



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 18820

APPEAL by Sinéad Casey of Farm Road, Annagassan, Dunleer, County Louth against the decision made on the 28th day of March, 2019 by Louth County Council to refuse outline permission.

Proposed Development: Outline planning permission for a dwellinghouse at Strand Road, Dillonstown/Annagassan, Drogheda, County Louth. Revised public notices were received by the planning authority on the 8th day of March, 2019 which included wastewater treatment unit.

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. On the basis of the information provided with the application and having regard to the documentation submitted with the appeal, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on the designated Special Protection Area: Dundalk Bay SPA (Site Code: 004026) and Special Conservation Area: Dundalk Bay SAC (Site Code: 000455), or any other European site, in view of their Conservation Objectives. In these circumstances, the Board is precluded from giving further consideration to a grant of outline planning permission. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is situated in close proximity to the coastline in an area at risk of coastal flooding. On the basis of the submitted documentation, the Board is not satisfied that the applicant has provided sufficient information to demonstrate compliance with the 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in November, 2009. The proposed development would, therefore, constitute an unacceptable risk of flooding, would be contrary to the said Ministerial Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a Regional Road (R166) at a point where sightlines are restricted in both directions and the maximum posted speed limit applies.

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

Dated this day of 2019.