



Planning and Development Acts 2000 to 2019

Planning Authority: Louth County Council

Planning Register Reference Number: 2061

Appeal by Michael Hosford of Mountain Park, Carlingford, County Louth against the decision made on the 20th day of March, 2020 by Louth County Council to grant subject to conditions a permission to Nat McGuinness care of McNamee Chartered Building Surveyors Limited of Excelsior House, Jocelyn Street, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of reconstruction and conversion of outbuildings to art studio and the planning permission relates to the completion of the art studio and all associated site works, for use incidental to the enjoyment of the dwelling house, all at Mountain Park, Carlingford, 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 design and scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual amenities of the area and/or the amenities of adjoining property. The proposed development 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. 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 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.

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

Reason: In the interest of visual amenity.

4. The proposed development shall be ancillary to the main dwelling house on site and shall not be sold, let or otherwise transferred or conveyed independent of the existing dwelling or used for any commercial purposes.

Reason: In the interest of orderly development.

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

Dated this day of 2020.