



An
Bord
Pleanála

Board Order ABP-317970-23

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 23/305

Appeal by William Arrowsmith care of Joseph O'Doherty Architectural and Engineering Services of The Strand Field, Bellurgan, Dundalk, County Louth against the decision made on the 11th day of August, 2023 by Louth County Council to refuse permission.

Proposed Development: Retention of rear two-storey extension built in 1995. Alterations to front elevation, including new opening in wall with new windows and door, including roof light/window fitted. Internal modifications and renovations as described on floor plans, including upgrading insulation to roof and walls and new double-glazed windows to rear elevation, all at 11 Distillery Lane, Dundalk, County Louth.

Decision

GRANT permission for the above development for the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the scale, form and design of the development proposed to be retained and proposed development, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained and proposed development would not seriously injure the visual amenities of the area or the residential amenities 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, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Surface water drainage arrangement shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.



Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 21st day of May 2024.