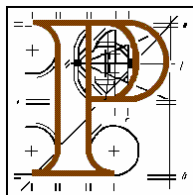


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Dundalk Town

Planning Register Reference Number: 12/130

An Bord Pleanála Reference Number: PL 55.241724

APPEAL by Peter Neary of 236 Coast Guards, Lower Point Road, Dundalk, County Louth against the decision made on the 11th day of February, 2013 by Dundalk Town Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of the insertion of one number ground floor window to the eastern elevation of 236 Coast Guards, Lower Point Road, 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 location of the window along the eastern boundary where it adjoins open lands not in the applicant's ownership, it is considered that the proposed retention of this window would seriously injure the amenities and unduly compromise future development of the adjoining site and would, therefore, 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.