

An  
Bord  
Pleanála

**Board Direction**  
**BD-015695-24**  
**ABP-317281-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2024.

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 current Louth County Development Plan, 2021-2027 and all material considerations, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the site, would not detract from the visual amenity of the area, would provide an acceptable standard of residential amenity for the prospective residents, would not seriously injure the residential amenity of surrounding properties, and would not endanger public safety or convenience by reason of traffic generation, flooding and drainage proposals, or otherwise. 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 to the planning authority on 31st March 2023, 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 interests of clarity.

2. Prior to occupation of the dwelling unit hereby permitted, the applicant shall submit proposals for written agreement of the planning authority to enhance the sense of safety and security to pedestrians accessing this development in so far as it is feasible.

Reason: in the interests of orderly development of the site.

3. Surface water from the site shall be disposed of within the boundaries of the site and shall not discharge onto any adjoining property.

Reason: in the interest of Traffic Safety and orderly development.

4. Site development and building works shall be carried out only between the hours of 0800 to 1800 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. The site shall be landscaped in accordance with a scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) any hard landscaping works, including car parking layout, enclosed areas, specifying surfacing materials.

- (b) Proposals for soft landscaping, the protection of all existing and new planting for the duration of construction works on site, together with proposals for adequate protection of new planting from damage until established.

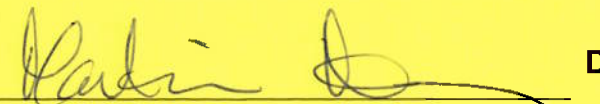
(c) The agreed hard and soft landscaping scheme shall be carried out within the first planting season following occupation of the dwelling hereby permitted.

(d) Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

(e) All areas for hard and soft landscaping shall be retained in accordance with the agreed details thereafter.

Reason: In the interest of amenity and to provide adequate facilities for surface water drainage of the site.

**Board Member**

  
Martina Hennessy

**Date:** 04/03/2024