



An  
Bord  
Pleanála

**Board Direction**  
**BD-008868-21**  
**ABP-309861-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/08/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

#### **Reasons and Considerations**

Having regard to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020, the Ardee Local Area Plan 2010-2016, the Louth County Development Plan 2015-2021, the existing pattern of development in the area, and the nature of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would provide an acceptable level of residential accommodation and would contribute to the overall zoning objective of the site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

#### **Conditions**

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| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 14 <sup>th</sup> of September 2020 as amended by the further plans and particulars submitted on the 17 <sup>th</sup> of December 2020 and the 10 <sup>th</sup> of February 2021 |
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	<p>except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The proposed windows serving the hallway and bedroom no. 2 at ground floor level on the northern elevation of the proposed dwelling house shall be permanently glazed with obscure glass.</p> <p><b>Reason:</b> In the interest of residential amenity</p>
3.	<p>Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>
4.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.</p> <p><b>Reason:</b> In order to safeguard the [residential] amenities of property in the vicinity.</p>

Board Member

*Maria Fitzgerald*  
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Date: 10/08/2021