

An
Bord
Pleanála

Board Direction
BD-010009-22
ABP-311695-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2022.

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.

Reasons and Considerations

Having regard to the nature and scale of the proposed development for retention, the existing development on site, the pattern of development in the area, the guidance contained in the 'Guidance Note for Local Authorities for Regulating Short Term Letting' prepared by the Department of Housing, Planning and Local Government in July 2019, and the provisions of the Louth County Development Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an appropriate use in this location, would not adversely impact on the character or the mix of uses in the area, would not result in the substantive loss of long-term residential stock within the area, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application 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.

Reason: In the interests of Clarity

2. The proposed short-term residential unit shall be let as a single unit, and shall not be subdivided, without a separate grant of planning permission.

Reason: To limit the nature of the development to that sought, in the interest of clarity

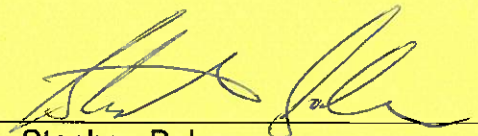
3. A minimum of 4no car parking spaces shall be provided within the site of the proposed development

Reason In the interests of proper planning and development and traffic safety

4. A minimum of one car parking space shall be provided with a functioning electric vehicle charging station or point.

Reason: To facilitate the use of electric vehicles

Board Member



Stephen Bohan

Date: 11/02/2022