

An
Bord
Pleanála

Board Order ABP-321756-25

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 24109

Appeal by Philip Fulham of Laurences Gate, Palace Street, Drogheda, County Louth against the decision made on the 17th day of January, 2025 by Louth County Council to grant permission, subject to conditions, to Matthew Ronan care of Ellen Mathews of 6 Black Bull Cottages, Dublin Road, Drogheda, County Louth for the proposed development.

Proposed Development: Permission for change of use from existing office (Class 3) to residential dwelling (Class 1(a)), alterations and renovations to existing two storey office building to form a two-bedroom dwelling, forming new openings to elevations, two new dormer windows at first floor level and all associated works at Francis Street, Drogheda, County Louth. The proposed development was revised by further public notice received by the planning authority on the 29th day of November, 2024.

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 provisions of the Louth County Development Plan 2021-2027 and the zoning of the site as 'B1 Town or Village Centre'; the nature and extent of existing development and services on site; the pattern and character of development in the area and the design and scale of the proposed development; the Board considered that, subject to compliance with the conditions set out below, the proposed development would constitute an appropriate use and standard of residential accommodation at this location, would not seriously injure the amenities of surrounding properties or detract from the character or heritage value of the area, would be adequately served by infrastructure including water services, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The Board considered that the proposed development would be consistent with the 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 carried out 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 29th day of November 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

3. Prior to the commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

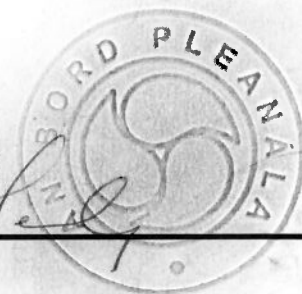
Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

4. 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 and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

5. Details of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.



Mary Henchy

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

Dated this 15 day of May 2025