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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 19385**

**APPEAL** by John and Linda Murphy of 18 Faughart Terrace, Saint Mary's Road, Dundalk, County Louth against the decision made on the 22<sup>nd</sup> day of January, 2020 by Louth County Council to grant subject to conditions a permission to Michael O'Neill care of CS Pringle of Monaghan Road, Castleblayney, County Monaghan in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of five number four-bed, three-storey dwellings, hard and soft landscaping, modifications to existing boundary wall, connection to public services together with all ancillary and associated site works at Castle Road, Townparks, Dundalk, County Louth. This application relates to a site with a protected structure National Inventory of Architectural Heritage Register Number 13702068. As amended by the revised public notices received by the planning authority on the 19th day of December, 2019 as follows: revised building plans showing development reduced to four number two-storey, three-bed houses with raised finished floor level and set back building line, revised site layout and associated works, Architectural Heritage Impact Statement, Visual Impact Assessment and Flood Risk Assessment.

## **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 pastiche design and layout of the proposed development within the Saint Mary's Architectural Conservation Area (ACA Number 1), it is considered that the proposed development would represent inadequate design quality in close proximity to a protected structure at number 20 Faughart Terrace, Saint Mary's Road and to other protected structures in the vicinity 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 considered the mixture of styles within the Architectural Conservation Area and the visual impact of the proposed design, which the Board considered not to be of adequate quality, and of the layout on the protected structure, and considered that a high standard of contemporary design on the site would be more appropriate for this setting.

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

**Dated this            day of            2020.**