



An
Bord
Pleanála

Board Order
ABP-314697-22

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 22/560

Appeal by Katie Meegan care of Declan P. Walsh and Company of Main Road, Tullyallen Village, Drogheda, County Louth against the decision made on the 1st day of September, 2022 by Louth County Council to refuse permission.

Proposed Development: Construction of a two-storey style dwellinghouse, proprietary wastewater treatment system and all associated site works, all at Bellcotton, Termonfeckin, County Louth.

Decision

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

Reasons and Considerations

The proposed development would constitute an inappropriate form of piecemeal backland development, resulting in the intrusive encroachment of physical development in the open rural landscape. Furthermore, the proposed development would extend and exacerbate the existing pattern of ribbon development along this side of the public road. The proposed development would be contrary to Section 13.9.4 (Site Selection), Section 13.9.5 (Ribbon Development) and Section 13.9.6 (Backland Development) of the Louth County Development Plan 2021-2027 and would be contrary to Policy Objectives HOU 42 and HOU 47 of the development plan. The proposed development would represent an overdevelopment of one-off dwellings in this rural area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 29th day of October 2023.