

An
Bord
Pleanála

Board Order ABP-312970-22

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 21/1485

Appeal by Edward McCloskey care of Gravis Planning of Denshaw House, 121 Baggot Street Lower, Dublin against the decision made on the 10th day of February, 2022 by Louth County Council to refuse permission.

Proposed Development: Retention of an amenity deck structure, including below-deck storage area, landing and steps to beach, all at Seabank, Castlebellingham, County Louth.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

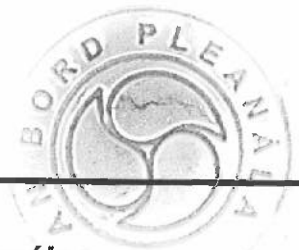
1. Having regard to the cantilevered form of the development proposed to be retained, its overall siting relative to the adjacent coastline, and its elevated position relative to the existing garden embankment and gabion wall, it is considered that the development proposed to be retained would be contrary to Policy Objective ENV 56 of the Louth County Development Plan 2021-2027 which seeks 'To protect the special character of the coast by preventing inappropriate development, particularly on the seaward side of coastal roads'. In its current form the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the cantilevered form of the development proposed to be retained, its overall siting relative to the adjacent coastline, and its elevated position relative to the existing garden embankment and gabion wall, it is considered that the development proposed to be retained would be contrary to Policy Objective ENV 57 of the Louth County Development Plan 2021-2027 which has an objective 'To strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards, and sited appropriately so as not to detract from the visual amenity of the area'. The development proposed to be retained is visually pronounced and detracts from the overall visual amenity of what is a relatively unspoilt section of the coastline. The retention of the subject development in its current form would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Cregg

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



Dated this 14th day of June 2023.