

An  
Bord  
Pleanála

**Board Direction**  
**BD-019441-25**  
**ABP-320848-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/04/2025.

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 provisions of the Louth County Development Plan 2021-2027, including the 'E1' land use zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention, would be generally consistent with Policy Objective SC8 of the Development Plan, and would not conflict materially with the land use zoning objective for the area; would not be prejudicial to traffic safety; and would generally comply with the policies and provisions of the Development Plan; and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 1<sup>st</sup> day of August 2024, 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 retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The developer shall enter into a Connection Agreements with Uisce Éireann (Irish Water) to provide for service connections to the public water supply and wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

3. The applicant shall submit a Car Park Management Plan providing details of car parking design, layout and management to the Planning Authority for agreement in writing with the planning authority within three months from the date of this Order.

**Reason:** In the interest of safety

4. A Mobility Management Plan (MMP) shall be submitted to the planning authority within three months of the date of this Order.

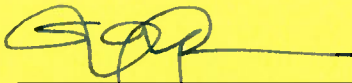
**Reason:** In the interest of safety.



5. No signage shall be erected or displayed on the building or within the curtilage of the site unless agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity

**Board Member**

  
\_\_\_\_\_  
Emer Maughan

**Date:** 11/04/2025