



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 1940

Appeal by Andrew McGeough care of Paul Reilly of 10 Springfield Manor, Red Barns Road, Dundalk, County Louth in relation to the application by Louth County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 8 of its decision made on the 8th day of March, 2019.

Proposed Development: Permission for 1. the change of use from first floor office development to bar, restaurant and function room with ancillary toilet and kitchen facilities. Access to the first floor bar/restaurant accommodation will be via a new staircase positioned in the ground floor bar/restaurant area. 2. There will be minor elevational changes to the northern and eastern façades of the building, which will include the provision of emergency escape staircase along the eastern façade and the provision of an external balcony to the northern façade of the proposed function room. 3. Replacement of the existing lean-to roof structure to the keg room and bottle store with a new flat roof construction with perimeter wall and balustrade to the rear of the property which will be used as a roof garden for external dining with access from the first floor bar/restaurant accommodation and all associated site development works, at McGeoughs Bar and Restaurant, Clondil House, Roden Place, Dundalk, County Louth.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 8 and directs the said Council to REMOVE condition number 8 and the reason therefor.

Reasons and Considerations

Having regard to:

- the Louth County Development Plan 2015 - 2021,
- the Dundalk And Environs Development Plan 2009 - 2015,
- the provisions of the Louth County Council Development Contribution Scheme 2016 - 2021, in relation to development and car parking within the plan area,
- Article 10 (Special Development Contributions) and Appendix II (Project Lists) of the Development Contribution Scheme which includes the “construction of new car parks” and the “improvement/upgrade of car parks” under the indicative list of infrastructures,
- Section 48(2)(c) of the Planning and Development Act, as amended,
- the wording of Condition No. 8 which specifically refers to Section 48(2)(c) of the Planning and Development Act 2000, as amended,
- the planning authority’s response to the Section 132 notice issued by the Board, and
- the documentation submitted with this appeal;

