

An
Bord
Pleanála

Board Direction
BD-015627-24
ABP-316003-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

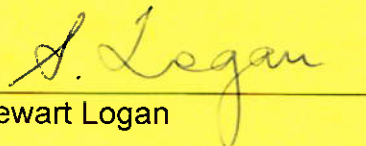
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the *Design Standards for New Apartments, Guidelines for Planning Authorities* issued under section 28 of the Planning & Development Act 2000 (as amended), it is considered that the proposed development fails to provide an acceptable standard of residential development, in particular regarding private amenity space, communal space, apartment layout and natural lighting. The proposed development would seriously injure the amenities of future residents of the development and would, therefore, be contrary to the proper planning and sustainable development of the area
2. It is considered that the proposed development would injure Drogheda's historic Town Wall, a scheduled monument (reference LH024-041014) and a Protected Structure (reference DB158) and would adversely affect the Millmount Architectural Conservation Area. The proposed development would seriously injure the visual amenities of this historic location, would be contrary to objectives BHC3 and BHC31 of the Louth County Development Plan 2021-27 and fails to satisfactorily demonstrate that it would not adversely impact on the structural integrity of the town wall and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the plans and documentation accompanying the application, the Board was not satisfied that the surface water drainage arrangements for the proposed development had been adequately detailed for this elevated site to the rear of established housing and abutting Drogheda Town Wall. It was considered that the proposed development would be contrary to objective IU19 of the Louth County Development Plan 2021-2027, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Stewart Logan

Date: 01/03/2024