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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Louth County Council**

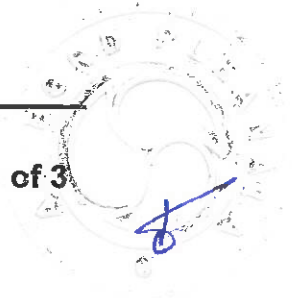
**Planning Register Reference Number: 20818**

**APPEAL** by Sean O'Brien of Chapel Hill, Knocknagoran, Omeath, County Louth against the decision made on the 14<sup>th</sup> day of January, 2021 by Louth County Council to grant subject to conditions outline permission to Noel Rooney care of P. Herr and Associates of Block 4, Level 3, Quayside Business Park, Mill Street, Dundalk, County Louth.

**Proposed Development** Outline permission for two number dwelling houses and associated site development works, all at Knocknagoran, Omeath, County Louth, as revised by the further public notice received by the planning authority on the 17<sup>th</sup> day of December, 2020.

**Decision**

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

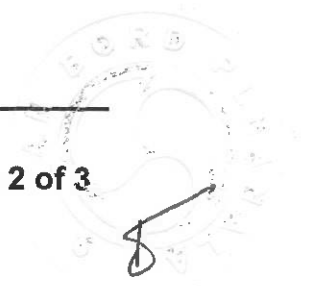


## **Matters Considered**

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. On the basis of the information submitted with the application and having regard to the Stage 1 Appropriate Assessment Screening Report carried out as part of the appeal determination, the Board is not satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on the designated Carlingford Shore Special Area of Conservation (Site Code: 002306), or any other European site, in view of their Conservation Objectives. In these circumstances the Board is precluded from giving further consideration to a grant of planning permission. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

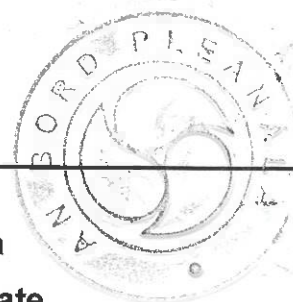


2. The proposed development would be premature pending the availability of a public wastewater treatment plant to serve existing development and to facilitate the orderly expansion of the settlement of Omeath. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Terry Ó Niadh**

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



Dated this <sup>8<sup>th</sup></sup> day of June, 2021.