



---

**Planning and Development Acts 2000 to 2019**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 1960**

**APPEAL** by Pat McArdle care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 22<sup>nd</sup> day of March, 2019 by Louth County Council to refuse permission to the said Pat McArdle.

**Proposed Development** Demolition of existing residential structure and the construction of six number dwellings in three sets of semi-detached dwellings and the upgrade of existing vehicular entrance for use as main vehicular access, car parking spaces, landscaping and associated site development works, all at The Stables, Hoey's Lane, 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**

The site is located in an area zoned 'Residential, Amenity and Open Space' in the current Development Plan for the area. The Board considers that, notwithstanding the existing non-conforming use for one former dwelling on the subject site, the proposed development for a residential development of six number units on this site would represent an intensification and would contravene materially the development objective indicated in the Dundalk and Environs Development Plan 2009-2015, as extended, and the zoning objective, as set out in Table 2.3 of this Plan, which sets out the Zoning Matrix for the zoning of land solely or primarily for recreational amenity and open space uses and where residential is not permitted within this land use zoning. The Board, pursuant to the provisions of section 37 (2)(b) of the Planning and Development Act, 2000, is precluded from the granting of planning permission for the proposed development as none of the provisions of section 37 (2) (b) (i), (ii), (iii) or (iv) of the said Act apply in this case. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Terry Ó Niadh**

**Member of An Bord Pleanála**

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

**Dated this                      day of                      2019.**

