



Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 22323

Appeal by Connect Credit Union Limited care of McNamee Chartered Building Surveyors Limited of Bantry House, Jocelyn Place, Dundalk, County Louth against the decision made on the 6th day of April 2023 by Louth County Council in relation to the application by Connect Credit Union Limited for permission for development comprising retention permission for a double sided totem advertising sign, double side advertising sign on the western side of the R132 and approximately 50 metres south west of the Connect Credit Union building, two number advertising scroll signs on the upper front elevation of the Credit Union building, advertising sign in the front window of the Credit Union building, change of use of garden area to use as an enclosed yard and associated boundary walls, single storey portacabin extension to the existing Credit Union building and all associated site works, at Connect Credit Union, Main Street, Kilsaran, Dundalk, County Louth, in accordance with the plans and particulars lodged with the said Council (which decision was to grant, subject to conditions, permission for; (a) two number advertising scroll signs on the upper front elevation of the Credit union building; (b) change of use of garden area to use as an enclosed yard and associated boundary walls; (c) upper floor area including roof lights and to refuse permission for retention of the following elements of development; (a) double-sided totem advertising sign; (b) digital advertising sign in the front window of the Credit

Union building; (c) portacabin; (d) double sided advertising sign on the western side of the R132 approximately 50 metres south-west of the Connect Credit Union building. The development proposed for retention was revised by further public notices received by the planning authority on the 15th day of March 2023.

Decision

GRANT permission for the retention of the alterations to the upper floor area of the credit union building, the use of the former garden area as an enclosed yard with boundary walls, the retention of the portacabin on a temporary basis, the scroll signs on the credit union building and the advertising sign on the western side of the R132 in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for the digital advertising sign in the front window of the credit union building and the totem sign at the site entrance based on the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the fact that the application site is included within the settlement boundary of Castlebellingham/Kilsaran and zoned for community facilities, it is considered that, subject to compliance with the conditions set out below, the retention of the alterations to the upper floor area of the credit union building, the use of the former garden area as an enclosed yard with boundary walls, the retention of the portacabin on a temporary basis, the scroll signs on the credit union building and the advertising sign on the western side of the R132 would not have a materially adverse impact on the town's character, architectural heritage or sense of place. Retention of these elements of the development would, therefore, be in accordance with the provisions of the Louth County Development Plan 2021-2027 and with the proper planning and sustainable development of the area.

Conditions

1. This retention permission relates only to
 - (i) the alterations to the upper floor area of the credit union building including the insertion of roof lights;
 - (ii) the use of the former garden area to use as an enclosed yard with boundary walls;
 - (iii) the portacabin extension to credit union building;
 - (iv) the two scroll signs on the credit union building; and
 - (v) the advertising sign on the western side of the R132.

For the avoidance of doubt, retention of the digital advertising sign in the front window of the credit union building and the totem sign at the entrance to the credit union site are not permitted.

Reason: To clarify the permission.

2. The development hereby approved shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 15th day of March 2023, and as further amended by the plans and particulars received by An Bord Pleanála on the 3rd day of May 2023.

Reason: In the interest of clarity.

3. The former garden area shall be used as an open yard and not for any other purpose.

Reason: To limit the scope of the use to that for which the application was made.

4. The permission for the portacabin is for a temporary period of five years from the date of this Order, at which time the structure shall be removed from the site, unless a new grant of planning permission has first been made for the retention of the structure.

Reason: To permit the planning authority to reassess the situation in light of the circumstances prevailing at that time.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Reasons and Considerations (2)

The Board considered that the digital advertising sign in the front window of the credit union building and the totem sign at the site entrance by reason of their illumination adversely impact on the visual amenity of the area and the residential amenity of the property opposite. They also considered that the totem sign by reason of its location constitutes a traffic hazard. These advertisements result in an overall proliferation of signage displays at the application site. A grant of permission for retention of either advertisement sign would, therefore, set an undesirable precedent for similar signage and would be contrary to the proper planning and sustainable development of the area.



Liam Bergin

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

Dated this 08th day of May 2024.