



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 17/792

APPEALS by Aideen McKeivitt of River Lane, Carlingford, County Louth and John Woods care of ODM Building Surveyors and Engineers Limited of Wesley House, Jocelyn Street, Dundalk, County Louth against the decision made on the 23rd day of March, 2018 by Louth County Council to grant subject to conditions a permission to Carlingford Central Parking Limited care of P. Herr and Associates, Civil Engineers and Building Surveyors of 2 Jocelyn Place, Dundalk, County Louth.

Proposed Development: A surface car parking facility (352 spaces) to include a single storey toilet block, kiosk/office, electric vehicle charging points, picnic areas, public lighting, landscaping and the erection of a two-storey structure to accommodate an ESB sub-station, plant room, equipment store and control office with the reconstruction of the existing stone Pigeon House over same and all associated site development works at The Liberties, Greenore Road, Carlingford, 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

1. The site is located in an area covered by the Z1 Residential (New) zoning objective in the Louth County Development Plan 2015 to 2021 which seeks to “To protect and/or enhance existing residential communities and provide for new residential communities.” The principal permitted land use within Z1 is residential, and car parks are not listed as a use that is open for consideration. The proposed car park would not be compatible with the Z1 zoning objective for the area and it would result in an inappropriate and unsustainable use of the limited availability of residentially zoned land in Carlingford. The proposed development would materially contravene the Z1 Residential (New) zoning objective of the Development Plan and it would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Notwithstanding the plans and particulars submitted with this application, the Board is not satisfied, on the basis of the information provided, that the proposed development would not give rise to additional flooding on the surrounding lands as a consequence of the proposal to increase in ground levels in the south-west section of the site and the proposal to infill the wetland/flood storage area in the north-east section of the site. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

3. The site occupies a visually dominant position on the approach to Carlingford Village, and the dovecote is located on a prominent elevated part of the site and is an attractive historical feature which contributes to the historic character of the area. It is considered, therefore, that the proposed development, by reason of its nature, scale and design would distract from the visual amenity of the area and from the built heritage and character of the area.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.