



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 18505

APPEAL by Colman and Florrie O'Flynn care of Ger Fahy Planning of "Annaghdown", Pagestown, Kilcloon, County Meath against the decision made on the 16th day of August, 2018 by Louth County Council to refuse permission.

Proposed Development: Alterations to workshop previously approved under Planning Register Reference Number 1199/99 including revised site boundaries, provision of a new pedestrian fire escape door to existing passageway to side of existing workshop. Erection of new signage to workshop and front yard. To close existing pedestrian access to dwellinghouse. Variation to permission under Planning Register Reference Number 1199/99 to remove conditions numbers 1 and 4 of the said permission at Jervis Street, Ardee, 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. In the absence of details specifying the intended operations/use of the workshop, which is located on lands with a zoning objective 'RE- to protect and/or enhance existing residential communities and provide for new residential communities' it is considered that the removal of Conditions Numbers 1 and 4 of the parent permission Planning Register Reference Number 1199/99 is unjustified and the Board is not satisfied that the proposed development would not have an undue impact on the existing residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied that the applicants have demonstrated that the dwellinghouse and workshop have suitable independent wastewater management proposals. In the absence of such information, the Board is not satisfied that the proposed development would not be prejudicial to public health.

Paul Hyde

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

Dated this day of 2018.