



Planning and Development Acts 2000 to 2017

Planning Authority: Louth County Council

Planning Register Reference Number: 17/729

APPEAL by Leo Quinn of Arhurstown, Tallanstown, Dundalk, County Louth against the decision made on the 16th day of November, 2017 by Louth County Council to refuse an outline permission.

Proposed Development: Construction of four number dwellinghouses and all associated site development works at Commons Grove, Dromiskin, County Louth.

Decision

REFUSE outline 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. The proposed development would be located within an area that is covered by the zoning objective “Residential (existing)” in the Louth County Development Plan 2015 – 2021 which seeks to “protect and/or enhance existing residential communities and provide for new residential communities”. The proposed development would result in an unacceptable loss of an amenity area which forms an intrinsic part of the Commons Grove residential estate which would be incompatible with the zoning objective for the area. The proposed development would seriously injure the residential amenities of the existing residents of the estate and of future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would be located within an area that has been designated as a public amenity area to serve the needs of the residents of the estate under Condition number 11 attached to the permission granted by Louth County Council on the 18th day of November, 1995, under Planning Register Reference Number 95/0543. The proposed development would contravene materially a condition attached to an existing permission for development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.