

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 211213

APPEAL by Eamon Briscoe care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 19th day of November, 2021 by Louth County Council to refuse permission for the proposed development.

Proposed Development: A dwelling house, domestic garage, wastewater treatment system and associated site development works at Killineer, Drogheda, County Louth.

Decision

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

Reasons and Considerations

1. Having regard to the location of the site within a rural area under urban influence, and 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 an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The proposed development would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would contravene the provisions of the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The site is located along the south of an area designated in the current Louth County Development Plan 2021-2027 as an Area of High Scenic Quality (AHSQ) by reason of its landscape quality. The site is also in an area under significant pressure from one-off rural housing, evident by the high number of one-off dwellings along Kearney's Lane. It is considered that this section of the rural environment, along the south of Kearney's Lane, has retained its scenic landscape. The policies and objectives of the Louth County Development Plan 2021-2027, namely Policy Objective HOU 42, require rural dwellings to integrate into the local landscape and not erode the rural character of the area in which it would be located. It is considered that the construction of a house on the site would be visible from the Area of High Scenic Quality, the surrounding area, and would result in the creation of a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would, therefore, be contrary to the proper planning and sustainable development of the area

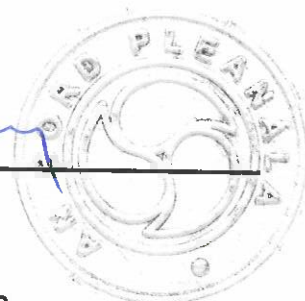


John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 29th day of APRIL 2022.