



An
Bord
Pleanála

Board Order
ABP-311275-21

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 21758

Appeal by Kevin Beirth care of Wherity Chartered Surveyors Limited of Unit 4, Block 4, City North Business Campus, Stamullen, County Meath against the decision made on the 6th day of August, 2021 by Louth County Council to grant subject to conditions a permission to Shannon MacKenna care of Declan P. Walsh and Associates of Main Road, Tullyallen, Drogheda, County Louth in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of existing prefabricated domestic storage outbuilding as laid out and constructed at Red Roof Cottage, Baltray, 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 modest nature, scale, and extent of the domestic shed structure, its ancillary nature to an established dwelling located on residentially zoned land, and subject to compliance with the conditions set out below, it is considered that the development proposed for retention would be satisfactory in the context of the visual amenities of the area and would not seriously injure property in the vicinity. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition requires 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. The domestic storage outbuilding shall be solely for purposes incidental to the enjoyment of the dwelling house and shall not be used for other type of residential use, industrial, business and/or commercial purposes.

Reason: In the interests of residential amenity and of the proper planning and sustainable development of the area.


Michelle Fagan

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

Dated this 13th day of January 2022

