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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 21622**

**APPEAL** by Ryan Hoey of 36 Sandfield Gardens, Blackrock, County Louth against the decision made on the 9<sup>th</sup> day of July, 2021 by Louth County Council to grant subject to conditions a permission to Mucklagh Limited care of Bernard Dowdall Architects of Carrickedmond, Kilcurry, Dundalk, County Louth.

**Proposed Development** Permission for demolition of an existing single storey dwelling and construction of a two/three-storey mixed commercial/residential development consisting of: three number retail units and an apartment access to the ground floor; two number one-bed apartments, one number two-bed duplex unit to the first/second floor (three residential units in total); connections to public sewers and watermains; associated site development works including revised vehicular entrance, footpaths, bin storage area, car/bicycle parking and boundary treatments, all at Main Street, Blackrock, County Louth.

**Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

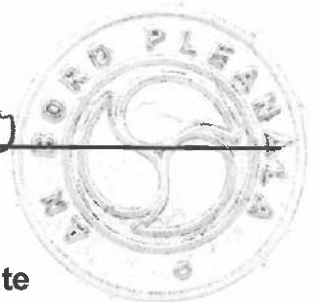
The proposed development is on a key and highly visible site located on the northern end of Main Street of a town located within 'B1 – Town or Villages' zoned land, as set out in the Louth County Development Plan, 2021 - 2027. Having regard to this site context and applicable Policy Objective HOU 15 of the Development Plan, which seeks to promote development that facilitates a higher sustainable density that supports compact growth and the consolidation of urban areas, and also having regard to National Policy Objective 35 of the National Planning Framework which seeks an increased residential density in settlements, it is considered that the proposed development, comprising a low density scheme with an over-provision of car parking and poorly positioned communal open space, would represent an under-utilisation of this town centre zoned land and would not contribute to the latent potential of this site in positively contributing to the sustainable and compact growth in a manner that is consistent with the stated policy. The proposed development would be contrary to Ministerial policy and would not, therefore, be in accordance with the proper planning and sustainable development of the area.

*Patricia Calleary*

**Patricia Calleary**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



**Dated this 22nd day of November 2022.**