



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 19121

Appeal by Niall McCourt of 38 Headford, Mount Avenue, Dundalk, County Louth against the decision made on the 18th day of July, 2019 by Louth County Council to grant subject to conditions a permission to Urban Life Developments Limited care of Stephen Ward Town Planning and Development Consultants Limited of Jocelyn House, Jocelyn Street, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council:

Proposed Development: Variations to permitted development granted under planning register reference number 16/111 consisting of, and limited to, alterations to external elevations of houses and duplex/apartment buildings, alterations to internal layouts of certain dwellings and part reconfiguration of the permitted car parking layout serving dwellings, in addition to all associated site development works. The revisions proposed will not result in any change to the overall number of dwellings permitted, that is 65. The site is bound to the north by Ramparts Road, to the east by the Marshes Shopping Centre, to the south by a car park associated with the Marshes Shopping Centre and to the west by buildings and associated car parking, including the former Telecom Building, all at Ramparts Road, Dundalk, 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 provisions, as set out in the current Development Plan for the area, and to the nature of the proposed development being amendments to a development permitted on the site under planning register reference number 06/111, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of residential amenity, would not give rise to the creation of a traffic hazard and would be acceptable in terms of public health. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 26th day of June, 2019, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed ESB sub-station shall be relocated from the rear of unit Number 7 in Block Number 1. Revised drawing(s) showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

3. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on the 28th day of August, 2016 under planning register reference number 06/111, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. 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. In particular, details of the final discharge point of attenuated surface water from the development site shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of public health.

6. Prior to commencement of development, the developer shall enter into water and waste water connection agreements with Irish Water.

Reason: In the interest of public health.

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

Dated this day of 2019.