

An  
Bord  
Pleanála

**Board Direction**  
**BD-016919-24**  
**ABP-317755-23**

The submissions on this file and the Inspector's report were further considered at a Board meeting held on 04/07/2024, including the submissions received from planning authority, the applicant and the appellant in response to the s.132 and s.137 notices (issued following Board Direction dated 20/05/2024).


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

### **Reasons and Considerations**

The Board considers that the proposed residential units 1 and 3, as indicated in the plans and particulars received by the planning authority on the 26<sup>th</sup> day of June 2023, are 'houses' having regard to the definition given to 'apartments' at section 1.11 in the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (Dept. of Housing, Local Government & Heritage updated 2023)' and in Appendix A of the 'Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities' (Dept. of Housing, Local Government & Heritage 2024). In that regard, the proposed private open space serving the said units 1 and 3 is substantially below the 30 sq.m. minimum private open space standard for 2-bed houses specified in SPPR 2 of the 'Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities' and also substantially below the 50 sq.m. private open space requirement specified in Table 13.4 of the Louth County Development Plan 2021-2027. The proposed development would, therefore, provide substandard amenity for future occupants and would set an undesirable precedent for the provision of private open space for houses. Furthermore, these housing units 1 and 3 would back onto

Point Road with their front door located in the 'rear elevation' as indicated drawing titled 'Front Block General Arrangement Drawings' (received by the planning authority on the 26<sup>th</sup> day of June 2023), resulting in a non-integrated form of development with a poor relationship with the public domain. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Tom Rabbette

**Date:** 04/07/2024