



Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 20892

APPEAL by Irene Quinn care of Jim Brogan Planning and Development Consultant of Unit B1, Laurel Lodge Business Centre, Laurel Lodge, Castleknock, Dublin against the decision made on the 11th day of December, 2020 by Louth County Council to refuse outline permission for the proposed development.

Proposed Development: Outline planning permission for a proposed new dwellinghouse, wastewater treatment unit and percolation area together with all associated site development works. Development to incorporate the restoration of existing Ballagan Point Coast Watching Service Look-Out Post on site as a residential amenity in accordance with conservation best practice. Application site includes Recorded Monument LH009-010 (Isolated souterrain consisting of two or more passages) at Whitestown, Greenore, County Louth.

Decision

REFUSE outline 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 would materially contravene Policies RD 18 and SS 26 of the Louth County Development Plan 2015-2021 and would detract from the visual appearance of the coast and the rural character of the area.
2. The proposed development, by reason of the topography of the site, the location within an exposed coastal area and the requirement to create a laneway of circa 500 metres to access the site 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 would result in an intrusive encroachment of dominant physical development into the exposed coastal location which would detract from the character and visual amenity of the surrounding rural area. The proposed development would militate against the preservation of the rural environment and would set an undesirable precedent for such other development in the vicinity. The proposed development would be contrary to the policy of the Louth County Council Development Plan and would, therefore be contrary to the proper planning and sustainable development of the area.



3. It is considered that a dwelling at this location would impact upon the designated scenic route SR 15 (Coast Road- Whitetown – Ballagan – Ballytrasna) and the proposed development would interfere or adversely affect this scenic route. To permit this development would materially contravene Policy HER 62 which prohibits development that would interfere with or adversely affect the scenic routes as set out in Table 5.15 Scenic Routes, County Louth of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Terry Ó Niadh

Member of An Bord Pleanála

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

Dated this *28th* day of *June*, 2021.

