



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 18275

APPEAL by the Residents of Bellfield View care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 13th day of December, 2018 by Louth County Council to grant subject to conditions a permission to Anna Starzewska Skupska and Marcin Skupski care of Páraic McKevitt Architects of The Oystercatcher Building, Carlingford, County Louth for the proposed development.

Proposed Development: Construction of one new dwelling house along with all associated siteworks at The Cottage, Clermont, Dundalk, 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

Having regard to the policies of the current Dundalk and Environs Development Plan, which seek to provide a comprehensive approach to backland development and to safeguard existing residential amenity in backland development, the applicant has not provided sufficient information in relation to access to the site, and it is also considered that the proposed development, including its arrangements for access, would seriously injure the amenities of the existing property on the landholding by compromising access to this property and significantly reducing its private amenity space to the rear. Accordingly, the Board considers that the proposed development would be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2019.