



An
Bord
Pleanála

Board Direction
BD-011177-22
ABP-312205-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2022.

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 pattern of development in the vicinity, the nature, form and design of the proposed development and compliance with the provisions of the Louth County Development Plan 2021-2027 relating to residential development in the Northern Environs of Drogheda, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential amenity of the area and would be acceptable in terms of pedestrian, cyclist and traffic safety . 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, 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 |
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	<p>shall be carried out and completed in accordance with the agreed particulars. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanala for determination.</p> <p>Reason: In the interest of clarity</p>
2.	<p>Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission(s) granted under planning register reference number 08/101 as extended under planning reference number 18/667, and any agreements entered into thereunder.</p> <p>For the avoidance of doubt this permission shall expire on the 30th of November 2023, in accordance with the parent permission, as extended.</p> <p>Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).</p>
3.	<p>The proposed development (access onto Bog Lane) shall not be used for construction traffic and shall not be operational until such time as the Twenties Lane realignment is complete, in compliance with Reg Ref 08/101 / Reg Ref 18/667, and that residential development has been made available for occupation.</p> <p>Reason: In the interest of residential amenity</p>
4.	<p>Landscaping details for the areas of open space, using only indigenous deciduous trees and hedging species, in accordance with details from the original permitted scheme Reg Ref 08/101 which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of residential and visual amenity.</p>
5.	<p>Prior to commencement of development the applicant shall submit a Road Safety Audit Stage 1 & 2 and undertake any recommendations within the RSA as agreed in writing with the Planning Authority.</p> <p>Reason: In the interest of traffic and pedestrian safety.</p>

6.	<p>The internal road and vehicular circulation network serving the proposed development, including turning bays, junctions, parking areas, footpaths, and kerbs shall be in accordance with the detailed construction standards of the planning authority for such works and design standards outlined in DMURS. Footpaths shall be completed in accordance with the details on the proposed site layout plan (Drawing Reference No. 355-03-002). Drawings and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of amenity and of traffic and pedestrian safety.</p>
7.	<p>Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any house.</p> <p>Reason: In the interests of amenity and public safety.</p>

Board Member

Maria FitzGerald
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Date: 26/08/2022

