyn Place, Dundalk, County Louth.

Proposed Development A dwelling house, waste water treatment system and associated site development works at Mullins Cross, Dunleer, 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

Having regard to the high volume of traffic recorded on the local road, the Board considered that the proposed development would add to a proliferation of vehicular entrances on this rural road and would endanger public safety by reason of traffic hazard. Furthermore, the Board considered that the proposed removal of a significant part of a hedgerow to gain access to the site and to achieve the sightlines would have a detrimental effect on the rural character of the area and would be contrary to Policy SS63 of the current Louth County Development Plan.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the creation of a new entrance on this heavily trafficked rural road would endanger public safety by reason of traffic hazard and set an undesirable precedent for similar development in the area.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.