

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 2460305

APPEAL by Kevin McConnon care of Brady Hughes Consulting Engineers of 26 Magdalene Street, Drogheda, County Louth against the decision made on the 18th day of July, 2024 by Louth County Council to refuse permission.

Proposed Development: Retention of demolition of the semi-detached habitable house and replacement of same with a detached single-storey house with a reduced floor area. Permission for two new wastewater treatment systems to replace the existing shared system being used by both dwellings. Permission for a new boundary wall and private driveway for the replacement dwelling and separate surface water soakaways to cater for each of the two dwellings, together with all associated site development works and landscaping, all at Bohernamoe, Ardee, County Louth.

Decision

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

Hoe

Reasons and Considerations

1. It is considered that the development proposed to be retained cannot be considered to be a replacement dwelling given the previous demolition of an unauthorised structure and having regard to Section 13.9.13 of the Louth County Development Plan 2021-2027, as varied, where the criteria for a replacement dwelling has not been met. The development proposed to be retained would be contrary to Policy Objectives HOU 50 and HOU 51 of the Louth County Development Plan 2021-2027.
2. The development proposed to be retained, being the second dwelling on the site owned by the applicant, would fail to meet the local housing needs qualifying criteria for a new dwelling in a rural area under strong urban influence being located in Rural Policy Zone 2, which would be contrary to Policy Objective HOU 47 of the development plan.
3. The layout of the development to the rear of the main house, in close proximity to adjacent structures and boundaries with limited quality private open space, would result in a poor standard of residential amenity and would set an undesirable precedent for such development in the future. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

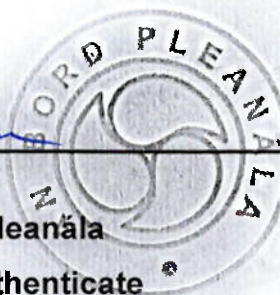


Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 04 day of December 2024.