

Knockatavey
Knockbridge
Dundalk
Co. Louth
A91 D927

14th November 2022

Liam Halpin
An Bord Pleanála
64 Marlborough
Dublin 1
D01V902

AN BORD PLEANÁLA	
LDG- _____	
ABP- _____	
02 DEC 2022	
Fee: € _____	Type: _____
Time: _____	By: <i>reg post</i>

R.E. Whether the change of use/conversion of domestic garage to a gym, is or is not development and is or not exempted development at Knockatavey, Knockbridge, Dundalk, Co. Louth A91 D927

Liam,

I am making this submission in regard to ABP-315060-22.

I own the property at Knockatavey, Knockbridge, Dundalk, Co. Louth A91 D927.

My brother Kevin developed my disused detached domestic garage into a gym for private use. Friends, relatives and neighbours use the gym on a one to one basis from time to time, as there isn't room for more than two people in the gym at the one time. These people visit me at my house anyway irrespective of the gym being here or not. There is no intensification of use of the existing entrance and there is no increase in car parking in the private driveway. No additional or changed loading has occurred to the existing storm water disposal or the waste water treatment system.

The gym has not increased the area, size, shape or height of the building. There are no elevational changes such as the addition or removal of doors or windows, or the change, removal or addition of finishes. Please see attached photos.

Therefore it can be viewed that the use of the garage initially and now as a gym is ancillary to the enjoyment of the dwelling and is exempted development.

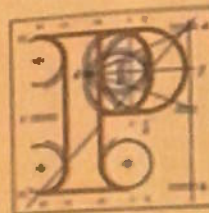
There is a precedence in regard to this as a shed was converted to a bar in Tullinlough, Frosses, Co. Donegal and The Courts ruled in favour of the owner (Patsy Brogan) as the use is ancillary to the enjoyment of the dwelling and is exempted development.

Regards

C. Kirk

Colm Kirk

Our Case Number: ABP-315060-22
Planning Authority Reference Number: S5202222



An
Bord
Pleanála

Colm Kirk
Knockatavey
Knockbridge
Dundalk
Co. Louth

Date: 10 November 2022

Re: Whether the change of use/conversion of a domestic garage to commercial gym, is or is not development and is or is not exempted development.
Knockatavey, Knockbridge, Dundalk, Co. Louth

Dear Sir / Madam,

Enclosed is a copy of a referral under the Planning and Development Act, 2000, (as amended).

In accordance with section 129 of the Planning and Development Act, 2000, (as amended), you may make submissions or observations in writing to the Board in relation to the referral within a period of 4 weeks beginning on the date of this letter.

Any submissions or observations received by the Board outside of that period shall not be considered and where none have been validly received, the Board may determine the referral without further notice to you.

Please quote the above referral number in any further correspondence.

Yours faithfully,

Liam Halpin
Executive Officer
Direct Line: 01-8737280

BPRL05

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Ireland

Pensioner acquitted of running a public bar in his garden shed

A PENSIONER prosecuted by Donegal County Council for running a bar in his garden shed was acquitted yesterday.

PADDY CLANCY

Thu Mar 4 2010 - 00:00



A PENSIONER prosecuted by Donegal County Council for running a bar in his garden shed was acquitted yesterday.

Judge Kevin Kilrane said there was no evidence anybody was being charged money at the bar operated by Patsy Brogan (72) at his home in the Bluestack Mountains.

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Front (South) Elevation



Rear (North) Elevation



Side (West) Elevation



Side (East) Elevation