



Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 2460108

Appeal by Nicola Carroll care of Declan P. Walsh and Company of Main Road, Tullyallen Village, 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 in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Retention of existing side extension to dwelling house and (2) change of use of existing domestic garage to family flat, incorporating a connecting annex from the existing garage to the existing dwelling house and all associated site development works at Bawntaaffe, Monasterboice, County Louth.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reasons set out.

2. (a) The proposed dependant relative accommodation (family flat) shall be incidental to the principal dwellinghouse on site and shall not be leased, licensed, sold, or otherwise disposed of, other than as part of the main dwellinghouse on site.
- (b) The proposed family flat accommodation, if and when it is no longer required for the accommodation of a dependent relative, shall be used as part of the existing dwellinghouse as living accommodation.

Reason: To clarify the extent of the permission and ensure the continued domestic residential use on site.

Reasons and Considerations

It is considered that the amended condition number 2 would fulfil the aim of safeguarding the domestic and residential use of the property, while complying with the Ministerial Guidelines on Development Management on the issue of temporary permissions. The proposed development and development proposed to be retained, subject to the amended condition number 2, would be in accordance with the relevant provisions of the Louth County Development Plan 2021-2027 and the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 05 day of February 2025.