



An
Bord
Pleanála

Board Direction
BD-003030-19
ABP-303404-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/05/2019.

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 policies of the current Dundalk and Environs Development Plan, which seek to provide a comprehensive approach to backland development and to safeguard existing residential amenity in backland development, the applicant has not provided sufficient information in relation to access to the site, and it is also considered that the proposed development, including its arrangements for access, would seriously injure the amenities of the existing property on the landholding by compromising access to this property and significantly reducing its private amenity space to the rear. Accordingly, the Board considers that the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 14/05/2019

Dave Walsh