



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 17/859

APPEAL by Terry Boyle care of Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, County Louth against the decision made on the 18th day of January, 2018 by Louth County Council to grant subject to conditions a permission to Bureau Buttercrane Limited care of Intershop 4 of M12 Business Park, New Charlestown Road, Portadown, Down, Northern Ireland.

Proposed Development Change of use from existing retail unit to financial services, a ground floor internal fitout, external signage and all associated site works at Unit 1, 86 Clanbrassil Street, Dundalk, County Louth.

Decision

REFUSE permission for the above proposed development in accordance with 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 loss of retail floor area at ground floor level. The proposed development would, therefore, 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.

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

Dated this day of 2018.