



An
Bord
Pleanála

Board Order
ABP-315472-23

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 22/666

APPEAL by Hayley McKeever care of Robert Kenny Architectural and Engineering Services of Townley Hall, Drogheda, County Louth against the decision made on the 1st day of December, 2022 by Louth County Council to refuse permission.

Proposed Development: Construction of a two-storey house, wastewater treatment unit and percolation area and new entrance onto the public road, all at Shanlis, Ardee, County Louth, as revised by the further public notices received by the planning authority on the 7th day of November, 2022.

Decision

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

Reasons and Considerations

Having regard to Policy Objective HOU 47 of the Louth County Development Plan 2021-2027, which requires applications for one off rural housing to comply with the standards and criteria set out in Section 13.9 of the Development Management Guidelines 'Housing in the Open Countryside', including Section 13.9.14 regarding access for a rural dwelling, as well as Section 13.16.17 concerning minimum visibility standards for new entrances, it is considered that the proposed development would endanger public safety by reason of traffic hazard because adequate visibility cannot be achieved at the junction with the public road where sightlines are restricted in an easterly direction and are not within the applicant's ownership or control, and no formal legal agreement with the relevant third-party landowner has been submitted to ensure their future implementation and maintenance. The proposed development would contravene the Louth County Development Plan 2021-2027 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *18th* day of *January*, 2024.