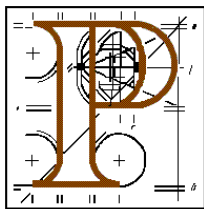


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Louth County Council

Planning Register Reference Number: 17711

An Bord Pleanála Reference Number: ABP-300415-17

APPEAL by Gerard Byrne of 28 Sandyford Terrace, Drogheda, County Louth against the decision made on the 10th day of November, 2017 by Louth County Council to grant subject to conditions a permission to Patrick McCloskey care of A1 Design Services of Millockstown, Ardee, County Louth in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Removal of part of a single storey detached domestic garage, and the retention of the remainder of same and retention of associated site works, all at 2 St. Mark's Terrace, Scarlet Street, Drogheda, 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 zoning objectives for the area and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, 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 within three months of the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The reduction in the size of the garage shall be completed in accordance with the details shown on drawing number PMcC/17/06, as submitted with the planning application within three months of the date of this order.

Reason: In the interests of visual and residential amenity.

3. The garage shall be used solely for non-habitable uses ancillary to the main dwellinghouse and shall not be used for the carrying out of any trade or business, or sold, let or otherwise transferred or conveyed save as part of the dwelling.

Reason: In the interest of clarity and of residential amenity.

4. 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.

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

Dated this day of 2018.