



An
Bord
Pleanála

Board Order
ABP-311464-21

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 21897

APPEAL by Laura Finegan of Harestown Road, Monasterboice, Drogheda, County Louth against the decision made on the 2nd day of September, 2021 by Louth County Council to refuse outline permission for the proposed development.

Proposed Development: Outline permission for dwelling house, detached domestic garage, wastewater treatment system and percolation area and all associated site works Carricknashanagh, Monasterboice, 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

Having regard to the location of the proposed development on an open and exposed site without existing natural boundary screening, the Board considered that the proposed development, in conjunction with the permitted dwelling to the west, would be visually obtrusive and would fail to be adequately integrated into the landscape. The Board considered that the proposed development would seriously injure the visual amenities of the area and would be contrary to Policy Objectives HOU 42 and HOU 47 of the Louth County Development Plan 2015-2021, which seek to ensure that any new dwelling is located so it integrates into the local landscape and does not negatively impact or erode the rural character of the area in which it would be located. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this *4th* day of *April* 2022.

