



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 18360

APPEAL by Gerard Connor of The Mill, Dunleer, County Louth and by Bellscape Limited care of Stephen Ward of Jocelyn House, Jocelyn Street, Dundalk, County Louth against the decision made on the 20th day of September, 2018 by Louth County Council to grant subject to conditions a permission to the said Bellscape Limited.

Proposed Development: The development will consist of the construction of a total of 26 number two storey dwellings in a mix of detached, semi-detached and terraced form. The development also provides for a new vehicular entrance onto Main Street/R132, a riverside amenity path, a public footpath along the site frontage on the east side of Main Street/R132, all associated site development works including alterations to ground levels, internal roads and footpaths, electricity substation(s), car parking, open space, public lighting, landscaping and boundary treatments at Main Street/R132, Dunleer, County Louth, as revised by the further public notice received by the planning authority on the 30th day of August, 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

The proposed development by virtue of its design, layout and orientation which encroaches onto the setting of the archaeological monument on site (Motte) and turns its back on the amenity park, will provide a poor standard of development of these strategically located lands in direct conflict with the policies of the Local Area Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

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

Dated this day of 2019.