



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 18177

APPEAL by John and Paula Long of 240A Glenwood, Dublin Road, Dundalk, County Louth and by others against the decision made on the 21st day of August, 2018 by Louth County Council to grant subject to conditions a permission to Torca Developments Limited care of Brian Dunlop Architects of Patricks Court, Patrick Street, Kilkenny.

Proposed Development A new site boundary; 43 number residential units comprising 14 number two and a half storey semi-detached houses, 10 number two-storey semi-detached houses, two number two-storey detached houses, three number two-storey mid-terrace houses, six number two-storey end of terrace houses and two number two-storey apartment blocks incorporating eight number apartments; provision of a new vehicular and pedestrian entrance to the Dublin Road and pedestrian and cycle access to the adjacent Glenwood and Rockfield Manor estates; all associated landscaping and site works, all at Dublin Road, Dundalk, County Louth, as amended by the revised public notice received by the planning authority on the 27th day of July, 2018.

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 location of this serviced site along a public transport corridor in proximity to Dundalk Town Centre, it is considered that the proposed residential development would not be developed at a sufficiently high density to provide for an acceptable level of efficiency in the use of serviced lands as required in the National Planning Framework issued by the Department of Housing, Planning and Local Government in February, 2018, would be contrary to the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)” issued by the Department of the Environment, Heritage and Local Government in May, 2009, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the objectives of the current Development Plan for the area, in particular Policy HC 9, and the national guidance set out in the “Urban Design Manual - A best practice guide”, issued by the

Department of the Environment, Heritage and Local Government in May, 2009, in relation to residential development, it is considered that, by reason of overall design, layout, open space arrangement, pedestrian permeability with adjoining residential developments, and frontage along the Dublin Road, the proposed development would militate against an attractive residential environment, would be of insufficient urban design quality on a prominent site in Dundalk Town and would seriously injure the residential and visual amenities of the area. The proposed development would conflict with the objectives of the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.