



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 18757

APPEAL by Residents of Beaulieu View care of John Dineen, Consultant Engineer of Castle View, Cordoogan, Monasterboice, County Louth against the decision made on the 31st day of May, 2019 by Louth County Council to grant subject to conditions a permission to Lorrac Developments Limited care of Brady Hughes Consulting of 26 Magdalene Street, Drogheda, County Louth.

Proposed Development: Construction of two number storey and a half semi-detached dwelling units, and all associated site development works at Beaulieu View, Termonfeckin Road, Drogheda, County Louth as amended by the revised public notices received by the planning authority on the 9th day of May 2019.

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 planning history of the site and the documentation submitted with the application and appeal, wherein the site of the proposed development was explicitly shown as part of the public open space of the development of the overall residential estate under parent permission (Planning Register Reference Number 70/90), it is considered that the proposed development would materially contravene the terms of this parent planning permission for the overall residential estate as the development would encroach on lands which have been designated as public open space serving the overall estate. It is considered therefore that the proposed development would seriously injure the residential amenities of existing nearby dwellings through the loss of this established public open space and would set an undesirable precedent for similar type developments in this residential estate, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the drawing as referred to above, wherein the site of the proposed development was explicitly shown as part of the public open space of the development of the original residential estate, which was provided by the applicant as part of the applicants' response to the appeal.

Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this day of 2019