



**An
Bord
Pleanála**

**Board Order
ABP-312305-21**

Planning and Development Acts 2000 to 2021

Planning Authority: Louth County Council

Planning Register Reference Number: 21/1324

Appeal by Sinead Connolly care of Robert Kenny, Architectural and Engineering Services of Townley Hall, Drogheda, County Louth against the decision made on the 9th day of December, 2021 by Louth County Council to refuse permission for the proposed development.

Proposed Development: The construction of four off road car parking spaces to front of house at 80 Pearse Park, 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 the zoning objective for the area “to protect and enhance the amenity of existing residential communities” in the Louth County Development Plan 2021-2027, to the pattern of development and planning history of the site and the area, and to the nature and scale of the proposed development to provide in-curtilage car parking to the front of the properties, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area and would not endanger public safety by reason of traffic hazard and 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 proposed development shall be amended as follows:
 - (a) The proposed four in-curtilage car parking spaces shall be reduced from four to one car parking space to be located to the front of the dwellings,
 - (b) One car parking space shall also be provided within the curtilage of the dwelling house (granted under Planning Register Reference 21/139) parallel with the rear (west) boundary,

Revised drawings 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 visual and residential amenity.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 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.

4. Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.

Reason: In the interest of public health.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the pattern of development in the area and noted in particular the precedent for an in-curtilage car parking space associated with the immediately adjoining property to the south (Number 79 Pearse Park, Drogheda, County Louth) and considered that the modest provision of one parking space per dwelling was acceptable in this town centre location. Furthermore, the Board considered that the Inspector's proposed reasons for refusal on the grounds of potential traffic hazard and visual obtrusiveness were warranted in the case of four parking spaces, but the Board considered that these concerns would be addressed by the significant reduction in car parking spaces from four to one space that is provided for in condition 2 above.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *4th* day of *May* 2022

