

An
Bord
Pleanála

Board Order ABP-320848-24

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 24/60295

Appeal by Praxis Care care of Pragma Planning and Development Consultants Limited of Scottish Provident Building, 7 Donegall Square West, Belfast against the decision made on the 22nd day of August, 2024 by Louth County Council to refuse permission.

Proposed Development: Retention of change of use of the premises for the provision of 'day service' opportunities for learning and development, community inclusion and social care provision to adult service users presenting with intellectual disability/Autistic Spectrum Disorder together with the internal subdivision of the premises to form six multi-purpose rooms, one sensory room, two offices, kitchen and toilets and all ancillary development. Access is taken from the existing point and all utilities and services are already on site. No external alterations are proposed, all at Unit 8, Dunleer Enterprise Park, Ardee Road, Dunleer, County Louth.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Louth County Development Plan 2021-2027, including the 'E1' land use zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be generally consistent with Policy Objective SC 8 of the development plan, would not conflict materially with the land use zoning objective for the area, would not be prejudicial to traffic safety, would generally be in accordance with the policies and provisions of the development plan, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 1st day of August, 2024, 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 and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall enter into a connection agreement with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

3. The developer shall submit a Car Park Management Plan providing details of car parking design, layout and management to the planning authority for written agreement within three months of the date of this Order.

Reason: In the interest of traffic safety.

4. The developer shall submit a Mobility Management Plan (MMP) to the planning authority for written agreement within three months of the date of this Order.

Reason: In the interest of traffic safety.

5. No signage shall be erected or displayed on the building or within the curtilage of the site unless agreed in writing with the planning authority.

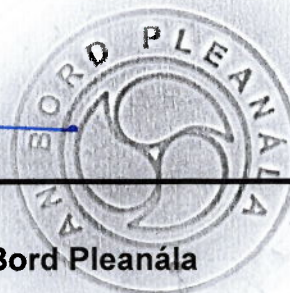
Reason: In the interest of visual amenity.



Emer Maughan

Member of An Bord Pleanála

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



Dated this 14th day of April 2025.