



An  
Bord  
Pleanála

**Board Direction**  
**BD-004988-20**  
**ABP-306045-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the limited size of the site and the scale and nature of development to be retained, the national guidance *Quality Housing for Sustainable Communities- Best Practice Guidelines for Delivering Homes Sustaining Communities* and *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities*, the residential zoning on the site and the policies and objectives of the Dundalk and Environs Development Plan 2009-2015 (as extended), it is considered that the development to be retained would result in an unsatisfactory standard of residential accommodation for occupants of both the main house and the cabin, by reasoning of the lack of open space and substandard accommodation provided by the cabin and would result in overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 21/01/2020

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Michelle Fagan