

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Louth County

Planning Register Reference Number: 15/541

An Bord Pleanála Reference Number: PL 15.246442

APPEAL by Bronagh Clarke and others care of 6 Sandymount Square, Blackrock, County Louth against the decision made on the 16th day of March, 2016 by Louth County Council to grant subject to conditions a permission to Neil Osborne care of Joseph O'Doherty and Associates of "The Strand Field", Bellurgan, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a two-storey dwelling in 1.5 storey style, including all necessary site development works at Sandymount, Blackrock, Dundalk, County Louth.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the residential zoning objective for the subject site it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. 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, as amended by the information received by the planning authority on the 25th day of February 2016, 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. Details of materials, colours and textures of all external finishes to the proposed dwelling shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. Roof tiles/slates and ridge tiles shall be blue/black in colour.

Reason: In the interest of visual amenity.

3. Landscape proposals and boundary treatment submitted on the site layout plan received by way of additional information on the 25th day of February, 2016 shall be carried out in full in the first planting season following the occupation of the dwellinghouse or as otherwise agreed with the planning authority.

Reason: In the interest of residential amenity.

4. Site visibility lines at the entrance to the dwelling in a northerly direction along the laneway shall be agreed in writing with the planning authority prior to commencement of development. No impediment to the visibility or the visibility splay shall be permitted.

Reason: In the interest of traffic safety.

5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

6. Details of the proposed boundary treatment including boundary walls and fences shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of residential and visual amenity.

7. The developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road arising from construction works and shall make good any such damage to the satisfaction of the planning authority or pay the planning authority the cost of making good any such damage.

Reason: In the interest of orderly development.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.