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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 18157**

**APPEAL** by Bothar Maol Residents Association of Bothar Maol, Blackrock, County Louth and by others against the decision made on the 28<sup>th</sup> day of September, 2018 by Louth County Council to grant subject to conditions a permission to Michael White care of P. Herr and Associates of Block 4, Third Floor, Quayside Business Park, Mill Street, Dundalk, County Louth.

**Proposed Development:** 16 number two-storey, three bedroom dwelling houses in three separate blocks (two blocks comprising of five number units each and one block comprising of six number units) and all associated site development works at The Loakers, Blackrock Road, Dundalk, County Louth, as amended by the further public notice received by the planning authority on the 7th day of September, 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**

Having regard to the location of the site and the established built form and character of houses at 'The Loakers' residential estate and those situated either side of Bothar Maol, it is considered that the proposed development, by reason of its overall design and layout, would result in an unacceptable design response to the specific site context. In addition, as the proposed development does not have an adequate mix of dwelling types comprising one dwelling type only, that is, matching in design three-bedroom terrace dwelling houses, it is considered that the proposed development would result in a substandard form of development which would be inconsistent with Policy HC 30 of the Dundalk and Environs Development Plan 2009-2015, which seeks the provision of an appropriate mix of house types within an area. It would also be contrary to the National Planning Framework which encourages more mixed tenure. It is further considered that the proposed street layout would not be conducive to pedestrian safety and would militate against the provision of an attractive pedestrian environment. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Dave Walsh**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**