



An
Bord
Pleanála

Board Direction
BD-000569-18
ABP-300419-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/06/2018.

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

Reasons and Considerations

1. The proposed development would be located within an area that is covered by the zoning objective "Residential (existing)" in the Louth County Development Plan 2015 to 2021 which seeks to "protect and/or enhance existing residential communities and provide for new residential communities." The proposed development would result in the unacceptable loss of an amenity area which forms an intrinsic part of the Commons Grove residential estate which would, therefore, be incompatible with the zoning objective for the area which seeks "to protect and/or enhance existing residential communities". The proposed development would seriously injure the residential amenities of the existing residents of the estate and future occupants of the development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be located within an area that has been designated as a public amenity area to serve the needs of the estate residents under Condition no.11 of Reg. Ref. 95/0543. The proposed development would contravene materially a condition attached to an existing

permission for development, which would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 25/06/2018

Stephen Bohan