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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 21/785**

**APPEAL** by Martin Brennan care of Colin Doran and Associates of Bullogbreen, Stonebridge, Clones, County Monaghan against the decision made on the 12<sup>th</sup> day of August, 2021 by Louth County Council to refuse outline permission for the proposed development.

**Proposed Development:** Outline permission for a single storey/dormer type dwelling house and detached domestic garage and wastewater treatment plant and polishing filter and new vehicular entrance onto public road and all associated site works at Milltown, Dromiskin, Dundalk, County Louth.

## **Decision**

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

## Reasons and Considerations

1. Having regard to:
  - (a) the location of the site within a rural area under urban influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005,
  - (b) National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to 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
  - (c) the objectives of the Louth County Development Plan 2021-2027 which seek to discourage urban generated housing in rural areas and to direct proposals for such housing to the towns and villages in Settlement Levels 1-4 in the county, and which seek to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with the Local Housing Need Qualifying Criteria,

it is considered that the applicant does not come within the scope of either the economic or social housing need criteria set out in the overarching Ministerial Guidelines or the relevant Local Housing Need Qualifying Criteria of the current county development plan. The proposed development, in the absence of any identified locally based need for a house at this location, would result in a haphazard and unsustainable form of development in an unserved area, would contribute to the encroachment of random rural development in the area, would mitigate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would undermine the settlement strategy set out in the current county development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would contribute to undesirable ribbon development in a rural area outside lands zoned for residential development, would militate against the preservation of the rural environment and would lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

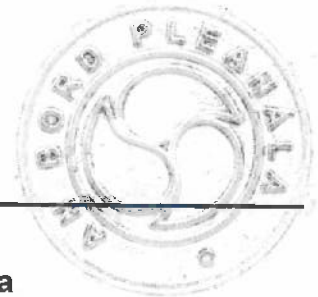
3. The proposed development, by reason of its location on site, its open and exposed nature with a lack of nature screening or shelter and the proposed removal of an excessive length of existing roadside hedgerow, would constitute inappropriate development which would result in an intrusive encroachment of physical development into the open rural landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such development in the vicinity. The proposed development would, therefore, be contrary 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 *19<sup>th</sup>* day of *September* 2022.