



An
Bord
Pleanála

Inspector's Report

ABP-313455-22

Development	Retention permission for change of use from light manufacturing to leisure purposes (health and fitness studio)
Location	Unit 9, Coes Road, Dundalk, Co Louth.
Planning Authority	Louth County Council
Planning Authority Reg. Ref.	21459
Applicant(s)	Mulligan and Johnston Ltd.
Type of Application	Retention.
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	1. McCann Packaging Ltd 2. Ciaran Boyle.
Observer(s)	None.
Date of Site Inspection	24 th of October 2022.
Inspector	Lucy Roche

1.0 Site Location and Description

- 1.1. The appeal site is in the Coes Road Industrial Estate in Dundalk, c2km east of Dundalk town centre. The Coes Road Industrial Estate forms part of a wider industrial / commercial area which also includes, the North Link Retail Park to the west, Aiken, and Burex Business parks to the north and Coes Road Business Park to the south. The residential developments of Manydown and Greenwood Drive border the industrial estate to the east.
- 1.2. The site itself comprises Unit 9 Coes Road, one of two units contained in an industrial building in the southeast corner of the Coes Road Industrial Estate. The adjoining unit, Unit 4, is occupied by McCann Packaging Ltd, one of the appellants in this case. It is noted from the information on file, that Units 9 and 4 were previously numbered Units 3a and 3b respectively. The reason for the change in numbering is unknown.
- 1.3. Units 9 and 4 together with the neighbouring building to the south (comprising Units 1 and 2 Coes Road) are situated within a gated enclosure. All four units are served by a small parking area next to the gated entrance and a larger unmarked parking area abutting the boundary wall to the east. This wall forms the boundary with the neighbouring residential developments of Manydown Close and Greenwood Drive.
- 1.4. The site has a stated area of 0.41ha.

2.0 Proposed Development

- 2.1. Permission is sought for the retention of the change of use from light manufacturing (previously granted permission under ref. no. 05520272) to leisure purposes (health and fitness studio) and all associated site development works.
- 2.2. Table 2.1 below provides a summary of the key development details and statistics associated with this development:

Table 2.1 – Key Development Details and Statistics	
Site Area	0.41ha
GFA (Unit 9)	471sqm

Ground Floor	Area	385.7sqm (as stated)
	Use	Open plan health and fitness studio, reception area, WC facilities and ancillary space.
First Floor Mezzanine	Area	85.67sqm (as stated)
	Use	Office space, storage, and lobby area with access to internal balcony
Building Height	8.5m	
Hours of Operation	Mon, Tue, Thur and Fri: - 05:30 to 21:00 Wed: - 06.00 – 13.00 Sat: - 07.00 – 17.00 Sun: - 10.00-11.00 (occasionally)	

3.0 Planning Authority Decision

3.1. Decision

Louth County Council did by order dated 6th April 2022 decide to grant retention permission for the proposed development subject to three conditions. The following of which is of note:

Condition 2: Requires that within three months of the date of the order to grant permission, signage be erected to advise visitors / patrons of the car parking associated with each of the units

3.2. Planning Authority Reports

3.2.1. Planning Reports

Planning Report (June 2021): The initial report of the case planner has regard to the locational context and planning history of the site, local and national planning policy,

the third-party submissions, and interdepartmental reports received. The case planner in their assessment notes the following:

- The development proposed does not require EIAR or Appropriate Assessment.
- The principle of the proposed change of use is acceptable having regard to the location of the site within a mixed-use business zone as designated under the Dundalk and Environs Plan 2009-2015 (the operational plan at the time) where leisure facilities are '*open for consideration*'.
- The report concludes with a request for further information on matters pertaining to car parking, hours of operation and noise.

Planning Report (April 2022). The second report of the case planner has regard to the further information received by the planning authority on the 14th of March 2022. The case planner, in their assessment of the further information received, notes the following:

- The applicant has demonstrated that car parking can be provided in line with the requirements of the Louth County Development Plan 2021-2027. The proposed car parking arrangements, including the use of signage to allocate car parking for each operator, is acceptable.
- The agent and applicant has provided a reasoned assessment of the implication of noise both on McCann packaging and nearby residents. It is not considered that the proposed development will have a negative impact on the residential amenity of properties at Manydown Close and Greenwood Drive.
- The proposed change of use is exempt from development contributions
- The report concludes with a recommendation that permission be granted subject to three conditions.

3.2.2. Other Technical Reports.

Infrastructure Recommends that permission be granted subject to conditions

3.3. Prescribed Bodies

None

3.4. Third Party Observations

The planning authority received three third party submissions during their determination of the application. The issues raised are similar to those raised in the grounds of appeal which are summarised in section 6.1 of this report. The location of the site within a flood zone was also noted.

4.0 Planning History

4.1. Appeal Site

LCC PL Ref: No: 05520272 Permission granted (2001) for Building 1 – General warehousing (249sqm) and industrial with office accommodation (1276sqm and ***Building No.2 - general warehousing (722sqm)***). The appeal site forms part of building 2.

LCC PL Ref: No: 05520272 Permission granted (2005) for change of use from warehouse to light manufacturing (i.e. electrical motor rewinding and transformer manufacturing).

4.2. Unit 1 Coes Road:

LCC PL Ref: No: 21533 Permission granted (2021) the change of use from existing printing press to light industrial warehousing with ancillary offices and workshop area.

5.0 Policy Context

5.1. Development Plan

This application was initially assessed by Louth County Council in accordance with the policies and objectives of the Dundalk and Environs Development Plan 2009-2015 (as extended). I note that the Louth County Development Plan 2021-2027 was adopted on the 30th of September 2021 and came into effect on the 11th of November 2021. The Louth County Development Plan incorporates the functional area of the entire County including the areas formerly within Drogheda Borough Council, Dundalk Town Council and Ardee Town Council. In terms of the status of the Plan, Section 1.1 outlines that:

“When adopted, the County Development Plan will replace the Drogheda and Dundalk Development Plans, and Urban Area Plans / Local Area Plans will be prepared for these towns during the lifetime of this Plan”.

I have assessed the proposal under the provisions of the operative Development Plan, namely the Louth County Development Plan 2021-2027.

5.1.1. Zoning

The site is located within the area zoned ‘E1 General Employment’, the objective for this area is to provide for general enterprise and employment generating activities.

The Plan sets out the following guidance for development within E1 zoned areas:

“This zoning is the primary location for employment generating activities. It will facilitate the improvement and expansion of existing employment areas and the investment and development of new employment areas. A wide range of uses will be facilitated on these lands including small, indigenous enterprises, general industry, manufacturing, food production, logistics, and warehousing. The compatibility of a particular use or operation will be dependent on the nature of the use/operations and surrounding uses in the area in which the development will be located. This zoning

also facilitates opportunities for uses that are deemed permissible under the “Business and Technology” zoning category” (E2).

- 5.1.2. **Sections 13.21.17 and 13.21.18** - lists the uses that are ‘generally permitted in principle’ and ‘open for consideration’ within the E1 and E2 zones, respectively.
- 5.1.3. The guidance under the E2 “*Business and Technology*” zoning category states that “*Support facilities such as canteen, gym or childcare services, which are integrated into the employment unit and are of a nature and scale to serve the needs of employees on the campus, will generally be considered acceptable*”.

5.2. **Relevant Policy**

- EE3 To facilitate and support the sustainable growth of the economy in County Louth whilst maintaining and improving environmental quality. This economic development policy shall strive to deliver the following key aims: To provide for a range of business accommodation types, including units suitable for small business.
- EE15 To promote and facilitate the provision of a range of employment and enterprise units of different size, scale, and layout that will increase the choice of such facilities to meet the requirements of the various enterprise and employment sectors in the County.
- EE22 To recognise the importance of and to encourage and facilitate the growth and development of local indigenous enterprises in appropriate locations in the County.

5.3. **Other Designations**

- 5.3.1. The Dundalk Zoning and Flood Zones Map illustrates that the site is located within Flood Zone B. Policy Objective IU 27 of the Development Plan seeks “*To ensure all proposals for development falling within Flood Zones A or B are consistent with the “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” 2009.* Proposals for development identified as being vulnerable to

flooding must be supported by a site-specific Flood Risk Assessment and demonstrate to the satisfaction of the Planning Authority that the development and its infrastructure will avoid significant risks of flooding and not exacerbate flooding elsewhere”.

It is noted that the proposed development relates to the change of use of an existing industrial unit within an established industrial area.

5.4. Natural Heritage Designations

The site is not located within or directly adjacent to any designated sites. The following designated site are in the vicinity:

Dundalk Bay SPA (Site Code 0004026), Dundalk Bay SAC (Site Code 000455), Dundalk Bay pNHA, are all located to the north and east of the site at a distance of c700m at the closest point.

5.5. EIA Screening

Having regard to the nature and scale of the development for retention, which comprises the change of use of an industrial unit to use for leisure purposes, its location within an established and serviced business park, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

Two, third party appeals have been lodged against the decision of Louth County Council to grant retention permission for the change of use of Unit 9 from light manufacturing to leisure purposes (health and fitness studio). The appellants in this case are:

- Ciaran Boyle, a resident of the neighbouring residential development of Manydown Close (c30m to the east)
- McCann Packaging Ltd, occupants of Units 4, the adjoining industrial unit to the east.

The issues raised in the grounds of appeal can be summarised as follows:

Ciaran Boyle

- *Impact on residential amenity* - by way of noise pollution as a result of continuous shouting, playing of loud music etc during class times and from the coming and going of patrons attending classes outside of normal business hours, due to the proximity (3-15m) of car parking spaces to the appellants residence.

McCann Packaging Ltd

- *Noise impacts on their existing building (Unit 4) and associated office unit* – the noise generated by overpowering loud music, motivational shouting and banging of heavy weightlifting equipment on floors is not the average noise generated from light industrial use and has an impact on working conditions. There is a lack of sound insulation between the two units. No limit on the noise levels have been set by Louth County Council's retention permission. While the applicant has proposed to provide sound proofing, the permission does not specify the specification of the soundproof material or a timeframe for its insulation.
- *Parking* – There is a lack of clarity regarding car parking spaces. The position of an ESB box and pole has resulted in the loss of 3 parking spaces. While the parking arrangements proposed by the applicant may work, expanded hours / class number may lead to insufficient car parking and consequently, unregulated parking blocking access to neighbouring units.

6.2. Applicant Response:

The applicant's response to the grounds of appeal is set out under three headings: (1) The principle of the development, (2) potential noise impact and (3) parking and associated disturbances. The response can be summarised as follows:

The Principle of Development

- The use of Unit 9 use as a health and fitness studio is, as a small indigenous enterprise, compatible with the E1 General Employment zoning and would accord with the objectives of the LCDP 2021-2027, namely:
 - Objectives EE3 and EE15 which seek to facilitate and support sustainable economic growth; Objective EE 22 which encourages the growth and development of local indigenous enterprises,
 - Objectives SC 2 and SC3 which seek to assist the implementation of the Healthy Ireland for Louth Plan and
 - Strategic Objective SO 8 which seeks to '*develop and support vibrant, inclusive, sustainable and healthy communities in Louth where people can... access to a wide range of community, health and educational facilities and amenities, suitable for all ages and needs..*'.
- The concept of locating a gym or health and fitness studio within an industrial estate is not exclusive to the appeal site / building or industry in general. There are a number of comparable examples in the county.
- It is an acceptable and appropriate form of development for the area and, with the benefit of various planning conditions and mitigation measures, can operate without undue harm or detriment to the special interests of either appellant.

Potential Noise Impact

- The business is already at capacity in terms of staffing and client numbers. There will not be any substantial increase in class hours.
- Unit 9 was previously occupied by Flow Ventilation Ltd, an active light industrial and manufacturing use that would have added to ambient noise levels within the estate.
- Neighbouring businesses generate high and persistent volumes of delivery and staff vehicles etc which contribute to what can at times be a noisy environment.

- It is not unreasonable or inaccurate to argue that both appellants are acclimatised to certain levels of noise and associated activity being located within and immediately adjacent to their properties.
- Background music is played at a reasonable volume throughout all classes. 'Motivational shouting' is limited to group physical training classes which can start as early as 5.30am. Music is turned off between classes.
- Each training area is padded with foam that muffles the sound and vibration of heavy weightlifting equipment hitting the floor.
- Both appeals fail to address the findings of the acoustic field measurements taken on the 3rd of December 2021.
- The applicant is amenable to a condition of planning which limits noise as measured externally from the appeal building to 60dB outside the hours of 9.00am and 6:30pm.
- The appellants suggestion of soundproofing the entire dividing wall is not viable or reasonable as it would place an unwarranted and excessive financial burden upon the applicant who only leases the property. The applicant is however amenable to a planning condition requiring soundproofing of a section of the dividing wall which abuts the adjoining office.
- The applicant is also amenable to a condition requiring the existing roller shutter door to be closed during all classes.
- Signage can be erected throughout the premises advising staff and customers to be considerate towards neighbours and keep noise to a minimum.
- A restriction on the hours of operation as suggested by the planning authority (in their response to the grounds of appeal) would have a profound negative effect on the applicant's business model and potentially undermine its continued viability.

Parking and Associated Disturbances

- As classes are capped at 12 persons, no one training session is likely to generate excessive volumes of associated traffic

- A car parking assessment report was submitted at FI stage, this report established the number of spaces required to be compliant with the County Plan and what spaces had been allocated to what unit via their respective legal needs.

6.3. **Planning Authority Response**

The planning authority's response to the grounds of appeal can be summarised as follows:

- The planning authority has no objection to the use of the units as a leisure facility which they consider is compatible within the zoning.
- Given the objections raised in the grounds of appeal in relation to noise, they recommend that the decision be amended to include two additional conditions.
- The recommended conditions include the following requirements:
 - A time limit on the permission for a period of two years to allow for a re-appraisal of any potential negative impacts.
 - A restriction on the hours of operation of the premise (7am to 7pm)
 - The application of noise mitigation measures including the provision of an acoustic barrier and a noise limiter system.

6.4. **Observations**

- None

7.0 **Assessment**

7.1.1. Having examined the application details and all other documentation on file, I consider that the main issues in this appeal are:

- The Principle of the Development
- Parking
- Noise

- Appropriate Assessment

I am satisfied that all other issues were fully addressed by the Planning Authority and that no other substantive issues arise.

7.2. The Principle of the Development:

- 7.2.1. The appeal site is located on lands zoned 'E1 General Employment', in the Louth County Development Plan 2021-2027 (LCDP). The objective for this area is to provide for general enterprise and employment generating activities.
- 7.2.2. The LCDP provides a list of 'use classes' that are either 'Generally Permitted' or 'Open for Consideration' within each land use zoning category. Leisure or 'health and fitness studio' are not listed as a specific 'use class'; however, I consider that a facility of the nature proposed would fall within the category of a '*Recreational / Sports Facility*', which is listed as a 'use class'.
- 7.2.3. A 'Recreational / Sports Facility' is not listed as a potential use in the 'Generally Permitted' or 'Open for Consideration' categories for the 'E1 General Employment' zone.
- 7.2.4. The guidance for the 'E1' zoning as set out in the LCDP provides that this zoning category can also facilitate opportunities for uses deemed permissible under the "*Business and Technology*" (E2) zoning category; however recreational / sports facilities are not listed as a permissible use within the E2 zone.
- 7.2.5. The applicants, in their response to the grounds of appeal, acknowledge that 'a health and fitness studio' is not referenced as a permissible use or a use open for consideration within the E1 zone; however, they contend that it is a use which is compatible with the E1 – General Employment Zoning Objective, as it comprises a '*small indigenous enterprise*'. While I acknowledge that the guidance for the E1 zoning does refer to 'small indigenous enterprise' as uses that will be facilitated within the E1 zone, I am not satisfied that this is sufficient to demonstrate that a leisure facility of the nature proposed is permissible or appropriate within this zoning.

- 7.2.6. The 'E1' zoning provides for general enterprise and employment generating activities. A health and fitness studio as proposed is not directly comparable with any of the permissible uses listed within zoning. However, as previously determined, it is comparable with a 'recreational / sports facility' which is listed as a permissible use in various zoning categories including 'B5 - Retail, Leisure and Recreation'. I note that The North Link Retail Park located c250m to the west of the appeal site falls within this zoning objective. I am therefore satisfied that adequate provision has been made within the plan area and within the settlement of Dundalk for developments of the nature proposed for retention.
- 7.2.7. Notwithstanding, the guidance states that *the compatibility of a particular use or operation will be dependent on the nature of the use/operations and surrounding uses in the area in which the development will be located*. In this regard, I note the issues raised in the grounds of appeal regarding the compatibility of the proposed health and fitness studio with neighbouring uses, having regard to the type and level of noise generated. This issue is to be considered in more detail below.

7.3. **Noise / Nuisance**

- 7.3.1. The impact of the proposed development on the use and amenities of neighbouring properties, by way of noise and disturbance, is voiced as the main cause of concern by the appellants in this case.
- 7.3.2. One of the appellants, McCann Packaging Ltd, own and occupy Unit 4 which adjoins the appeal site (Unit 9). The two units are subdivided internally by a stud panel wall without acoustic buffering. The appellants, in their grounds of appeal, refer to the type of noise generated by the proposed development (overpowering loud music, motivational shouting and banging of heavyweight lifting equipment on floors and in the background) which they consider is not the average noise from a light industrial unit and which they state has a negative impact on their day to day working environment.
- 7.3.3. The noise generated by the proposed development for retention and its impact on Unit 4 was raised as an issue by the planning authority in their request for further

information. The applicant's response included a sound test on the party wall between Units 9 and 4. The result of this sound test, which was carried out by EEC Design & Engineering Energy Ltd on the 2nd of December 2021, indicated an acoustic rating of 44dB DnTw.

- 7.3.4. The applicants note in their response to the further information request that while there are no regulations for commercial buildings, a rating of 53dB DnTw or higher is required in the party walls of dwellings. It was the opinion of the applicants that, given the location of the party wall between two commercial buildings, in an industrial estate, the existing party wall should be acceptable. However, I am not satisfied, given the type and level of noise generated (which is stated by the applicant as being between 80- 85db), that a party wall with an acoustic rating of 44dB DnTw is sufficient in this instance. While I accept the point made by the applicants that noise generated by loud music and motivational shouting is not continual throughout the day, it is I consider a characteristic of the nature of the business proposed, and one that it not easily compatible with adjoining land uses.
- 7.3.5. The planning authority in response to the issues raised in the grounds of appeal have recommended additional measures to be included by way of condition should planning permission is granted. Their recommendation includes the installation of an acoustic barrier on the existing party wall with Unit 4 and a restriction on the hours of operation (between 07.00 and 19.00). They also recommend that permission be granted for a limited period of two years to allow for the re-appraisal of any potential impacts on both existing business premises and adjoining residential areas.
- 7.3.6. The applicants contend that soundproofing the entire dividing wall is not viable or reasonable as it would place an unwarranted and excessive financial burden upon the applicant who only lease the property. However, they are amenable to a planning condition requiring the soundproofing of a section of the dividing wall which abuts the adjoining office. It is unclear how effective this measure would be.
- 7.3.7. In addition to the type and level of noise generated from the building during class times, the noise generated by cars and patrons arriving and departing the site outside of normal business hours has also been raised as a concern. I refer the

Board to the proposed hours of operation which extend from 05:30 to 21:00 on weekdays.

- 7.3.8. To address these concerns the applicants have stated that they are amenable to erecting signage throughout the premises, advising staff and customers to be considerate towards neighbours and to keep noise to a minimum. The applicant also proposes advising staff and clients not to congregate in the car park adjoining the appellants property. However, they contend that a reduction in opening hours, as recommended by the planning authority, would have a profoundly negative impact on their business model and potentially undermine its continued viability.
- 7.3.9. Having considered the application details and the documentation on file (including the submissions received in relation to the appeal), and whilst acknowledging the location of the site within an established industrial area where a certain noise level is to be accepted, I am of the opinion the type and level of noise generated by the development for retention, in addition to the proposed hours of operation, is not compatible with neighbouring uses. Furthermore, I am not satisfied that the mitigation measure proposed by the applicant would be sufficient to address the negative impacts of noise and disturbance on adjoining properties. I recommend that permission be refused on this basis.

7.4. **Parking:**

- 7.4.1. Unit 9 the subject of this application, comprises one of four industrial units contained within a gated compound in the southeast corner of the Coes Road Industrial Estate. The four units (Units 1, 2, 4 and 9), are collectively served by an area of hardstanding which facilitates vehicular movement throughout the compound and on-site parking. I note from site inspection that parking areas are not demarcated. The lack of clarity regarding the proposed parking arrangements and the potential for unregulated parking to impact vehicular movements (including HGV traffic) and to block access to units, have been raised as issues of concern in the grounds of appeal.

7.4.2. A car parking assessment was submitted at further information stage. In accordance with this document, car parking for the four units is allocated based on ownership and legal agreements made between the parties that share the site. The document illustrates that 34no. spaces are available within the compound, and that these spaces are allocated as follows:

Table 7.1 – Car Parking Allocation		
Unit	No. of spaces Allocated	Note
Unit 1	15	This does not include the two spaces to the front of units 2 and 4(3b) which in accordance with the original grant of permission, Unit 1 has access to
Unit 9 (3a)	06	The subject of this application
Units 2 and 4 (3b)	11	As set out in the grounds of appeal, McCann Packaging (Unit 4 (3b)) has ownership of 4 spaces

7.4.3. The applicants are proposing the ‘dual usage’ of parking spaces with Unit 1. With regard to Unit 1, it is noted that planning permission was granted in 2021 for the change of use of this unit from printing press to light industrial warehousing (KCC PL Ref: 21533 relates). The parking arrangements approved under KCC PL Ref: 21533, would appear to accord with those currently proposed.

7.4.4. As per the car parking assessment submitted, 28no parking spaces are required to serve both Units 1 and 9; however, I note that this figure was calculated based on the standards set out in the Dundalk & Environs Development Plan 2009-2012, which has now been superseded by the Louth County Development Plan 2021-2027. The LCDP allows for a reduction in parking standards as follows:

Table 7.2 – Car Parking Requirements as per LDCP 2021-2027				
	Floor Area	Use	Standard	Spaces Required
Unit 1	1230sqm	Industrial Warehousing (as permitted)	1 per 100sqm	12
Unit 9	471sqm	Commercial Leisure (proposed)	1 per 100sqm	05
Total Number of Spaces Required:				17

- 7.4.5. The proposed parking arrangements are illustrated on the revised site layout plan, Drawing No. M&J-001 (Rev A), submitted to the planning authority on the 14th of March 2022. As per this drawing, 20no parking spaces (including 3no disability spaces) are to be dedicated solely for the use of Units 1 and 9, with signage erected to illustrate same. This proposal would exceed the parking standards set out in the LCDP.
- 7.4.6. The 11 spaces dedicated to the use of Units 2 and 4, are to be retained. This includes a space to the front of the roller shutter door / loading bay serving Unit 4. McCann Packaging Ltd, as owners/occupiers of Unit 4, are of the opinion that this space should be dedicated specifically for their use. While I note the appellants concerns in this regard, I consider that the use of this space is a management /legal issue for the owners/occupiers of the development.
- 7.4.7. The applicants are proposing to erect signage at each of the 20 allocated parking spaces to indicate that they are reserved by Units 1 and 2. Signage is also proposed at the site entrance to notify patrons that they are entering an industrial zone.
- 7.4.8. Based on the information provided, I am satisfied that sufficient parking is available to cater for the demand generated by the proposed development. Furthermore, I am satisfied that the parking and signage arrangements outlined in the application would be sufficient to address concerns of unregulated parking within the compound.

7.5. **Appropriate Assessment**

- 7.5.1. Having regard to the nature and scale of the proposed development, which comprises the change of use of an authorised industrial building, the location of the site within an established and serviced business park, and the nature of the receiving environment I am satisfied that no Appropriate Assessment issues arise, and I do not consider that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

I recommend that permission for this development be refused for the reason set out below.

9.0 Reasons and Considerations

1.	<p>The proposed development for retention is located on lands zoned as 'E1 – General Employment' in the Louth County Development Plan 2021 – 2027. A “health and fitness studio” is neither permissible nor open for consideration on E1 zoned lands and would be akin to use as a recreational / sports facility, which is not a permissible use within this zoning.</p> <p>Furthermore, it is considered that a health and fitness studio of the nature proposed for retention is, by reason of the type and level of noise, and general disturbance generated, incompatible with surrounding lands uses.</p> <p>The proposed development for retention would, thereby, constitute a use which would not satisfactorily integrate with the existing character of the area, that would be injurious to the amenities of properties in the area and that 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</p>
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Lucy Roche
Planning Inspector

27th March 2023