



An  
Bord  
Pleanála

## Board Order ABP-306304-19

---

### Planning and Development Acts 2000 to 2020

**Planning Authority: Louth County Council.**

**Planning Register Reference Number: 19/413.**

**Appeal** by Brian and Anne Crombie of “Winterwood”, Red Barns Rod, Dundalk, County Louth and by Springfield Manor Residents’ Association care of Cliona Byrne of 17 Springfield Manor, Red Barns Road, Dundalk, County Louth against the decision made on the 10<sup>th</sup> day of December, 2019 by Louth County Council to grant subject to conditions a permission to Wonderglade Unlimited Company care of Denis Williams Design Services Limited of Unit 2, Quayside Business Park, Mill Street, Dundalk, County Louth.

**Proposed Development:** The application site contains a total of 82 dwellings consisting of a total of 81 number new dwellings and the refurbishment of existing Rose Cottage and alteration to the site boundaries and garden areas of Rose Cottage. In addition to internal alterations to the existing floor plan, the existing dwelling will be altered by the removal of a chimney stack on the western elevation, the demolition of a greenhouse on the southern elevation and alterations to existing door and window openings. The overall floor area of the existing dwelling will not change. Existing sheds to the north of the site will also be removed as part of this development. The 81 number new residential units to be constructed comprise 62 number single storey and two-storey dwellings (11 number two bed, 45 number three

bed and six number four bed) and 19 number apartments in a two-storey building (five number one 1 bed and 14 number two bed). A new vehicular access and a dedicated pedestrian access will be provided off the Red Barns Road. The application also provides for car and bicycle parking, landscaping, open space and boundary treatments including alterations to site levels (the site will be raised to accommodate the proposed development), retaining walls and public lighting, and all associated site development works; all on a site north of the Springfield Manor development, east of Willowdale and south of Hazel Close and includes an existing dwelling known as 'Rose Cottage' which will be refurbished as part of the proposed development at Red Barns Road, Dundalk, County Louth, as amended by the further plans and particulars submitted to the planning authority on the 21<sup>st</sup> day of November, 2019. ...

## **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**

The proposed development is located in an area which is identified as being at risk of coastal flooding and which is served by a single means of access via Red Barns Road. Having regard to the existing levels on this road and predicted flood levels in

