



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19/1041

APPEAL by Sean Cairns care of Aidan Geraghty of Greenlanes, Dromin, Dunleer, County Louth against the decision made on the 7th day of February, 2020 by Louth County Council to refuse permission.

Proposed Development: A dwellinghouse, wastewater treatment system and percolation area, detached domestic garage and all associated site works at Milestown, Kilsaran, 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

1. Having regard to Policy SS53 of the Louth County Development Plan 2015-2021 which seeks to prevent the creation of ribbon development except where the dwelling is required to meet the housing needs of a son/daughter/foster child of a qualifying landowner (a person who has owned a landholding of at least three hectares for a minimum of 10 years) and there are no other suitable sites available on the landholding. The Board did not consider on the basis of the information on the file that the applicant was a qualifying landowner and considered that the proposed development, located to the east of 11 number existing dwellings, would materially contravene Policy SS53 of the Louth County Development Plan 2015-2021 and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy SS56 of the Louth County Development Plan 2015-2021, which applies a presumption against development that would exacerbate ribbon development by extension and where ribbon development is defined by way of example as five or more houses on one side of the road with a road frontage of 250 metres in accordance with Appendix 4 of the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, the Board considered that the proposed development located to the east of 11 number existing dwellings would exacerbate existing ribbon development in the area and would, therefore, materially contravene Policy SS56 of the Louth County Development Plan 2015-2021 and be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

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

Dated this day of 2020.