

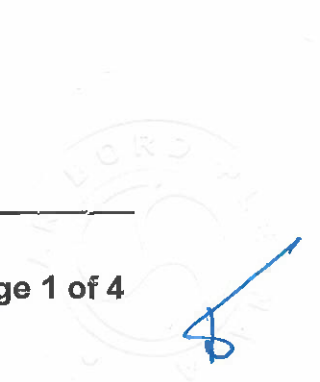
Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 21/561

Appeal by Colin Courtney of The Garden House, Mill Street, Dundalk, County Louth against the decision made on the 24th day of June, 2021 by Louth County Council to grant subject to conditions a permission to Thomas Agnew care of Joseph O'Doherty of The Strand Field, Bellurgan, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission for development that will consist of amendments to planning reference number 1789 (four number single storey houses). The amendments will consist of the following, 1) revise ground floor plan layout, 2) raise the height of the roof ridge by approximately 30 centimetres, 3) convert the attic into habitable space to make houses three-bedroom, 4) revise the elevations. All drainage details and site works as per original planning, all at Land adjacent to the Garden House, Mill Street Dundalk, County Louth.



Decision

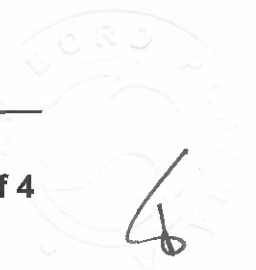
GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

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

The site is located close to the town centre of Dundalk. The proposed development comprises of alterations to a previously granted residential development (planning register reference number 17/89) on a small infill site located between residential and educational uses on a site which fronts onto a busy urban street. Having regard to the nature and scale of the alterations to the permitted four number dwellings, it is considered that the massing and scale would not have a detrimental visual impact and would be acceptable within the context of the site. The orientation of the dwelling and location of the first-floor window north, away from any existing dwellings, will ensure there is no potential for overlooking on adjoining properties. It is considered that the proposed development would not, therefore, result in a negative impact on the existing character of the area or the amenities of adjoining properties and would be in accordance with the policies and objectives of the Louth County Development Plan 2021 - 2027 and the proper planning and sustainable development of the area.



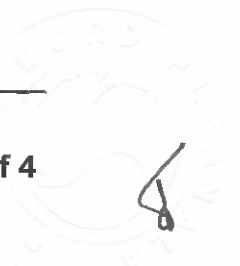
Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by further plans and particulars received by An Bord Pleanála on the 16th day of August, 2021, 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. (i) This permission shall expire on the 20th day of August, 2022 as per the parent permission granted under planning register reference number 17/89.
- (ii) All conditions relating to planning register reference number 17/89 shall be complied with in full, except as amended by the plans and particulars relating to the permission granted under planning register reference number 21/561 and any attached conditions.

Reason: In the interest of clarity.



3. Site development and building works shall be carried out only between the hours of 0800 and 1800 from Mondays to Fridays inclusive, between the hours of 0800 and 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

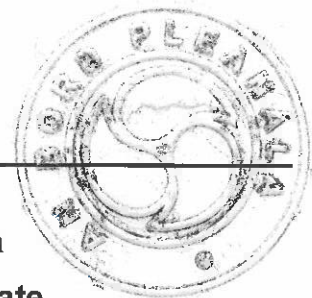
Reason: In order to safeguard the residential amenities of property in the vicinity.

Terry Ó Niadh

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Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this *14th* day of *March*, 2022.