



An
Bord
Pleanála

Board Direction
BD-007891-21
ABP-308771-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/04/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the established use of the site as a school, the pattern of development in the area and the nature, siting, scale, massing and height of the proposed development, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. The proposed development would therefore be in accordance with the ppsd of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board did not agree that the proposed development would result in a visually dominant form of development, which would overbear and contribute to a sense of enclosure of these properties of Nos 5, 6 and 7 Sandfield Gardens. Instead, the Board considered that the proposed development would represent an acceptable scale and massing adjacent to the shared boundaries with residential properties at 5, 6 and 7 Sandfield Gardens taken together with existing development within the school grounds. It considered that the proposed development would not seriously injure the amenities of property in the vicinity, would not be contrary to the provisions of the Dundalk & Environs Development Plan 2009-2015 and the Louth County Development Plan 2015-2021 and would not be contrary to the proper planning and sustainable development of the area.

Conditions

1. Planpartic
2. External materials to reduce/modify noise emissions shall be used in the connecting canopy located along the eastern elevation of the proposed development. Detailed proposals showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development of the canopy.

Reason: In the interest of residential amenity

3. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Board Member

Date: 14/04/2021

Terry Prendergast