



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19372

APPEAL by The Pats Investment Limited care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 9th day of July, 2019 by Louth County Council to refuse permission.

Proposed Development: Retention of a car wash facility, portacabin, advertising signage, floodlighting and associated site development works, at North Road, Drogheda, 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. The site is located in an area zoned objective (RE) Residential Existing, to protect and enhance the amenity of developed residential communities, in the current development plan for the area. It is considered that the development for which retention permission is sought would materially contravene this zoning objective, as it would conflict with the primary use zoning objectives set out for zoning objective RE. The development for which retention permission is sought would, therefore, be contrary to the proper planning and sustainable development of the area. In this regard, the Board pursuant to the provisions of section 37 (2)(b) of the Planning and Development Act, 2000, as amended, is precluded from the granting of planning permission in this instance, as none of the provisions of section 37 (2)(b) (i), (ii), (iii) or (iv) of the Act applies in this case.
2. The development for which retention permission is sought would result in the intensification of commercial activity on this site, would give rise to noise and disturbance impacts on adjoining residential properties, would fail to accord with the land use zoning objectives of the current development plan for the area, which are to protect and enhance residential amenities and would seriously injure the residential amenities of property in the vicinity. The development for which retention permission is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.