



An
Bord
Pleanála

Board Direction
BD-017940-24
ABP-319605-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2024.

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 zoning of the site as provided in the Louth County Development Plan 2021 – 2027, as amended by variation 1 and variation 2, and policy objectives BHC20 to ensure that the development is compatible with the special character of the protected structure, BHC24 to require the retention of original features, and BHC26 to encourage the retention, sympathetic reuse and rehabilitation of protected structures, it is considered that, subject to compliance with the conditions set out below, the retention of the external alterations and the proposed change of use to provide temporary accommodation would be an acceptable use for the existing building and the alterations to the building would not detract from the existing Protected Structure or Architectural Conservation Area setting of the site, and would not adversely impact on the amenity of neighbouring properties. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out 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 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 interest of clarity.

2. This permission is for four years from date of grant of permission after which time the use shall cease and all internal alterations to facilitate this development shall be removed from the site, unless a separate application of permission has first been made to and granted by the Planning Authority for the continuation of the use.

Reason: In the interest of orderly development of the area and to allow the development to be reassessed in light of prevailing circumstances.

3. The change of use hereby permitted shall only be occupied by Beneficiaries of Temporary Protection as defined under the 2001 EU Temporary Protection Directive or displaced persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4 March 2022 and shall not be used for any other purpose without a prior grant of planning permission for change of use.

Reason: In the interests of the amenities of occupiers of the units and surrounding properties.

4. All facilities (bathrooms, bicycle store, bin store, storage rooms, laundry facilities, ancillary areas (dining, lounge, tv room, reception, kitchen) and fire escape walkway shall be completed and operational prior to the occupation of any of the proposed bedrooms.

Reason: In the interest of orderly development.

5. (a) Within three months of the date of this permission, and prior to the commencement of any other works on site, the developer shall remove the pvc window which has been installed behind the existing bay window at ground floor level on the front elevation (serving the proposed tv room).

(b) Within three months of the date of this permission, the developer shall submit detailed design of the replacement timber sliding sash windows at first floor level on the southern elevation for the written agreement of the Planning Authority. Design details should include product specification, detailed drawings and sectional profile drawings.

(c) Within six months of the date of grant of this permission the developer shall remove the pvc windows at 1st floor level on the southern elevation and replace with the proposed replacement timber sliding sash windows upon agreement of Condition 5(b) above.

(d) No other works shall take place at the site until Condition 5(a) and 5(c) have been complied with and photographic evidence shall be submitted to confirm compliance for the written agreement of the Planning Authority. All windows to the side gable elevations of the proposed dwellings shall be fitted and permanently maintained with obscure glass.

Reason: In order to protect the character of this protected structure.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 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 agreement has been received from the planning authority.

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

7. Drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing prior to the commencement of development.

Reason: In the interest of proper site drainage.

8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Board Member


Marie O'Connor

Date: 23/10/2024