



An
Bord
Pleanála

Board Direction
BD-002386-19
ABP-302505-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/02/2019.

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

Reasons and Considerations

1. Having regard to the location of this serviced site along a public transport corridor in proximity to Dundalk Town Centre, it is considered that the proposed residential development would not be developed at a sufficiently high density to provide for an acceptable level of efficiency in the use of serviced lands as required in the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018, and would be contrary to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, issued by the DoEHG in May 2009, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the objectives of the current development plan for the area, in particular Policy HC 9, and the national guidance set out in the Urban Design Manual, A Best Practice Guide, issued by the DoEHG in May 2009, in relation to residential development, it is considered that, by reason of overall design, layout, open space arrangement, pedestrian permeability with

adjoining residential developments, and frontage along the Dublin Road, the proposed development would militate against an attractive residential environment, would be of insufficient urban design quality on a prominent site in Dundalk Town and would seriously injure the residential and visual amenities of the area. The proposed development would conflict with the objectives of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/02/2019

Terry Prendergast