

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 211191

APPEAL by David Kierans of Glenmore, Collon, County Louth against the decision made on the 10th day of November, 2021 by Louth County Council to refuse permission.

Proposed Development: Construction of a two-storey dwellinghouse, garage, wastewater treatment system, percolation area, new entrance to public road and associated site works at Glenmore, Collon, 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

1. Having regard to the location of the site within an 'Area Under Strong 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, and in the Louth County Development Plan, 2021-2027, by way of its Rural Policy Zone 2 – Area under Strong Urban Influence, where housing is restricted to persons demonstrating local need in accordance with Table 3.5 of the development plan, it is considered that the applicant does not come within the scope of the housing need qualifying criteria for a rural one-off dwellinghouse at this location.

In addition, having regard to 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, it is considered that the applicant has not demonstrated compliance with National Policy Objective 19.

It is considered therefore that the applicant does not come within the scope of either the economic or social housing need criteria set out in the overarching National Guidelines or the relevant local housing need qualifying criteria of the development plan.

The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural car dependent development in an area where there is a strong proliferation of such developments. It would militate against the preservation of a rural environment that is afforded protection as an area of high scenic quality where inappropriate developments are discouraged and directed to where they can be more sustainably

accommodated on serviced lands within settlements making more efficient use of provision of public services and infrastructure.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

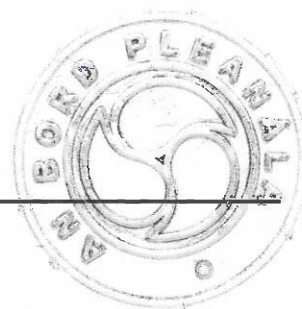
2. The Louth County Development Plan, 2021 to 2027, under Section 13.9.5 has a presumption against development that would create and exacerbate ribbon development, where ribbon development is defined by way of example as five or more houses on one side of the road with a road frontage of 250 metres in accordance with Appendix 4 of the Sustainable Rural Housing Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government in April 2005. The Board considers that the proposed dwelling would, by virtue of being the fifth house on a road frontage that in this case is less than 250 metres, give rise to ribbon development and would, given the character of residential development along the road that serves the site, have the potential to give rise to further exacerbation of ribbon development in a manner that would be contrary to Section 13.9.5 of the development plan and would add to the cumulative diminishment of the visual amenities of this rural landscape by way of such developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



John Connolly

Member of An Bord Pleanála

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



Dated this 7th day of APRIL 2022.