



Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20641

APPEAL by Elizabeth McCloskey care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 8th day of October, 2020 by Louth County Council to refuse permission.

Proposed Development: Construction of a new single storey dwellinghouse with a detached domestic garage and the installation of a proprietary wastewater treatment system and percolation filter. Access to the proposed development will be provided via the existing vehicular access. The proposed works also include reconfiguring the driveway to the existing house in addition to all associated site development works including drainage, landscaping and boundary treatment, all at Castlecoo Hill, Almondstown, Clogherhead, 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 for a detached dwelling on an elevated site to the rear of existing residential properties would constitute a random and incongruous backland development and would result in an incremental encroachment of random rural development in an area designated as Development Zone 4 in the current Louth County Development for which the objective is to provide for a green belt area around the urban centre of Drogheda. The proposed development would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would, therefore, be contrary to the green belt zoning and to the proper planning and sustainable development of the area.

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

Dated this day of 2021.