



Planning and Development Acts 2000 to 2018

Planning Authority: Louth County Council

Planning Register Reference Number: 181043

APPEAL by Brian Larkin care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 19th day of February, 2019 by Louth County Council to refuse permission to the said Brian Larkin.

Proposed Development: Retention permission for development consisting of a high ceiling storage building constructed of galvanized high gauge steel tubes and commercial grade UV protection fabric cover temporarily for a period of 5 years at what was formerly Corcoran and Donnelly warehouse, 36 Castle Road, 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 nature, scale and usage of the structure, and the location of the site within an area zoned RES 1 residential in the Dundalk and Environs Development Plan 2009-2015 (as extended) where such uses, as set out in Table 2.4 of the Plan are 'not permitted', it is considered that the development proposed to be retained, albeit on a temporary basis, would be contrary to the land use zoning objective. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

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

Dated this day of 2019.