



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19212

APPEAL by Gerard Connor care of Environmental Management Services of An Tinteán Nua, Ballymanus, Casltepollard, County Westmeath against the decision made on the 25th day of July, 2019 by Louth County Council to grant subject to conditions permission to Bellscape Limited care of Stephen Ward Town Planning and Consultants Limited, Jocelyn House, Jocelyn Street, Dundalk, County Louth.

Proposed Development Construction of 26 number dwellings comprising seven number two-storey detached, eight number two-storey semi-detached and three number two-storey terraced houses in addition to eight number apartments. The apartments are accommodated in two number two-storey buildings each containing four number apartments, with first floor roof terraces located to the rear facing eastwards towards the White River. The development also provides for a new vehicular entrance onto Main Street/R132, a riverside amenity path, a playground, 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, all at Main Street/R132, Dunleer, County Louth, as revised by the further public notice received by the planning authority on the 4th day of July, 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

The proposed development, notwithstanding the amendments made as compared with the previous application for permission on the site granted under An Bord Pleanála reference number ABP-302779-18 would, by virtue of its predominantly suburban design and layout, including the proposed aspect to the R132, provide a poor standard of development of these strategically located lands on a sensitive site at a main entry point to Dunleer Town, be contrary to Section 2.4.3 of the Dunleer Local Area Plan 2017-2023 which seeks high quality residential development on the site, and would seriously injure the visual amenities of the area. The proposed development 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, while acknowledging that the proposed development no longer turns its back on the amenity park or infringes on the setting of the motte, did not agree that the proposed development, by reason of its design and layout, would not seriously injure the visual amenities of the area.

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

Dated this day of 2020.