

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.

 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.

4. At permission consequent stage, 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 2018

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