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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Louth County Council**

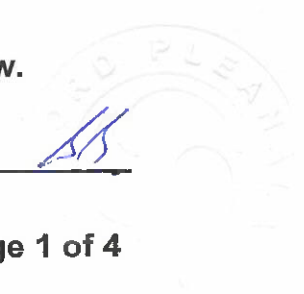
**Planning Register Reference Number: 20971**

**Appeal** by P. and I. Finegan of Dundalk Street, Carlingford, County Louth against the decision made on the 5<sup>th</sup> day of October, 2021 by Louth County Council to grant subject to conditions a permission to Rebecca Surman care of Archidraft of 22 Creative Spark, Clontygora, Muirhevnamor, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention for unauthorised development consisting of the change of use from dwelling use to short term letting and the erection of signage at Tranquillity Townhouse, Donard Lodge, Dundalk Street, 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 nature and scale of the proposed development for retention, the existing development on site, the pattern of development in the area, the guidance contained in the 'Guidance Note for Local Authorities for Regulating Short Term Letting' prepared by the Department of Housing, Planning and Local Government in July 2019, and the provisions of the Louth County Development Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an appropriate use in this location, would not adversely impact on the character or the mix of uses in the area, would not result in the substantive loss of long-term residential stock within the area, would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of pedestrian and traffic safety. 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

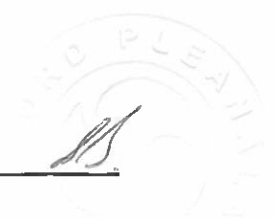
**Reason:** In the interest of clarity.

2. The proposed short-term residential unit shall be let as a single unit, and shall not be subdivided, without a separate grant of planning permission.

**Reason:** To limit the nature of the development to that sought, in the interest of clarity.

3. A minimum of four number car parking spaces shall be provided within the site of the proposed development.

**Reason:** In the interests of proper planning and development and traffic safety.



4. A minimum of one car parking space shall be provided with a functioning electric vehicle charging station or point.

**Reason:** To facilitate the use of electric vehicles.



**Stephen Bohan**

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

Dated this 1<sup>st</sup> day of March 2022