



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19463

APPEAL by Anne Wynne of Jocelyn Place, Dundalk, County Louth against the decision made on the 1st day of August, 2019 by Louth County Council to grant subject to conditions a permission to Kevin Cluskey care of OMS Architects of 63 Mount Street Lower, Dublin.

Proposed Development Change of use from existing office use to residential use consisting of four number residential units. Works to include alterations to window and door opes to rear return ground floor, new flat roof at higher level to single storey rear return, new rooflights to rear pitch, alterations to internal layouts, repair and upgrade works throughout and all associated site works to a two-storey plus attic protected structure, all at 37 Jocelyn Street, Dundalk, County Louth (a Protected Structure).

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 considered that the proposed layout and design of the proposed apartment development in this Protected Structure would produce a cramped and substandard form of development on this site at a density that cannot be accommodated to a level where qualitative residential amenities can be provided for future occupants of the proposed four apartment units, and if permitted in the form proposed, would result in overdevelopment of this built heritage sensitive site and would have the potential to set a precedent for similar buildings to be used to provide poor standard residential units which would seriously injure the residential amenities of future occupants and would fail to have sufficient regard to both local planning policy provisions and the standards set out in the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” issued by the Department of Housing, Planning and Local Government in March, 2018. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.

