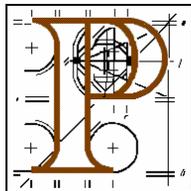


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Dundalk Town

Planning Register Reference Number: 12/110

An Bord Pleanála Reference Number: PL 55.241443

APPEAL by Gerard and Eilish Mulroy and Catherine Loughran care of E.H.P. Services of 25 Clos Aodhan, Saltown, Dundalk, County Louth against the decision made on the 26th day of November, 2012 by Louth County Council to grant subject to conditions a permission to Guiseppe Pollio on behalf of Saint Patrick's Trust of 173 Ard Easmuinn, Dundalk, County Louth.

PROPOSED DEVELOPMENT: Extension and renovation of existing dwellinghouse, with the demolition of existing garage and conservatory, new rear access, widening of existing gate and relevant site development works at 173 Ard Easmuinn, Dundalk, County Louth.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the design, scale and bulk of the proposed development on a restricted site with limited private amenity space, it is considered that the proposed development, by reason of its close proximity to site boundaries and adjoining properties, would have a significant negative impact on the amenities of these properties, which would also involve a sub-standard form of development for future occupants. In addition, it would materially infringe an existing building line. The proposed development would, therefore, seriously injure the amenities of the area and depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2013.