An Bord Pleanála

Board Direction
BD-018812-25
ABP-320286-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/02/2025.

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 that the planning authority be directed, as follows:

AMEND condition number 2 so that it shall be as follows for the reason set out.

2. (a) The proposed dependant relative accommodation (family flat) shall be incidental to the principal dwellinghouse on site and shall not be leased, licensed, sold, or otherwise disposed of, other than as part of the main dwellinghouse on site.

(b) The proposed family flat accommodation, if and when it is no longer required for the accommodation of a dependent relative, shall be used as part of the existing dwellinghouse as living accommodation.

Reason: To clarify the extent of the permission and ensure the continued domestic residential use on site.

Reasons and Considerations

It is considered that the amended condition number 2 would fulfil the aim of safeguarding the domestic and residential use of the property, while complying with

the Ministerial Guidelines on Development Management on the issue of temporary permissions. The proposed development and development proposed to be retained, subject to the amended condition number 2, would be in accordance with the relevant provisions of the Louth County Development Plan 2021-2027 and the proper planning and sustainable development of the area.

Board Member: Patricia Calleary **Date:** 05/02/2025

Patricia Calleary