

**An  
Bord  
Pleanála**

**Board Direction  
BD-015121-24  
ABP-315690-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2024.

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, to the Development Management Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in June, 2007, 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 condition set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Condition**

1. The development shall be retained 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 with the planning authority and the development shall be carried out and completed in accordance with the agreed particulars.

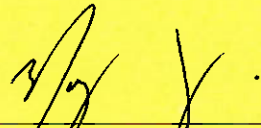
**Reason:** In the interest of clarity.

2. The attic space hereby approved shall not be used for human habitation unless it complies with the current Building regulations.

**Reason:** To provide for adequate standard of development.

**NOTE:** Consent under the Planning and Development Act 2000, as amended, does not imply consent under the Building Control Regulations.

**Board Member**

  
\_\_\_\_\_  
Mary Cregg

**Date:** 15/03/2024