

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 211154

APPEAL by John Carton care of Foresight Design and Planning of Grangebellew, Drogheda, County Louth against the decision made on the 28th day of October, 2021 by Louth County Council to refuse permission.

Proposed Development: Permission for a proposed dwelling house, domestic garage, waste water treatment system and polishing filter percolation area, new vehicular entrance and all associated site development works at Balgathern, Tullyallen , Drogheda, County Louth.

Decision

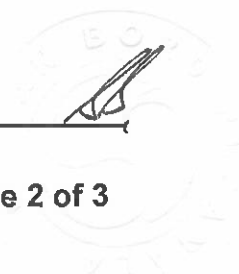
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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.

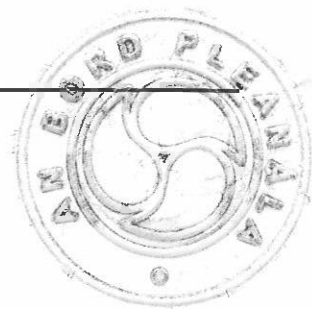
Reasons and Considerations

The proposed development, by reason of its elevated and open rural landscape setting that forms part of a landscape setting that is afforded protection as an Area of High Scenic Quality (AHSQ) would constitute an inappropriate and suburban form of ad hoc piecemeal development and would result in a further intrusive encroachment of physical development within a landscape setting that has been diminished by the proliferation of one-off dwellings. The proposed development, in itself, taken together with the extensive loss of roadside boundary, the inappropriate design, layout and overall disconnect with safeguarding the visual amenities of its setting, and in conjunction with other additional dwellings along a local road would militate against the preservation of this rural environment. It would be contrary to policy objective NBG 37 of the Louth County Development Plan, 2021 to 2027, which requires the protection of rural landscapes of the Areas of High Scenic Quality (AHSQ) from inappropriate development for the benefit and enjoyment of current and future generations and policy objectives ENV 38 as well as ENV 39 which requires the protection and preservation of existing hedgerows where appropriate in new development. As well as only permitting their removal in exceptional circumstances where their removal is necessary. The applicant in this case has no exceptional circumstance that would warrant the extensive removal of hedgerows and their further destruction would together with the suburban response to the roadside boundary would further diminish the visual amenities of the area. It is therefore considered that the



proposed development would be contrary to these policy objectives of the Louth County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.


Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board



Dated this 4th day of April 2022