



An
Bord
Pleanála

Board Direction
BD-003710-19
ABP-304241-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th August, 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. The site is located in an area zoned objective *Residential, Amenity and Open Space* in the current development plan for the area. The Board considers that, notwithstanding the existing non-conforming use for one former dwelling on the subject site, the proposed development for a residential development of 6no. units on this site would represent an intensification and would contravene materially the development objective indicated in the Dundalk and Environs Development Plan 2009-2015 as extended, the zoning objective, as set out in Table 2.3 of this plan, which sets out the Zoning Matrix for the zoning of land solely or primarily for recreational amenity and open space uses and where residential is *not permitted* within this land use zoning. The Board pursuant to the provisions of section 37 (2)(b) of the Planning and Development Act, 2000, is precluded from the granting of planning permission for the proposed development as none of the provisions of section 37 (2) (b) (i), (ii), (iii) or (iv) of the said Act apply in this case. The proposed development would,

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

Board Member

Date: 06/08/2019

Terry Ó Niadh