

An
Bord
Pleanála

Board Order ABP-310345-21M

Planning and Development Acts 2000 to 2021

Amendment of Board Order

Planning Authority: Louth County Council

Planning Register Reference Number: 20707

Development Concerned: Provision of 35 number dwellings comprising 13 number houses and 22 number apartments. The proposed houses are located in the southern part of the site and consist of five number detached, four number semi-detached and four number terraced dwellings, all two storeys in height. Four of the proposed detached dwellings front Main Street/R132 and incorporate south facing first floor roof terraces and individual new vehicular accesses off Main Street/R132 to serve each dwelling. The proposed apartments are accommodated in a two storey building located towards the northern part of the site, with balconies provided at first floor level. The development also provides for a new vehicular entrance onto Main Street/R132 to serve the apartments, semi-detached and terraced houses, a public footpath along the site frontage on the east side of Main Street/R132 and a pedestrian only entrance to the development off Main Street/R132. It is also proposed to provide a riverside amenity path. The proposed development also provides for all site development works including alterations to ground levels and construction of retaining walls, internal roads and footpaths, electricity substation, car parking, open space, public lighting, landscaping and boundary treatments at Main Street, Dunleer, County Louth, as amended by the revised public notice received by the planning authority on the 8th day of April, 2021 which comprises the extension of

pa

the site area to encompass the Motte at the northern end of the site and the full extent of lands zoned Open Space, Recreation and Amenity. Other revisions include the realignment and redesign to limited sections of the internal access road and reconfiguration of car parking; revisions to landscape and boundary treatments; external and internal revisions to the apartment buildings including a reduction in level to Main Street/R132 (west) elevation and re-design of ground floor.

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 23rd day of September, 2021,

AND WHEREAS it has come to the attention of the Board that due to a clerical error a condition in relation to Section 47 of the Planning and Development Act 2000, as amended, was omitted,

AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of the decision,

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that condition number 18 of its Order and the reason therefor shall be as follows:

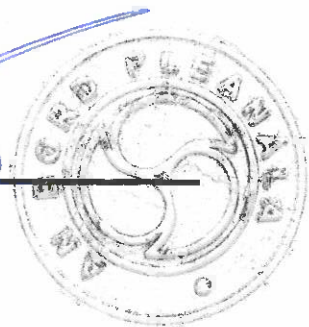
18. Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, as amended, that restricts all houses and duplex units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.



Paul Hyde

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



Dated this 14th day of March 2022