

**An  
Bord  
Pleanála**

**Board Direction  
BD-014938-24  
ABP-314176-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/12/2023.

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 site location on lands zoned as 'B1: Town or Village Centre' within Ardee Town Centre, the policies of the Louth County Development Plan 2021-2027 for the area generally, the infill nature of the site in an established urban area within walking distance of local services, including public transport links, the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2020' (as amended), the scale, design and density of the proposed development, and to the nature and pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not be detrimental to the integrity, character and setting of protected structures in the vicinity, and would not adversely impact on the character of the Ardee Architectural Conservation Area. 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 interest of clarity.

2. The external finishes of the buildings and public realm areas of the development shall be in accordance with the Materials Strategy submitted by Douglas Wallace with the exception of the following amendments:

- (a) Bangor blue slates shall be used for all roofs
- (b) all rainwater goods shall comprise of cast iron or painted aluminium only
- (c) windows fronting Irish Street shall replicate the proportions, materials and design details of the typical period sash windows within the Architectural Conservation Area.

Any changes shall require the written agreement of the planning authority.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development within this Architectural Conservation Area.

3.
  - (a) All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.
  - (b) Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.
  - (c) No satellite dishes or other communications equipment shall be erected on the buildings
  - (d) the appropriate location of any mechanical ventilation, electrical or other plant outlets/infrastructure externally on the buildings shall be agreed with the planning authority

Reason: In the interests of the residential and visual amenities of this Architectural Conservation Area

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall be in accordance with the details submitted including per Engineering Report prepared by OBA Consulting dated 11<sup>th</sup> April 2022. All works shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Prior to commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Eireann.

Reason: In the interest of public health.

6. Public lighting shall be provided in accordance with a scheme, 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 by the developer for occupation of any apartment.

Reason: In the interests of amenity and public safety.

7. (a) The site shall be landscaped in accordance with the submitted Landscaping Design Report and Landscape Specification prepared by Douglas Wallace and shall be completed prior to the occupation of the development. Any changes shall require the written agreement of the planning authority.

(b) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes, shall be agreed in writing with the planning authority.

Reason: In the interest of visual and residential amenity.

8. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and

- b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- i. the nature and location of archaeological material on the site, and
- ii. the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

9. A survey of the site for bats and roosts shall be undertaken by a competent ecologist prior to commencement of development. Any identified destruction of structures that support bat populations shall be carried out only under licence from the National Parks and Wildlife Service and details of any such licence shall be submitted to the planning authority.

Reason: In the interest of wildlife protection.

10. Proposals for an apartment name and numbering scheme and associated signage shall be submitted to and agreed in writing with the planning authority prior to commencement of development. The proposed name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

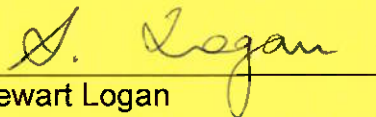
11. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between the hours of 0700 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.  
Reason: In order to safeguard the amenities of property in the vicinity.
12. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.  
Reason: In the interests of public safety and residential amenity.
13. A plan containing details for the management of waste for the apartment blocks, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.  
Thereafter, the waste shall be managed in accordance with the agreed plan.  
Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.
14. Construction and demolition waste shall be managed in accordance with a resource and waste management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction and Demolition Projects", published by the Environmental Protection Agency in 2021. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.  
Reason: In the interest of sustainable waste management.

15. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of open space and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.  
Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.
16. Prior to the commencement of development, details of the size, nature and construction of the individual cycle storage facilities located in the rear communal area shall be agreed in writing with the planning authority. These details shall provide for ten separate storage units (one per dwelling) and shall be of permanent construction, weather-proof, secure and each capable of accommodating a minimum of 3 cycles.  
Reason: In the interest of sustainable transport and the amenities of the development.
17. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.  
Reason: To ensure the satisfactory completion of the development.
18. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The

contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

  
Stewart Logan

**Date:** 02/01/2024