

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Louth County

Planning Register Reference Number: 17/671

An Bord Pleanála Reference Number: ABP-301025-18

APPEAL by Brendan and Bridie Faulkner care of Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, County Louth against the decision made on the 1st day of February, 2018 by Louth County Council to grant subject to conditions a permission to Colm and Majella Taaffe care of Sean Kerr, A1 Design Services of Millockstown, Ardee, County Louth.

PROPOSED DEVELOPMENT: Installation of two windows at first floor level and one window at second floor level in the rear gable wall of existing building at Market Street, Ardee, 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 nature and extent of the existing development on the subject site, the Board is not satisfied that sufficient information has been submitted to demonstrate that the existing development is authorised and in compliance with planning Register Reference Number 97/425 which pertains to the subject site. In the absence of any proposal to regularise the overall development on site, the development, for which permission has now been sought, would represent the consolidation of existing development on the site which has not been proven to be authorised. Accordingly, it is considered that the proposed development lacks clarity and, until clarified, would not be consistent with 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 2018.