

An  
Bord  
Pleanála

**Board Direction**  
**BD-019185-25**  
**ABP-321228-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/03/2025.

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

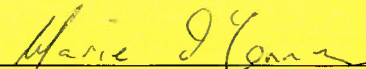
### **Reasons and Considerations**

Having regard to the nature of the site, located on a long narrow infill strip, and the uses and proximity of properties adjacent to the site boundary it is considered that the proposed development would have an overbearing and overlooking impact on the adjacent properties and would be contrary to section 13.8.32 of the Louth County Development Plan 2021 -2027 which seeks to maintain a balance between preserving existing amenities and neighbourhood character whilst implementing a policy of compact development.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Inspector that there were aspects of the proposed development that could be amended by condition but considered that the reduction in height of Block A, the omission of the first floor of Block B and the introduction of a car parking space to the front of the proposed development would materially alter the

scheme and, in this particular circumstance, could not be dealt with by way of condition.

**Board Member**

  
Marie O'Connor

**Date:** 12/03/2025