

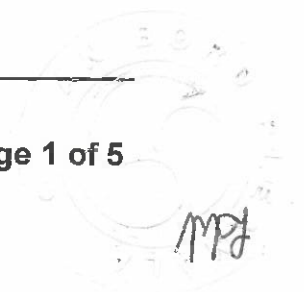
Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 211231

Appeal by Liscorrie Residents Association care of Feran and Company Solicitors of Constitution Hill, Drogheda, County Louth against the decision made on the 19th day of November, 2021 by Louth County Council to grant subject to conditions a permission to Moffett Investments Holdings Unlimited care of Brady Hughes Consulting of 26A Magdalene Street, Drogheda, County Louth in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission for amendments to part of a permitted mixed-use development previously approved under planning reference 08/101, extended by planning reference 18/667. This proposed development seeks to provide a vehicular and pedestrian link between Bog Lane and the proposed scheme. The proposed amendments will result in a reduction in the overall number of residential units approved from 522 to 517, a reduction of five units. The proposed alterations also include for revised public open spaces and landscaping details, revised garden boundary arrangement to house number 196 and revised roads and services layouts, together with all associated site development works, all at Bog Lane, Cross Lanes, 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.

Reasons and Considerations

Having regard to pattern of development in the vicinity, to the nature, form and design of the proposed development and to compliance with the provisions of the Louth County Development Plan 2021 - 2027 relating to residential development in the Northern Environs of Drogheda, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential amenity of the area and would be acceptable in terms of pedestrian, cyclist 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 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. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission(s) granted under planning register reference number 08/101, as extended under planning reference number 18/667, and any agreements entered into thereunder.

For the avoidance of doubt this permission shall expire on the 30th day of November, 2023, in accordance with the parent permission, as extended.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. The proposed development (access onto Bog Lane) shall not be used for construction traffic and shall not be operational until such time as the Twenties Lane realignment is complete, in compliance with planning register reference numbers 08/101 and 18/667, and that residential development has been made available for occupation.

Reason: In the interest of residential amenity.

4. Landscaping details for the areas of open space, using only indigenous deciduous trees and hedging species, in accordance with details from the original permitted scheme under planning register reference number 08/101 shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential and visual amenity.

5. Prior to commencement of development the applicant shall submit a Road Safety Audit Stage 1 and 2 and undertake any recommendations within the Road Safety Authority, as agreed in writing with the planning authority.

Reason: In the interests of traffic and pedestrian safety.

6. The internal road and vehicular circulation network serving the proposed development, including turning bays, junctions, parking areas, footpaths, and kerbs shall be in accordance with the detailed construction standards of the planning authority for such works and design standards outlined in the Design Manual for Urban Roads and Streets (DMURS). Footpaths shall be completed in accordance with the details on the proposed site layout plan (Drawing Reference Number 355-03-002). Drawings and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of amenity and of traffic and pedestrian safety.

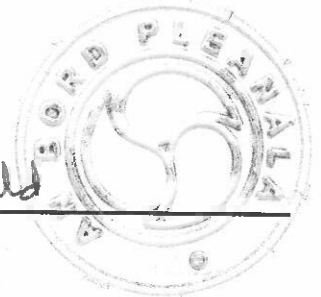
7. Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through open spaces, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Such lighting shall be provided prior to the making available for occupation of any house.

Reason: In the interests of amenity and public safety.

DR. Maria FitzGerald

Maria FitzGerald

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



Dated this 30th day of Aug. 2022.