



An  
Bord  
Pleanála

**Board Direction**  
**BD-001906-18**  
**ABP-301442-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/12/2018.

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

### **Reasons and Considerations**

1. The site is located in an area covered by the Z1 Residential (New) zoning objective in the Louth County Development Plan 2015 to 2021 which seeks to "To protect and/or enhance existing residential communities and provide for new residential communities." The principal permitted land use within Z1 is residential, and car parks are not listed as a use that is open for consideration. The proposed car park would not be compatible with the Z1 zoning objective for the area and it would result in an inappropriate and unsustainable use of the limited availability of residentially zoned land in Carlingford. The proposed development would materially contravene the Z1 Residential (New) zoning objective of the Development Plan and it would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Notwithstanding the plans and particulars submitted with this application, the Board is not satisfied, on the basis of the information provided, that the proposed development would not give rise to additional flooding on the surrounding lands as a consequence of the proposal to increase in ground levels in the SW section of the site and the proposal to infill the wetland/flood storage area in the NE section of the site. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

3. The site occupies a visually dominant position on the approach to Carlingford Village, and the Dovecote is located on a prominent elevated part of the site and is an attractive historical feature which contributes to the historic character of the area. It is considered, therefore, that the proposed development, by reason of its nature, scale and design would distract from the visual amenity of the area and from the built heritage and character of the area.

**Board Member**

**Date:** 11/12/2018

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Stephen Bohan