



An
Bord
Pleanála

Board Order

PL 15.248892

Planning and Development Acts 2000 to 2017

Planning Authority: Louth County Council

Planning Register Reference Number: 17/123

Appeal by John Bastible and others of Chapel Pass, Blackrock, Dundalk, County Louth against the decision made on the 23rd day of June, 2017 by Louth County Council to grant subject to conditions an outline permission to Uwe Albrecht care of P. Herr and Associates of 2 Jocelyn Place, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a dwelling house and associated site development works at Chapel Pass, Blackrock, 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 zoning Objective “RES 1” for the area as set out in the Dundalk and Environs Development Plan 2009-2015, and to the pattern of residential development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the relevant provisions of the Development Plan, would not seriously injure the amenities of the Chapel Pass neighbourhood or of property in the vicinity, would not be prejudicial to public and environmental health and would be acceptable in terms of pedestrian and traffic safety. 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 provision of a single dwellinghouse on this site, and it shall not be construed as giving consent to the following matters: -
 - (a) the overall site layout of the development, and
 - (b) the design, site coverage or height of the dwellinghouse to be developed.

Reason: In the interest of clarity.

2. Plans and particulars to be provided at the time of application for permission consequent of this grant of outline planning permission shall include:
- (i) A boundary treatment and a landscaping plan for the site, to include retention of existing mature trees and boundary planting, except where their removal is necessary in order to provide sightlines at the entrance to the site from Chapel Pass.
 - (ii) Details relating to design, orientation, layout, height and external appearance of the proposed dwellinghouse. These design proposals shall have regard to the design and character of the built environment in the vicinity.
 - (iii) Details and layout of the proposed connection into the public sewerage network.
 - (iv) Details of the on-site drainage, attenuation and disposal of surface water in compliance with Sustainable Drainage Systems (SUDS).
 - (v) Details and specifications for the new vehicular entrance off Chapel Pass onto the site.

Reason: In the interest of clarity and to define the subject matter for decision at the permission consequent stage.

3. All service cables associated with the proposed development (including electrical, television, telephone and broadband) shall be run underground within the site.

Reason: In the interest of visual amenity.

