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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 18/148**

**APPEAL** by Anne Dearey and Others of Blue House, Dundalk Street, Carlingford, County Louth against the decision made on the 12<sup>th</sup> day of April, 2018 by Louth County Council to grant subject to conditions a permission to Carlingford Adventure Aerial Park Limited care of Colm G. Holmes and Associates Limited of 'Bearna', Jenkinstown, Dundalk, County Louth.

**Proposed Development:** 1. Retention for clearing and hardcoreing of lands to provide car parking, 2. Permission for change of use of existing dwellinghouse to hostel type accommodation ancillary to Carlingford Adventure Centre, 3. Revisions to existing vehicular entrance to site, 4. Minor alterations to facades of dwelling, 5. Addition of balcony to rear elevation and all associated site works at Dundalk Street, 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**

Having regard to the size of the existing building relative to the use, scale and internal configuration of the proposed hostel, the Board is not satisfied, on the basis of the plans and particulars submitted with this application, that the proposed development would provide for a satisfactory level of amenity to serve the future residents of the hostel. The proposed development would be substandard and would result in an overintensification of use of the existing building which could, in turn, have an adverse impact on the amenities of the surrounding area. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**