

An  
Coimisiún  
Pleanála

Commission Order

ABP-322008-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 24/60772**

**Appeal** by Maybeck Limited care of The Planning Partnership of The Bank Building, 52 Oliver Plunkett Street, Mullingar, County Westmeath against the decision made on the 6<sup>th</sup> day of February, 2025 by Louth County Council to refuse permission.

**Proposed Development:** The proposed development will comprise the construction of 71 number residential units as includes: Block A – two-four-storey apartment block (3,006 square metres - 31 number units) of 12 number one-bed and 19 number two-bed units; Block B – three-storey duplex units (1,475 square metres - 14 number units) of seven number one-bed units and seven number three-bed units; Block C - three- to four-storey apartment block (1,740 square metres - 23 number units) of 17 number one-bed units and six number two-bed; and Block D - a terrace three number one-bed houses at single-storey height (176 square metres). The proposed development will also provide: one number community facility (circa 34 square metres); 37 number car parking spaces, including accessible parking; 164 number secure bicycle parking spaces; public open space totalling 1,721 square metres; communal open space totalling 836 square metres; private garden/amenity areas; all associated hard and soft landscaping, play areas, boundary treatments, roads, footpaths, cycle lanes, plant service spaces, and bin storage; one number ESB sub-station; and all other ancillary works above and below ground. Primary access will be provided via Congress Avenue, with secondary access via Cherrybrook Drive, on a

site of circa 1.135 hectares at Congress Avenue, Lagavooren Townland, Drogheda, County Louth.

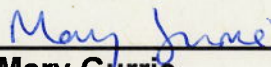
## **Decision**

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

## **Reasons and Considerations**

1. Having regard to the inadequate qualitative and quantitative provision of public open space which would be contrary to Policy and Objective 5.1 (Public Open Space) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and Policy Objective HOU 24 Section 13.8.15 (Public Open Spaces) of the Louth County Development Plan 2021-2027, and, by reason of its failure to meet the required minimum floor areas and standards recommended in the Sustainable Urban Housing: Design Standards for New Apartments (2023) in respect to private open space, storage, unit aspect, and the sizing of bedrooms and living spaces, which would be contrary to Section 13.8.28 (Design Standards for New Apartments) of the development plan, it is considered that the proposed development would not provide a high standard of residential amenity for future residents, and would constitute overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. In the absence of sufficient information, including technical details and assessment, on the full impact of all proposed site infrastructure and services on the structure and stability of the existing northern embankment, it is considered that the proposed development would give rise to an unacceptable risk to public health and safety to adjoining properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is considered that the proposed development would endanger public safety by reason of traffic hazard on the basis of ambiguities surrounding the scheme's internal one-way road network design and carriage-way widths and issues with same identified in the Road Safety Audit submitted with the planning application. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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**Mary Gurrie**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 05 day of August 2025.