



An
Bord
Pleanála

Board Direction
BD-001735-18
ABP-301187-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2018.

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

Reasons and Considerations

1. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted in both directions and where the Board is not satisfied that the applicant has demonstrated sufficient legal interest to ensure that the required sightlines can be provided and maintained.
2. Having regard to the sensitive location of the appeal site, which is partially within the curtilage of a Protected Structure (Ref. D014) and which features protected trees (Ref. TP18), and noting the failure to provide a coherent development proposal for the entirety of the site, including the disused car park, it is considered that the applicant has not provided sufficient justification for the extent of tree felling proposed, and that the proposed development would represent piecemeal development that would materially and adversely affect the character and setting of the Protected Structure and be detrimental to the visual amenities of the area. The proposed development would therefore be contrary to Policies CH5 and CH9 of the Dundalk and Environs Development Plan 2009-2015 and would be contrary to the proper planning and sustainable development of the area.

3. Policy HC 22 of the Dundalk and Environs Development Plan 2009-2015 requires that all proposed residential developments, including apartments, comply with the internal space provisions as set out in Appendix 4 of the Plan. The storage areas and balconies within the proposed development do not comply with these provisions or with those set out in the more recent Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities 2018 and the proposed development would therefore be contrary to Policy HC22 and to the proper planning and sustainable development of the area.

Board Member

Date: 22/11/2018

Michelle Fagan