



An  
Bord  
Pleanála

## Board Order ABP-315647-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 22/878**

**Appeal** by Thomas and Ciara Winters care of Declan P. Walsh and Company of Main Road, Tullyallen Village, Drogheda, County Louth, against the decision made on the 6<sup>th</sup> day of January, 2023 by Louth County Council to refuse permission.

**Proposed Development:** Restoration, adaptation and extension of existing vernacular stone cottage, forming part of the historic Toberra Clachan settlement, to provide one number single standalone cottage. Permission is also sought for refurbishment and adaptation of existing traditional agricultural hay barn and vernacular stone buildings to provide for domestic outbuilding use ancillary to onsite cottage. Permission is also sought for installation of proprietary wastewater treatment system and all associated external site development works, all at Brownstown, Monasterboice, County Louth.

## Decision

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

## Reasons and Considerations

1. The Board considers that it has not been established that the structural remains of the vernacular cottage meet the requirements of 13.9.12 of the Development Management Guidelines as capable of being renovated without the need for demolition and that the construction of a new one-off dwelling is not in compliance with the Louth County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed vehicular access from the private lane onto the local road L-6302 has failed to demonstrate that adequate visibility can be achieved as required in Table 13.13 of the Louth County Development Plan 2021-2027. The intensification of traffic movements at the junction from the development of a new dwelling would endanger public safety by reason of traffic hazard and obstruction of other road users.



3. It is considered that the applicants have not demonstrated sufficient justification for a house at this location, within Rural Policy Zone 1 as an 'area under strong urban influence and of significant landscape value', consistent with Policy HOU 41 of the Louth County Development Plan 2021-2027. The proposed development would set an undesirable precedent for similar developments 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 *22<sup>nd</sup>* day of *March* 2024.