



An
Bord
Pleanála

Board Order
ABP-308347-20

Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20552

APPEAL by Brian Gargan care of Joe McEvoy of Woodhaven, Dunleer, County Louth against the decision made on the 10th day of September, 2020 by Louth County Council to refuse permission.

Proposed Development: Construction of a one and half storey/single storey dwellinghouse, installation of proprietary wastewater treatment system/percolation area together with associated site works, the proposed development will be accessed via existing right of way from public road at Glaspistol, Clogherhead, County Louth.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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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 development, by reason of its distance from the public road, would constitute inappropriate backland development which would result in an intrusive encroachment of physical development into this open rural landscape. To permit this development would militate against the preservation of the rural environment and would set an undesirable precedent for other similar inappropriate development in the vicinity in this rural area and would be contrary to the green belt zoning objectives pertaining to the site and Policy SS26 of the Louth County Development Plan 2015-2021. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Dave Walsh

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



Dated this *9th* day of *June* 2021