



An
Bord
Pleanála

Board Order ABP-319605-24

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 24/60072

Appeal by Linda Winstone of Hoathstown, Dunleer, County Louth against the decision made on the 5th day of April, 2024 by Louth County Council to grant subject to conditions a permission to Hadleywood Holdings Limited care of Genesis Planning Consultants of Dean Swift Building, Armagh Business Park, Hamilstonsbawn Road, Armagh in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of external alteration works to the facades and internal works to the protected structure which includes for internal partitions and general building refurbishment and adaptation works. The development seeking permission comprises of: Change of use of the Ferdia Arms (protected structure - reference 13823038) to provide for use of the building to a facility that will provide accommodation for beneficiaries of temporary accommodation. Associated works will include for provision of guest accommodation bedrooms, provision of a reception area, a lounge area, a communal room, dining area, toilet and sanitary facilities, plant room, laundry facilities and associated internal works to include for storage rooms. Works to be carried out to the buildings consist of new window and door openings within the courtyard along with replastering works where required to external facades. The provision of replacement windows on the external façade of the Ferdia Arms aligning Barrett's Lane, all on lands at The Ferdia Arms fronting onto Castle Street and Barrett's Lane, Ardee, County Louth. The proposed works

relate to the protected structure within the site - Ferdia Arms protected structure reference: 13823038.

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 zoning of the site as provided in the Louth County Development Plan 2021-2027, as amended by variation 1 and variation 2, and policy objectives BHC20, to ensure that the development is compatible with the special character of the protected structure, BHC24, to require the retention of original features, and BHC26, to encourage the retention, sympathetic reuse and rehabilitation of protected structures, it is considered that, subject to compliance with the conditions set out below, the retention of the external alterations and the proposed change of use to provide temporary accommodation would be an acceptable use for the existing building and the alterations to the building would not detract from the existing Protected Structure or Architectural Conservation Area setting of the site, and would not adversely impact on the amenity of neighbouring properties. The proposed development and 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, 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 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. This permission is for four years from the date of this order after which time the use shall cease and all internal alterations to facilitate the development shall be removed from the site, unless a separate application of permission has first been made to and granted by the planning authority for the continuation of the use.

Reason: In the interest of orderly development of the area and to allow the development to be reassessed in light of prevailing circumstances.

3. The change of use hereby permitted shall only be occupied by Beneficiaries of Temporary Protection as defined under the 2001 EU Temporary Protection Directive or displaced persons to whom temporary protection applies in accordance with Article 2 of Council Implementing Decision (EU) 2022/382 of 4th March, 2022 and shall not be used for any other purpose without a prior grant of planning permission for change of use.

Reason: In the interest of the amenities of occupiers of the units and surrounding properties.

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4. All facilities (bathrooms, bicycle store, bin store, storage rooms, laundry facilities, ancillary areas (dining, lounge, tv room, reception, kitchen) and fire escape walkway) shall be completed and operational prior to the occupation of any of the proposed bedrooms.

Reason: In the interest of orderly development.

5. (a) Within three months of the date of this order, and prior to the commencement of any other works on site, the developer shall remove the pvc window which has been installed behind the existing bay window at ground floor level on the front elevation (serving the proposed tv room).
- (b) Within three months of the date of this order, the developer shall submit to the planning authority for written agreement detailed design of the replacement timber sliding sash windows at first floor level on the southern elevation for the written agreement of the planning authority. Design details shall include product specification, detailed drawings and sectional profile drawings.
- (c) Within six months of the date of this order, the developer shall remove the pvc windows at 1st floor level on the southern elevation and replace with the proposed replacement timber sliding sash windows upon agreement of condition number 5(b) above.
- (d) No other works shall take place at the site until condition numbers 5(a) and 5(c) have been complied with and photographic evidence shall be submitted to confirm compliance for the written agreement of the planning authority. All windows to the side gable elevations of the proposed dwellings shall be fitted and permanently maintained with obscure glass.

Reason: In order to protect the character of this protected structure.

Not

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 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 agreement has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. Drainage arrangements shall comply with the requirements of the planning authority for such works and services, details of which shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of proper site drainage.

8. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.



Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 01 day of November 2024.