



An
Bord
Pleanála

Board Direction
BD-007945-21
ABP-308925-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/04/2021.

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

Reasons and Considerations

The proposed development, by virtue of its depth, height, massing, and proximity to the western boundary, would adversely impact on the visual and residential amenity of the neighbouring dwelling, number 14 Village Green. Furthermore, the overall length, height and massing would be overbearing and impact adversely on the adjoining property to the north known as 'Summerside'. The proposed development would, therefore, adversely impact on the privacy and residential amenity of these neighbouring dwellings and would be contrary to the zoning objective of the site which seeks 'to protect and improve existing residential amenities', and to Sections 6.6.7 and 6.7.5 and Policy HC 9 of the Dundalk and Environs Development Plan 2009-2015 (as varied). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 21/04/2021

John Connolly