



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 1974

APPEAL by Paddy Matthews and others of Newtownstalaban, Drogheda, County Louth against the decision made on the 18th day of October, 2019 by Louth County Council to grant subject to conditions a permission to Ravala Limited care of DR Consultants of 108 Gleann Alainn, Tullyallen, Drogheda, County Louth in accordance with plans and particulars lodged with the said Council.

Proposed Development: A new site access road from the existing Newtownstalaban Road and connection to the previously approved port access northern cross route under planning reference number 07/1791 with all associated site and civil works at Newtownstalaban, 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

The proposed development would provide direct vehicular and pedestrian access to residential development granted planning permission under planning register reference number 07/1791, whose duration was extended under planning register reference number 18/560, at a location contrary to the access provisions set under this planning permission. In addition, conditions attaching to that permission linked the phasing of the development permitted therein to the provision of key infrastructure in this area, including the proposed Port Access Northern Cross Route in accordance with the provisions of the North Drogheda Environs Master Plan 2006. The proposed development would facilitate the development of these lands in advance of such infrastructure contrary to those conditions and to the provisions of the Masterplan for the area. Furthermore, the proposed development would create access from the residential development area onto a rural road, at a location where no pedestrian facilities are available, which is unsuited to accommodating urban generated residential development movements and which is not proposed as a location for access to the residential development area in the policy context for this area. In this regard, it is considered that the proposed development would give rise to piecemeal residential development with the creation of discordant traffic movement patterns onto an unsuited rural road and would be inconsistent with the coordinated approach to

development in the area as set out in planning register reference numbers 07/1791 (and 18/560). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

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

Dated this day of 2020.