



Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20708

APPEAL by Matthew McEvoy care of Ellen Mathews of Newtownstalaban, Drogheda, County Louth against the decision made on the 30th day of October, 2020 by Louth County Council to refuse permission.

Proposed Development: Construction of a dwelling house, comprising a one and two storeys, a single storey garage/store, site entrance and new access road, site boundaries, hard and soft site landscaping works, new connection to mains drainage and all associated works at Duffs Farm, Termonfeckin, 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. The proposed development, by virtue of its location, on the outskirts of the designated settlement of Termonfeckin, and within Development Zone 4, which seeks to provide for a green belt around the urban centre of Drogheda, would result in an incremental encroachment of random rural development in the area, would contribute to ribbon development and 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 proper planning and sustainable development of the area.
2. It is considered that, by reason of the height and mass of the proposed two-storey dwelling, the extent of the access avenue, the scale and height of the proposed garage, and the absence of landscaping screening measures, the proposed two-storey house and garage would be visually obtrusive in this open rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the location of the proposed development within an area designated as green belt in the Louth County Development Plan 2015-2021, where rural housing need is guided by Policy SS 18 and having regard to national policy, as set out in National Policy Objective 19 of the 2018 National Planning Framework and the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005, that 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, and having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has provided sufficient justification for a rural housing need to live in this rural area, or that the applicant's housing need cannot be satisfied in a smaller town or rural settlement. In the absence of a sufficient justification, it is considered that the proposed development would contribute to the development of random rural housing in the area and would militate against the preservation of the rural environment, which is identified as having high levels of environmental sensitivity, and the efficient provision of public services and infrastructure. The proposed development would be contrary to Policy SS 18 of the Louth County Development Plan 2015-2021, the Sustainable Rural Housing Guidelines and to overarching national policy, and would, therefore, be contrary to the proper planning and sustainable development of the area.

4. The applicant has not submitted sufficient information to demonstrate that a connection to the public watermain and foul sewer drain is achievable. Therefore, the proposal is not in accordance with the policies and objectives of the Louth County Development Plan 2015-2021, and in particular with Policy ENV 17 and would, therefore, 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 2021