



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 17/125

APPEAL by Oliver Brosnan and Helen McKeown of Rockmount, Blackrock, Dundalk, County Louth and by Colm and Eilish McKeown of Rockmount, Blackrock, County Louth against the decision made on the 3rd day of November, 2017 by Louth County Council to grant subject to conditions a permission to Padraig King care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork.

Proposed Development A two-storey dwelling house with associated attached domestic garage, vehicular entrance and all associated site development works at Rockmount, Blackrock, 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

1. Having regard to the prominent and elevated nature of the site and the established built form and character of houses at Rockmount, it is considered that the proposed development, by reason of its design, scale, bulk and height, would be visually obtrusive, overly dominant and overbearing within the surrounding streetscape, and would be out of character with the pattern of development in the vicinity. The proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site, the Board is not satisfied that the applicant has demonstrated with sufficient certainty that the proposed development would not be at risk from coastal erosion, or that any attempt to mitigate the risk would not give rise to an increased risk of coastal erosion in other areas. In this regard, the Board notes the coastal erosion that appears to have occurred at the site in the period since the Coastal Erosion Assessment report submitted with the application was prepared. It is considered, therefore, that in the absence of adequate information relating to the risk of coastal erosion and any necessary mitigation measures, the proposed development would be contrary to the proper planning and sustainable development of the area.

Eugene Nixon
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.