

An  
Bord  
Pleanála

Board Order  
ABP-315690-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 22882**

**Appeal** by Gerry and Margaret McKeever care of EHP Services of 154 Riverside Drive, Red Barns Road, Dundalk, County Louth against the decision made on the 6<sup>th</sup> day of January, 2023 by Louth County Council to refuse permission for the proposed development.

**Proposed Development:** Retention permission for an attic conversion, alterations to the front, sides and rear façades of the dwellinghouse inclusive of all associated site development works at 3 Stranacarry Court, Kilcurry, Dundalk, 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 condition set out below.

## **Reasons and Considerations**

Having regard to the provisions of the Louth County Development Plan 2021-2027, to the Development Management Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in June, 2007, to the prevailing pattern and character of existing development in the vicinity and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area or the amenities of property in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**


1. The development shall be retained 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 condition. Where this condition requires details to be agreed with the Planning Authority, the developer shall agree such details with the planning authority and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The attic space hereby approved shall not be used for human habitation unless it complies with the current Building Regulations.

**Reason:** To provide for adequate standard of development.



  
Mary Cregg

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

Dated this 26<sup>th</sup> day of March 2024.