



An
Bord
Pleanála

Board Direction
BD-010564-22
ABP-312305-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th April 2022.

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

Reasons and Considerations

Having regard to the zoning objective for the area “to protect and enhance the amenity and character of existing residential communities” in the Louth County Development Plan 2021-2027, to the pattern of development and planning history of the site and the area, and to the nature and scale of the proposed development to provide in curtilage car parking to the front of the properties, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area and would not endanger public safety by reason of traffic hazard and 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed development shall be amended as follows:</p> <p>(a) The proposed four in curtilage car parking spaces shall be reduced from four to one car parking space to be located to the front of the dwellings,</p> <p>(b) One car parking space shall also be provided within the curtilage of the dwelling house (granted under Planning Reg. reference 21/139) parallel with the rear (west) boundary,</p> <p>Revised drawings 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 interests of visual and residential amenity.</p>
3.	<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>Reason: In order to safeguard the [residential] amenities of property in the vicinity.</p>
4.	<p>Surface water drainage arrangements for the proposed development shall comply with the requirements of the Planning Authority.</p> <p>Reason: In the interest of public health.</p>

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the pattern of development in the area and noted in particular the precedent for an in-curtilage car parking space associated with the immediately

adjoining property to the south (No.79 Pearse Park, Drogheda, Co. Louth) and considered that the modest provision of one parking space per dwelling was acceptable in this town centre location. Furthermore, the Board considered that the Inspector's proposed reasons for refusal on the grounds of potential traffic hazard and visual obtrusiveness were warranted in the case of four parking spaces, but the Board considered that these concerns would be addressed by the significant reduction in car parking spaces from four to one space that is provided for in condition 2 above.

Board Member Maria FitzGerald Date:

Maria FitzGerald

25th April 2022

