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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 17326**

**APPEAL** by Ann McCoy care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 20<sup>th</sup> day of October, 2017 by Louth County Council to grant subject to conditions a permission to Currabeg Developments Limited care of Finn Design Partnership Limited of Blakestown, Ardee, County Louth.

**Proposed Development** Construction of 27 residential units comprising: (a) five number three-bedroom three-storey terraced units; nine number two-bedroom two-storey units; six number three-bedroom apartments; six number two-bedroom duplex units and one number one-bedroom apartment. (b) Basement car park (18 car spaces) with access ramp, site development works including central courtyard, service roadways with entrance off John Street and Stoneylane, surface car parking (seven spaces) and associated landscaping, all at John Street and Stoneylane, Ardee County Louth.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the density and detailed design of the proposed development and the character and pattern of development in the area, it is considered that the proposed development, by reason of its massing, substandard arrangement of private and communal open space, juxtaposition with adjoining development, and inactive street frontage, would result in overdevelopment of the site and would seriously injure the amenities of the area and of property in the vicinity. Notwithstanding the acceptability in principle of an urban form of development at this location, the Board was not satisfied that the proposed development would provide an adequate level of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**