

An
Bord
Pleanála

Board Order ABP-314369-22

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 22/451

Appeal by Sinead Connolly care of Robert Kenny of Townley Hall, Drogheda, County Louth against the decision made on the 21st day of July, 2022 by Louth County Council to grant subject to conditions a permission to Michael McCabe care of Cassidy Consultants of 7A Weir Hope, Drogheda, County Louth in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of (1) porch and bay window to front of house, (2) roof windows in front of main house, and (3) two-storey rear extension to include all associated site works, at 2 Ballsgrove, 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 nature and extent of the extensions to be retained and to the pattern of development in the area, it is considered that the development to be retained, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

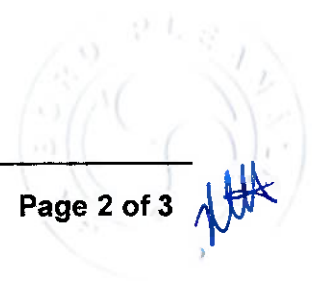
Conditions

1. The development to be retained shall comply with the plans and particulars lodged with the application submitted, 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 completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

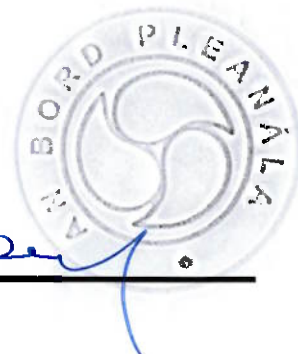
2. Within three months of the date of this Order, the ground and first floor level windows on the eastern elevation of the rear extension shall be permanently closed over. The exterior wall shall be made good and match the remainder of the wall on that side of the dwelling. The developer shall submit to the planning authority details as how this is to be achieved.

Reason: In the interest of residential amenity.



3. 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.



Martina Hennessy

Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *17th* day of *October* 2023.