



An
Bord
Pleanála

Board Order
PL 15.248662

Planning and Development Acts 2000 to 2017

Planning Authority: Louth County Council

Planning Register Reference Number: 1766

Appeal by Caitríona Griffin of 24 Belfry Crescent, Dundalk, County Louth against the decision made on the 18th day of May, 2017 by Louth County Council to refuse outline permission to the said Caitríona Griffin for the proposed development.

Proposed Development: Outline planning for a dwelling house and wastewater treatment system with percolation area at Rath Park, Knockbridge Road, Dundalk, County Louth.

Decision

GRANT outline 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 of the site and the pattern of existing development in the area, to the existing estate access onto the R171 Regional Route and the limited increase in traffic which would arise, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety, and would not conflict with the objectives of the current Development Plan for the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. This outline permission relates solely to the principle of the development on this site and it shall not be construed as giving consent to the following matters:
 - (i) The overall site layout of the development.
 - (ii) The design of the dwelling to be developed.

Reason: In the interest of clarity.

