



An
Bord
Pleanála

Board Order ABP- 316003-23

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 22/992

Appeal by Earlby Limited of Fourknocks, Stamullen, County Meath against the decision made on the 17th day of February, 2023 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Permission for change of use of existing commercial premises and yard to residential accommodation consisting of one number studio apartment and three number one-bed apartments including alterations to elevations, provision of new roof, provision for car parking, connection to public services, revised site boundaries and all associated site works at Mount Saint Oliver, Drogheda, County Louth.

Decision

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

Reasons and Considerations

1. Having regard to the Design Standards for New Apartments, Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act 2000 (as amended), it is considered that the proposed development fails to provide an acceptable standard of residential development, in particular regarding private amenity space, communal space, apartment layout and natural lighting. The proposed development would seriously injure the amenities of future residents of the development and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would injure Drogheda's historic Town Wall, a scheduled monument (reference number LH024-041014) and a Protected Structure (reference number DB158) and would adversely affect the Millmount Architectural Conservation Area. The proposed development would seriously injure the visual amenities of this historic location, would be contrary to Objectives BHC3 and BHC31 of the Louth County Development Plan 2021-2027 in this regard and fails to satisfactorily demonstrate that it would not adversely impact on the structural integrity of the town wall. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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3. Having regard to the plans and documentation accompanying the application, the Board was not satisfied that the surface water drainage arrangements for the proposed development had been adequately detailed for this elevated site to the rear of established housing and abutting Drogheda Town Wall. It was considered, therefore, that the proposed development would be contrary to Objective IU19 of the current development plan for the area in relation to drainage and would be contrary to the proper planning and sustainable development of the area.



Stewart Logan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 19th day of March 2024