



An  
Bord  
Pleanála

**Board Order**  
**ABP-320619-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 24100**

**APPEAL** by Niall Meade care of Gerry Eustace of Barns Road, Beabeg, Drogheda, County Meath against the decision made on the 25<sup>th</sup> day of July 2024, by Louth County Council, to refuse permission.

**Proposed Development:** Development will consist of a 1.5 storey dwelling, domestic garage, new entrance and driveway, wastewater treatment system and all associated site works at Bellview Road, Cartown, Drogheda, County Louth.

## **Decision**

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

## Reasons and Considerations

Having regard to the Louth County Development Plan 2021-2027 (as varied), in particular Policy Objective HOU 41, which seeks to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with the Local Needs Qualifying Criteria relative to the Rural Policy Zone set out in Tables 3.4 and 3.5, and Section 3.17.4 which requires applicants to demonstrate that they qualify with one of the criteria in the relevant Rural Policy Zone, and having regard to the location of the site within a rural 'area under strong urban influence' as identified, per the site location, within Rural Policy Zone 2, the Board considered that the proposed development does not come within the scope of the housing need qualifying criteria for Rural Policy Zone 2. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
MaryRose McGovern

**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

Dated this 24 day of February 2025.