



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19543

APPEAL by John and Christina Howell of Old Coach Road, Athclare, Dunleer, County Louth against the decision made on the 18th day of October, 2019 by Louth County Council to grant subject to conditions a permission to Cliona McCann of Athclare, Dunleer, County Louth.

Proposed Development Permission for proposed one and a half storey/single storey design dwelling house, on-site well, installation of proprietary waste water treatment system/percolation area, new vehicular access from public road, together with associated site works, all at Athclare, Dunleer, County Louth, as revised by the further public notice received by the planning authority on the 30th day of September, 2019.

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 location of the site within an Area Under Strong Urban Influence, and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018 which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant does not comply with National Policy Objective 19. The proposed development, in the absence of any identified demonstrable locally based need for a house would, therefore, contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. As such, the proposed development would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.