



An
Bord
Pleanála

Board Direction
ABP-306081-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/07/2020.

The Board decided, as set out in the following Order, that

Board Order as follows:-

WHEREAS a question has arisen as to whether the change of use from a dwelling where dog grooming and boarding is carried on by the occupant of the dwelling where the occupant charges for the same services is or is not development or is or is not exempted development.

WHEREAS Tracey Reilly requested a declaration on this question from Louth County Council and the Council issued a declaration on the 15th day of November, 2019 stating that the matter was development and was not exempted development:

WHEREAS Tracey Reilly referred this declaration for review to

An Bord Pleanála on the 4th day of December, 2019:

WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

-Sections 2, 3 and 4 of the Planning and Development Act, 2000 (as amended), and

-Articles 5, 6, 9 and 10 of the Planning and Development Regulations, 2001 (as amended), and

WHEREAS An Bord Pleanála has concluded that -

The change of use from a dwelling where dog grooming and boarding is carried on by the occupant of the dwelling where the occupant charges for the same services at No. 99 Forrest Park, Drogheda, Co. Louth is considered a material change of use, giving rise to new planning considerations in

to the impact on adjacent residential properties in terms of noise and disturbance.

THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by Section 5 of the 2000 Act, hereby decides the following;

The change of use from a dwelling where dog grooming and boarding is carried on by the occupant of the dwelling where the occupant charges for the same services at No. 99 Forrest Park, Drogheda, Co. Louth is development and is not exempted development.

Board Member:

Date: 14/07/2020

Terry Prendergast