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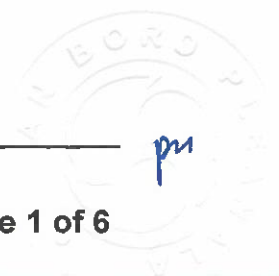
**Planning and Development Acts 2000 to 2021**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 211101**

**Appeal** by Paul White, Colm White and Pat Breen care of Paul White of Main Street, Blackrock, Dundalk, County Louth against the decision made on the 21<sup>st</sup> day of October, 2021 by Louth County Council to grant subject to conditions a permission to Margaret Burke care of Bernard Dowdall Architects of Carrickedmond, Kilcurry, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Alterations to an existing two storey dwelling house to include the addition of an attic storage area (dormer style to Main Street), two and a half storeys in total, extensions to the front, side and rear with associated elevational changes, alterations to an existing rear store, provision of rear private patio/garden area to the rear, revised boundary treatments and all associated site development works at Main Street, Blackrock, County Louth.



## **Decision**

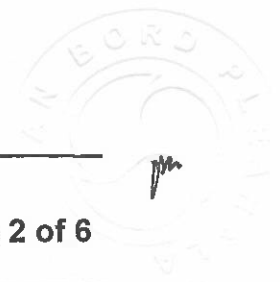
**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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 appeal site within the centre of Blackrock, the pattern of existing development in the area, the existing vacant state of the building thereon, and to the nature, scale and design of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or residential amenities of properties in its vicinity and it would not conflict with the objectives of the Louth County Development Plan 2021 - 2027. The proposed development would, therefore, be in accordance with 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, 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.

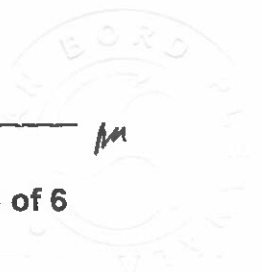
**Reason:** In the interest of clarity.

2. The domestic storage area at second floor level shall be used for storage purposes only and shall not be used as habitable accommodation.

**Reason:** In the interest of orderly development and to ensure compliance with minimum standards of accommodation.

3. Demolition shall be limited to that indicated on the plans lodged with this application.

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



4. The external finishes of the proposed works shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interests of architectural harmony and visual amenity.

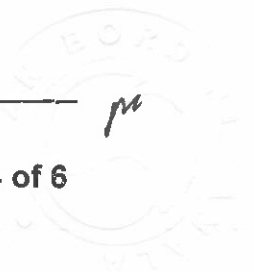
5. The development shall be carried out in accordance with the following:

- (i) The finished floor level of the property is to be increased by 140mm to 4.04m O.D. as per the flood risk assessment report.
- (ii) The developer shall utilise appropriate flood resilience measures throughout the development, for example, all electrical works including wiring, sockets, switches, and the like to be located at least 1m above Extreme Water Level of 3.74m. The applicant shall implement all mitigation measures as outlined within the flood risk assessment report.
- (iii) The right-of-way via the existing private laneway running along the southern boundary of the site shall be kept clear at all times including during construction, unless otherwise agreed with the relevant property owners.

**Reason:** In the interest of traffic safety and orderly development.

6. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

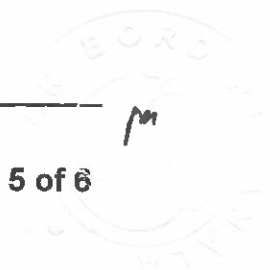


7. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior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

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


8. The site development works, and construction works shall be carried out in such a manner as to ensure that the public roads are kept clear of debris, soil, and other materials and if the need arises for cleaning works or repair to be carried out to the same, the said cleaning works shall be carried out at the developer's expense.

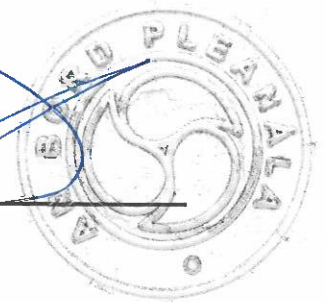
**Reason:** To ensure that the adjoining lane and roads are kept in a clean and safe condition during construction works in the interests of orderly development.



9. The construction of the development shall be managed in accordance with a Construction and Demolition Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

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



Dated this *1<sup>st</sup>* day of *April* 2022