

**An
Bord
Pleanála**

**Board Direction
BD-010214-22
ABP-310894-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2022.

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.

1.0 Reasons and Considerations

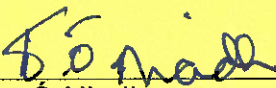
The site is located close to the town centre of Dundalk. The proposed development comprises of alterations to a previously granted residential development (Reg Ref 17/9) on a small infill site located between residential and educational uses on a site which fronts onto a busy urban street. Having regard to the nature and scale of the alterations to the permitted 4 no. dwellings, it is considered that the massing and scale would not have a detrimental visual impact and would be acceptable within the context of the site. The orientation of the dwelling and location of the first-floor window north, away from any existing dwellings, will ensure there is no potential for overlooking on adjoining properties. Therefore, the proposed development is such that it does not result in a negative impact on the existing character of the area or the amenities of adjoining properties and would be in accordance with the policies and objectives of the Louth County Development Plan 2021-2027 and the proper planning and sustainable development of the area.

2.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars received by An Bord Pleanala on the 16th of August 2021 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>Reason: In the interest of clarity</p>

Plus: Planning Authority condition number 2 and 3.

Board Member


Terry O Niadh

Date: 11/03/2022