



An
Bord
Pleanála

Board Direction
BD-019038-25
ABP-319594-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/02/2025.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the provisions of the Louth County Development Plan 2021-2027, Policy Objectives HOU15, HOU20 and HOU24 and the Sustainable Residential and Compact Settlement Guidelines for Planning Authorities 2024 it is considered that the proposed development, by reason of its inadequate qualitative and quantitative provision of public, private and communal open space, would constitute an excessive density of development on this restricted site which is within the curtilage of a Protected Structure (DB-310). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Having regard to the provisions of the Louth County Development Plan 2021 -2027 and Policy Objective BHC 20 it is considered that the design and layout of the proposed development is not sensitive to its setting within the curtilage of the Protected Structure or to the residential amenity of the adjoining residential properties and would therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Inspector that development on this site is generally acceptable and noted that higher density and a shortfall in public, communal and private open space may be considered in specific circumstances, however it was considered that the overall design quality of the proposed development did not sufficiently compensate for the shortfalls identified.

Board Member


Marie O'Connor

Date: 28/02/2025