



An
Bord
Pleanála

Board Direction
BD-015403-24
ABP-315402-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/02/2024.

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 scale form and disposition of the proposed development, the car parking and layout of public open space with no open space provision alongside the Ramparts River, in this regard, the proposal is considered to be contrary to Policy Objective IU 25 of the Plan which seeks 'To ensure that no development including clearing or storage of materials takes place within a minimum distance of 10m measured from each bank of any river, stream or watercourse', the Board considered the proposed development to be contrary to the provisions of the Louth County Development Plan, 2021-2027 and that the proposal would detract from the residential amenity for future occupants and that would set an undesirable future precedent for inappropriately sited and overly dominant structures along the Ramparts River.

The Board further considered that the layout and configuration of the proposed development, whereby a large number of balconies and habitable room windows on the building's western elevation are sited within close proximity to the western boundary, may compromise the future development potential of the adjoining site and would set an undesirable precedent for similar development in the area.

Therefore, the proposal would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the revised layout plan submitted by the applicant to shift the envelope of the building further to the north within the site and agreed with the Inspector that the setting back the building at this interface would enhance the attractiveness and functionality of a linear riparian corridor along the river to serve the future occupants of the proposed scheme and would provide the opportunity for facilitating enhanced biodiversity, however, the overall layout and configuration of the development, including the interface of the development with the site to the west and the potential impact on the Jocelyn Street/Seatown Place Architectural Conservation Area remained a concern for the Board and in the Board's view would require a more fundamental redesign that could not be readily addressed by way of condition.

Board Member



Peter Mullan

Date: 12/02/2024