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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 21459**

**Appeal** by McCann Packaging Limited of 4 Coes Road Industrial Estate (3B), Dundalk, County Louth and by Ciaran Boyle of 84 Manydown Close, Dundalk, County Louth against the decision made on the 6<sup>th</sup> day of April, 2022 by Louth County Council to grant permission, subject to conditions, to Mulligan and Johnston Limited care of ECC Design and Engineering Limited of Jenkinstown Business Park, Jenkinstown, Dundalk, County Louth.

**Proposed Development:** Retention permission for change of use from light manufacturing (previously granted permission under planning reference number 05520272) to leisure purposes (health and fitness studio) and all associated site development works at Unit 9, Coes Road, Dundalk, County Louth.

**Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

The Board considered that a health and fitness studio of the nature proposed for retention is, by reason of the type and level of noise, hours of operation and general disturbance generated in proximity to residential properties, incompatible with surrounding lands uses and the zoning of the area under the Louth County Development Plan 2021-2027.

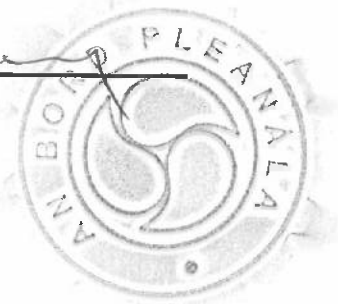
The proposed development for retention would, thereby, constitute a use which would not satisfactorily integrate with the existing character of the area, would seriously injure the amenities of properties in the area and would contravene the zoning objective for the lands as indicated the Louth County Development Plan 2021-2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Martina Hennessy**

**Member of An Bord Pleanála**

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



Dated this 18<sup>th</sup> day of July 2023.