

An
Bord
Pleanála

Board Order
ABP-311178-21

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 21170

Appeal by Pius McSweeney and Shane Kelly care of Stephen Ward Town Planning and Development Consultants Limited of Joceyln House, Jocelyn Street, Dundalk, County Louth against the decision made on the 23rd day of July, 2021 by Louth County Council to grant subject to conditions a permission to John Lynch care of Stephen Mason Architectural and Planning Services of 2 Clonkeefy, Castlerahan, Ballyjamesduff, County Cavan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of three number detached shed buildings within the side/rear garden. Shed 1 has a pitched roof with a floor area of 68 square metres, Shed 2 has a pitched roof with a floor area of 49 square metres, Shed 3 has a flat roof with a floor area of 47 square metres and all necessary ancillary site development works to facilitate this development at Kalyn House, Beaulieu, Drogheda, 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 location of the sheds proposed for retention within the curtilage of an existing dwelling, where the siting, low profile and the existing vegetation on the site screen them from public view, and the proposed use for purposes incidental to the enjoyment of the house, the development proposed to be retained would be in accordance with the provisions of the Louth County Development Plan 2021-2027 and would not seriously injure the amenities of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

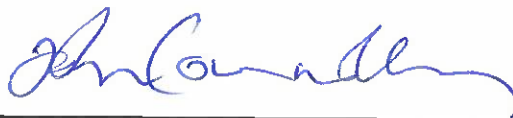
Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 1st day of July 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.

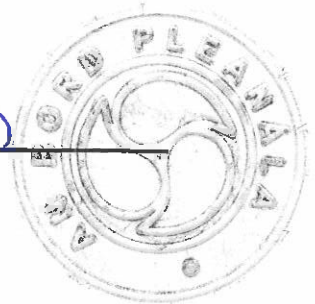
Reason: In the interest of clarity.

2. Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority. Within three months of the date of this grant of permission, the applicant shall submit for the written agreement of the planning authority, design details and calculations for soakpits to cater for all surface water arising.

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 8th day of FEBRUARY 2022.