



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 18799

APPEAL by Buvinda Developments care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 3rd day of May, 2019 by Louth County Council to grant subject to conditions a permission to James Flannery care of Colman P. Carroll of 9 Palace Street, Drogheda, County Louth.

Proposed Development Construct a single storey dwelling house complete with new entrance, new site boundaries, retain existing car parking spaces, rainwater harvesting tank, connection to all main services and all internal, external and site works, all at Black Bull Cottages, Dublin Road, Drogheda, 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

It is an objective of national policy, as set out in the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas” issued by the Department of the Environment, Heritage and Local Government in May 2009 and the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in December 2015, to ensure high quality in the design and layout of places and neighbourhoods and in individual residential units. Having regard to restricted nature of this site, the proposed access arrangements and the design of the proposed dwelling, it is considered, by reason of its layout, form and design that the proposed development would result in a substandard residential unit and would seriously injure the residential amenity of future residents of the proposed development. 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.