



An
Bord
Pleanála

Board Order ABP-315644-23

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 22/358

Appeal by Noel and Mary Bailey care of Michael Halligan Planning Consultants of Seapoint House, Balbriggan, County Dublin against the decision made on the 16th day of December, 2022 by Louth County Council to grant subject to conditions a permission to Sean Brennan care of Herr Engineering and Design Limited of Unit 7 Blackthorn Business Park, Coes Road, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission and permission for completion of works of an existing single storey detached home office and gym area (45.42 square metres). This is ancillary to existing dwelling and located to the rear of existing dwelling. Permission for all ancillary site development works and services at 18 Weirhope, Lagavooren, Drogheda, County Louth, as revised by the further public notices received by the planning authority on the 29th day of November, 2022.

Decision

GRANT permission for the above 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 provisions of the Louth County Development Plan 2021-2027, the prevailing pattern and character of existing development in the vicinity and the nature and scale of the development proposed to be retained and the proposed development, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and 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, as amended by the further plans and particulars received by the planning authority on the 29th day of November, 2022, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The structure hereby permitted shall be used solely for use incidental to the enjoyment of the main dwelling and shall not be sold, rented or leased independently of the main dwelling and shall not be used for the carrying on of any trade, business or commercial/industrial activity. The structure shall not be used for the purposes of independent habitation.

Reason: In the interest of clarity.

3. Within three months of the date of this order, the developer shall agree in writing with the planning authority a scheme of landscaping along the western boundary of the site.

Reason: To protect the residential amenity of neighbouring property.

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

Reason: In the interest of public health.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this *17th* day of *January*, 2024.