



Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20184

.APPEAL by Andrew Mooney of Begrath, Monasterboice, County Louth against the decision made on the 18th day of June, 2020 by Louth County Council to refuse permission to Andrew Mooney.

Proposed Development Construction of a two-storey dwelling house, domestic garage, a proprietary wastewater treatment system and all associated site works, all at Begrath, Monasterboice, 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, by reason of its location and distance from the public road, would constitute inappropriate backland development which would be out of character with the established pattern of development in the surrounding rural area and which would result in an intrusive encroachment of physical development into the open rural landscape. Such development would militate against the preservation of the rural environment and the preservation of a clear distinction between the built up areas of Drogheda and the surrounding countryside and would set an undesirable precedent for other such development in the vicinity. Furthermore, having regard to the topography of the site, the access road proposed and the cut and fill proposed to accommodate the proposed dwelling house, the proposed dwelling house would be unduly dominant in the landscape and would detract from the character and visual amenity of the surrounding rural area. Such development would be contrary to the policy requirements, as set out in the current Development Plan for the area which requires that the siting of a proposed dwelling is such that it does not detract from the rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.