

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 24/60492

APPEAL by Ash Mews and Distillery Lane, Ashwalk Property Management Company Limited care of BPS Planning and Development Consultants of PO Box 13658, Dublin against the decision made on the 18th day of October, 2024 by Louth County Council to grant subject to conditions a permission to Boyne Ventures Limited care of Bernard Dowdall, Architect of Carrickedmond, Kilcurry, Dundalk, County Louth.

Proposed Development: Permission for the construction of two number buildings (Blocks A and B). Proposed Block A is a three-storey mixed use building comprising of a ground floor retail unit and a one bedroom apartment with vertical access area (stairs and lift) to the first and second floor residential accommodation; the first floor to consist of two number one bedroom apartments; the second floor to consist of two number one bedroom apartments. Proposed Block B consists of a two-storey residential building comprising of two number ground floor apartments (one number one bedroom and one number two bedroom) with vertical access area (stairs) to the first floor residential accommodation comprising of two number apartments (one number one bedroom and one number two bedroom); a landscaped courtyard between Blocks A and B, ancillary bin, bike and bulk storage areas, connections to the existing adjoining public water and drainage systems and

all associated site development works at Ash Walk, Townparks, Ardee, County Louth.

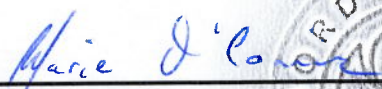
Decision

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

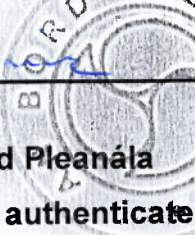
Reasons and Considerations

Having regard to the nature of the site, located on a long narrow infill strip, and the uses and proximity of properties adjacent to the site boundary it is considered that the proposed development would have an overbearing and overlooking impact on the adjacent properties and would be contrary to section 13.8.32 of the Louth County Development Plan 2021-2027 which seeks to maintain a balance between preserving existing amenities and neighbourhood character whilst implementing a policy of compact development.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Inspector that there were aspects of the proposed development that could be amended by condition but considered that the reduction in height of Block A, the omission of the first floor of Block B and the introduction of a car parking space to the front of the proposed development would materially alter the scheme and, in this particular circumstance, could not be dealt with by way of condition.



Marie O'Connor
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board



Dated this 13 day of March 2025