



An
Bord
Pleanála

Board Direction
BD-003746-19
ABP-304377-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/08/2019.

The Board treated this case under sections 48 and 139 of the Planning and Development Act, 2000, as amended. The Board also decided, for the reasons and considerations numbered 1 and 2 below, that the planning authority be directed, as follows:

Amend Condition 2 as follows:

2. (a) The building proposed for retention shall be used as a light industrial building in accordance with Class 4 of Part 4 of Schedule 2 and Article 5(1) of the Planning and Development Regulations 2001 (as amended).
- (b) The unit shall not be subdivided.

Reason: In the interest of clarity and in order to control the intensity of development in the interest of residential amenity.

Attach Condition 3.

Reasons and Considerations

1. Having regard to the 'residential use' zoning of the site, to the nature and scale of the development proposed for retention, the existing historical light industrial use of the site, and to the existing pattern of development in the vicinity, it is considered that, subject to the amendments to Condition 2, the

development proposed for retention would not be out of character with existing development within the area, would be acceptable in terms of visual impact, would not seriously injure the residential amenities of the area or of property in the vicinity and would be in accordance with the provisions of the Dundalk and Environs Development Plan 2009-2015 as extended. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

2. Having regard to the provisions of the County Louth Development Contribution Scheme 2016-2021, and the development proposed for retention, it is considered that the terms of the scheme have been properly applied by the planning authority.

Board Member:

Date: 09/08/2019

John Connolly