

An
Bord
Pleanála

Board Direction

BD-017984-24

ABP-318114-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number

Amend condition number 20 as follows:

The development shall be carried out on a phased basis as follows:

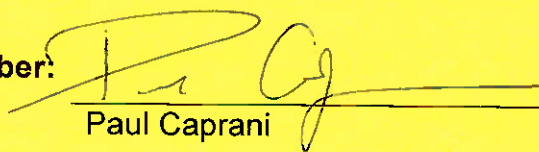
- (i) Not more than 50% of the proposed new build apartments shall be occupied until works have commenced on the refurbishment of St Mary's College (Protected Structure) for apartments as provided for in this grant of planning permission, and
- (ii) No more than 75% of the new build apartments shall be occupied until the refurbishment of St Mary's College has been completed in full together with all associated site development works. Details of the exact number of residential units to be completed under phase 1 and phase 2 shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: To ensure the timely completion of the refurbishment of Saint Mary's College in the interest of the proper planning and sustainable development of the area.

Reasons and Considerations

Having regard to the zoning of the site and the policies in the Louth County development plan 2021-2027 which aim promote residential development and support the regeneration of vacant and underutilised buildings together with and national guidance in respect of architectural heritage, which seeks to promote and reuse redundant and underutilised protected structures, it is considered reasonable that the development be phased to ensure the timely delivery of the works to the protected structure to provide residential accommodation in accordance with the proper planning and sustainable development of the area. Condition No. 20 as amended is therefore warranted.

Board Member:


Paul Caprani

Date: 25/10/2024