



An
Bord
Pleanála

Board Direction
BD-002715-19
ABP-302842-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/03/2019.

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

Reasons and Considerations

Having regard to the location of the site and the established built form and character of houses at 'The Loakers' residential estate and those situated either side of Bothar Maol, it is considered that the proposed development, by reason of its overall design and layout, would result in an unacceptable design response to the specific site context. In addition, as the proposed development does not have an adequate mix of dwelling types comprising one dwelling type only, i.e. matching in design 3-bedroom terrace dwelling houses, it is considered that the proposed development would result in a substandard form of development which would be inconsistent with Policy HC 30 of the Dundalk & Environs Development Plan, 2009-2015, which seeks the provision of an appropriate mix of house types within an area. It would also be contrary to the National Planning Framework which encourages more mixed tenure. It is further considered that the proposed street layout would not be conducive to pedestrian safety and would militate against the provision of an attractive pedestrian environment. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/03/2019

Dave Walsh