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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 18797**

**Appeal** by Jack White of 111 Chord Road, Drogheda, County Louth against the decision made on the 17<sup>th</sup> day of January, 2019 by Louth County Council to grant subject to conditions a permission to Tony Hegarty care of MHM Design of Clearview, Ballykea Road, Loughshinny, Skerries, County Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Permission for retention of (a) as built ground floor extension with basement to same and (b) all associated site works at Number 112 Chord Road, 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 established pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development to be retained would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, 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.

**Reason:** In the interest of clarity.

2. The full treatment of the door opening shown on the first-floor level of the rear extension, as set out in drawing number 033.02 “contiguous rear elevation”, which serves an internal space referenced in the drawings as “family room”, shall be agreed in writing with the planning authority within three months of the date of this order.

**Reason:** In the interests of residential amenity and public safety.

3. Within two months of the date of this order, the developer shall submit to, and agree in writing with, the planning authority an updated survey and remediation plan in relation to management and/or removal of any hazardous residue, including asbestos, on the site in question and adjoining properties, where appropriate.

**Reason:** In the interest of public health.

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

**Reason:** In the interest of public health.

5. The extension shall be used solely for purposes incidental to the enjoyment of the dwelling house and not for any residential subdivision, industrial, business or commercial purposes.

**Reason:** To protect the amenity of the area and to protect the integrity of the house as a single dwelling unit only.

6. The details of a rear boundary shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order.

**Reason:** In the interests of residential and visual amenity.

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**Dave Walsh**

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

**Dated this            day of            2019.**