

An
Bord
Pleanála

Board Order
ABP-320169-24

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 2487

Appeal by Sheila and Seamus Fagan of St. Anthony's, Trinity Street, Drogheda, County Louth against the decision made on the 4th day of July 2024 by Louth County Council to grant, subject to conditions, a permission to Sarah Judge care of Paul Reilly Building Surveyors of 10 Springfield Manor, Red Barns Road, Dundalk, County Louth in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of a single-storey extension to both the rear and side of the property and permission for a two-storey extension to the rear of the dwellinghouse with a single storey extension to the side (east) of the dwellinghouse inclusive of all associated site development works, all at 73 Trinity Street, Drogheda, 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 conditions set out below.

Reasons and Considerations

Having regard to the policies and objectives of the Louth County Development Plan 2021-2027, as varied, the nature, scale and design of the proposed development, the relationship with adjacent properties, the location and specific characteristics of the site, the receiving environment, the pattern of development in the surrounding area, and the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact or erode the character of the site and surrounding area, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would comprise an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.


Reason: To prevent flooding and in the interest of sustainable drainage.

3. Prior to commencement of development, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

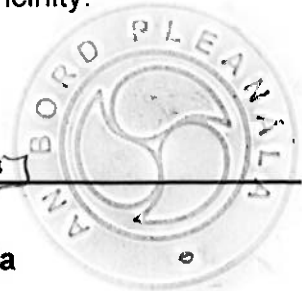
Reason: In the interest of public safety and amenity.

4. Site development and building works shall be carried out between the hours of 0700 to 1900 hours Mondays to Fridays, inclusive, between 0800 and 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: To safeguard the amenities of property in the vicinity.



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



Dated this 14th day of November 2024.