



An
Bord
Pleanála

Board Direction
BD-011464-22
ABP-311001-21

The submissions on this file and the Inspector's report were considered at a Board Meeting on 24/10/2022. At the meeting, the Board decided to defer consideration of the case and to issue a Section 137 notice to the parties as recorded on Direction BD-011398-22.

Following receipt of responses to the Section 137 notice to the parties, the file and the responses were considered at a subsequent Board meeting held on 17/11/2022. At this meeting, 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 is on a key and highly visible site located on the northern end of Main Street of a town located within 'B1 – Town or Villages' zoned land, as set out in the Louth County Development Plan, 2021 - 2027. Having regard to this site context and applicable Policy Objective HOU 15 of the Development Plan, which seeks to promote development that facilitates a higher sustainable density that supports compact growth and the consolidation of urban areas, and also having regard to National Policy Objective 35 of the National Planning Framework which seeks an increased residential density in settlements, it is considered that the proposed development, comprising a low density scheme with an over-provision of car parking and poorly positioned communal open space, would represent an under-utilisation of this town centre zoned land and would not contribute to the latent potential of this site in positively contributing to the sustainable and compact growth in a manner that is consistent with the stated policy. The proposed development

would be contrary to Ministerial policy and would not, therefore, be in accordance with the proper planning and sustainable development of the area.

Board Member Patricia Calleary **Date:** 17/11/2022
Patricia Calleary