



An
Bord
Pleanála

Board Order ABP-319253-24

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 23/488

Appeal by Michael Hoey care of McNamee Chartered Building Surveyors Limited of Bantry House, Jocelyn Place, Dundalk, County Louth against the decision made on the 15th day of February, 2024 by Louth County Council to refuse permission.

Proposed Development: Restoration, alteration and refurbishment of a former vernacular style dwellinghouse to include proposed extension, new effluent treatment system and percolation area and all associated site works, all at Drumcah, Inniskeen, Dundalk, County Louth.

Decision

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

PC

Reasons and Considerations

1. Having regard to the Louth County Development Plan 2021-2027, and in particular Policy Objectives HOU 48 and HOU 49 and Section 13.9.12 (Refurbishment of Existing Vernacular Dwellings and Buildings), it is considered that the proposed development is not an appropriate scheme for the revitalisation of a vernacular building. The proposed development relates to a ruined structure, which does not contribute to the landscape character of the area, and it is proposed to demolish most of the structure's existing fabric, including both gable walls and all the internal walls. In the absence of a construction management plan setting out how the building would be protected from collapse during the proposed renovation and refurbishment, the Board is not satisfied that the proposed development would represent an appropriate scheme for the restoration of this vernacular building. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the documentation submitted in connection with the planning application and the appeal, it is considered that the applicant has failed to demonstrate compliance with the Local Needs Qualifying Criteria relative to the Rural Housing Policy Zone set out in Tables 3.4 and 3.5 of the Louth County Development Plan 2021-2027. The proposed development would contravene Policy Objective HOU 41 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Member of An Bord Pleanála

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



Dated this *14th* day of *October* 2024.