

## Board Order 15.LV.3333

Planning and Development Acts 2000 to 2016

**Planning Authority: Louth County Council** 

Planning Register Reference Number: 16/882.

**Application for Leave to Appeal** against the decision of the planning authority by Declan Levins of Main Street, Clogherhead, County Louth having an interest in land adjoining the land in respect of which Louth County Council decided on the 10<sup>th</sup> day of March, 2017 to grant subject to conditions a permission to Kingsfield Construction care of John Dineen of Cordoogan, Monasterboice, County Louth.

**Proposed Development:** Change of use of licensed premises known as The Big Tree to residential accommodation. The residential accommodation will consist of five number two bedroom apartments with ancillary storage, parking and private open space facilities together with all necessary site development works, at Main Street, Clogherhead, County Louth. The proposed development was revised by further information received by the planning authority on the 22<sup>nd</sup> day of February, 2017.

## **Decision**

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.

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

Dated this day of 2017

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