

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Louth County**

**Planning Register Reference Number: 16/179**

An Bord Pleanála Reference Number: PL 15.246686

**APPEAL** by Boylesports Limited care of HRA Planning of 3 Hartstonge Street, Limerick against the decision made on the 12<sup>th</sup> day of May, 2016 by Louth County Council to refuse permission.

**PROPOSED DEVELOPMENT:** (i) Change of use of part (the rear) of the ground floor of Unit 1, 86 Clanbrassil Street from retail use to bookmakers, (ii) amalgamation of part (the rear) of the ground floor into the existing bookmakers use at 87 Clanbrassil Street, (iii) enhancement of the existing shop front serving Unit 1, 86 Clanbrassil Street and internal reorganisation of part (front) of the premises to facilitate continued retail use, and (iv) all associated site works, all at site at 87 Clanbrassil Street and Unit 1, 86 Clanbrassil Street, 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 zoning objective for the town centre retail area and to Policy TC2, as set out in the Dundalk and Environs Development Plan 2009-2015 (as extended), which seeks “to resist the conversion of ground floors of retail premises to non-retail uses in the town centre retail zone”, it is considered that the proposed change of use would lead to a significantly reduced retail floor area at ground floor area. Accordingly, the proposed development would be contrary to this Development Plan Policy relative to town centre retail, would set an undesirable precedent for such development and would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2016.**