

Planning and Development Acts 2000 to 2020

Planning Authority: Louth County Council

Planning Register Reference Number: 21242

APPEAL by Amy Percival care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 30th day of April, 2021 by Louth County Council to refuse permission.

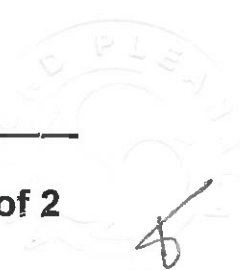
Proposed Development: Construction of a single storey detached dwelling, installation of a wastewater treatment system with percolation area and all associated site works at Deer Park Road, Bellurgan, County Louth.

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.



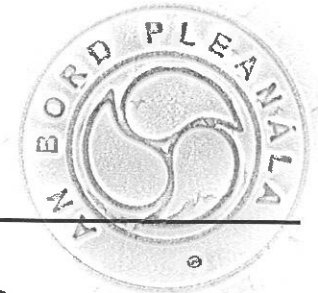
Reasons and Considerations

The proposed development is located in an area zoned Development Zone 2 in the Louth County Council Development Plan 2015- 2021 for which the objective is "To protect the scenic quality of the landscape and facilitate development required to sustain the existing rural community". This objective is considered reasonable. It is a policy of the planning authority, as set out in the development plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve the needs of those engaged in agriculture and other rural activities. The proposed development would contribute to excessive development which exacerbates the ribbon development in this area, would lead to demands for the uneconomic provision of further public services and communal facilities in an area where these are not proposed, and would interfere with the rural character and attractiveness of the area. The proposed development would, therefore, contravene materially the development objective as set out in the development plan and would 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 29th day of September, 2021.