

**An  
Bord  
Pleanála**

**Board Direction  
BD-015061-24  
ABP-315644-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2024.

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 provisions of the Louth County Development Plan 2021-2027, and to the prevailing pattern and character of existing development in the vicinity and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received on the 29<sup>th</sup> day of November, 2022, 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 retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The structure hereby permitted shall be used solely for use incidental to the enjoyment of the main dwelling and shall not be sold, rented or leased independently of the main dwelling and shall not be used for the carrying on of any trade, business or commercial/industrial activity. The structure shall not be used for the purposes of independent habitation.

**Reason:** In the interest of clarity.

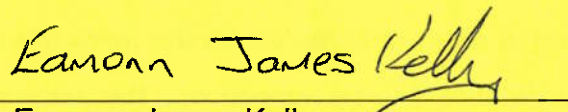
3. Within three months of a grant of retention/permission, the applicant shall agree in writing with the planning authority, a scheme of landscaping along the western boundary of the site.

**Reason:** To protect the residential amenity of neighbouring property.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the detailed requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

**Board Member**

  
Eamonn James Kelly

**Date:** 15/01/2024

Note

The Board noted that the development would not attract a development contribution under the current Louth County Council Development Contribution Scheme adopted on the 18th day of September, 2023.