



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: S5/2019/54

WHEREAS a question has arisen as to whether the change of use from a dwelling where dog grooming and boarding is carried on by the occupant of the dwelling where the occupant charges for the same services at 99 Forest Park, Drogheda, County Louth is or is not development or is or is not exempted development:

AND WHEREAS Tracey Reilly care of Brendan Hughes Consulting Engineers Limited of 26 Magdalene Street, Drogheda, County Louth requested a declaration on this question from Louth County Council and the Council issued a declaration on the 15th day of November, 2019 stating that the matter is development and is not exempted development:

AND WHEREAS Tracey Reilly referred the declaration for review to An Bord Pleanála on the 4th day of December, 2019:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended, and
- (b) Articles 5, 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended:

AND WHEREAS An Bord Pleanála has concluded that the change of use from a dwelling where dog grooming and boarding is carried on by the occupant of the dwelling where the occupant charges for the same services is considered to be a material change of use, giving rise to new planning considerations in relation to the impact on adjacent residential properties in terms of noise and disturbance:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the change of use from a dwelling where dog grooming and boarding is carried on by the occupant of the dwelling where the occupant charges for the same services at 99 Forest Park, Drogheda, County Louth is development and is not exempted development.

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.

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

Dated this day of 2020.