



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19744

APPEAL by Dalton Patrick Conroy care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 1st day of November, 2019 by Louth County Council to refuse permission to the said Dalton Patrick Conroy.

Proposed Development Retention for a timber cabin for use as temporary residential accommodation to rear of house at 6 Tudor Grove, Mullagharlin Road, Dundalk, County Louth.

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the limited size of the site and the scale and nature of development to be retained, to the national guidance “Quality Housing for Sustainable Communities Best Practice Guidelines for Delivering Homes Sustaining Communities” issued by the Department of the Environment, Heritage and Local Government in 2007, the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in March 2018, to the residential zoning on the site, and to 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 which would seriously injure the residential amenities for occupants of both the main house and the cabin, by reason of the lack of open space and substandard accommodation provided by the cabin which would result in overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.