



An
Bord
Pleanála

Board Direction
BD-016189-24
ABP-316944-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/04/2024.

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.

Having regard to the fact that the application site is included within the settlement boundary of Castlebellingham / Kilsaran and zoned for community facilities, it is considered that, subject to compliance with the conditions set out below, the retention of the alterations to the upper floor area of the credit union building, the use of the former garden area as an enclosed yard with boundary walls, the retention of the portacabin on a temporary basis, the scroll signs on the credit union building and the advertising sign on the western side of the R132 would not have a materially adverse impact on the town's character, architectural heritage or sense of place. These elements of the development would therefore be in accordance with the provisions of the Louth County Development Plan 2021 – 2027 and with the proper planning and sustainable development of the area.

It is considered that the digital advertising sign in the front window of the credit union building and the totem sign at the site entrance by reason of their illumination adversely impact on the visual amenity of the area and the residential amenity of the property opposite. It is also considered that the totem sign by reason of its location constitutes a traffic hazard. These advertisements result in an overall proliferation of signage displays at the application site. A grant of retention permission for either

advertisement would set an undesirable precedent for similar signage and would be contrary to the proper planning and sustainable development of the area.

Conditions:

1.	<p>This retention permission relates only to</p> <ul style="list-style-type: none">(i) the alterations to the upper floor area of the credit union building including the insertion of roof lights;(ii) the use of the former garden area to use as an enclosed yard with boundary walls;(iii) the portacabin extension to credit union building;(iv) the two scroll signs on the credit union building; and(v) the advertising sign on the western side of the R132. <p>For the avoidance of doubt, the digital advertising sign in the front window of the credit union building and the totem sign at the entrance to the credit union site are not permitted.</p> <p>Reason: To define the permission.</p>
2.	<p>The development hereby approved shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on 15th March 2023, and as further amended by the plans and particulars received by An Bord Pleanála on 3rd May 2023.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>The former garden area shall be used as an open yard and not for any other purpose.</p> <p>Reason: To limit the scope of the use to that for which the application was made.</p>
4.	<p>The permission for the portacabin is for a temporary period of five years from the date of this grant of permission, at which time the structure shall be removed from the site, unless a new grant of planning permission has first been made for the retention of the structure.</p> <p>Reason: To permit the planning authority to reassess the situation in light of the circumstances prevailing at that time.</p>

Board Member
Liam Bergin**Date:** 01/05/2024