



GREEN DESIGN BUILD
ENVIRONMENT ARCHITECTURE CONSTRUCTION

GREEN DESIGN BUILD 142 LEESON STREET UPPER DUBLIN 4
Telephone-01 232 5917 Mobile-087 7686428 E-mail: info@greendesignbuild.ie

Ref: ABP 303810-19
1st May 2019

An Bord Pleanála,
64 Marlborough Street,
Rotunda,
Dublin 1

LDG-	
ABP-	03
01 MAY 2019	
Fec: €	Type: min
Time: 16:45	By: hood

Planning Section 5 Ref: S5 2018/58
Planning Applicant: Fergus Neilon
Development Address: Coolfore, Monasterboice, County Louth.
Planning Authority: Louth County Council

Appeal response to planners appeal statement

Re : Agricultural Shed & Site boundaries, Coolfore, Monasterboice, Co Louth
for Mr. Fergus Neilon

Dear Sir or Madame.

We are applying, on behalf of our client, the decision of Louth County Council to refuse the above development, and enclose the following in response to their appeal statement dated 22/03/19:

- Coloured site map showing part existing farm complex, haybarn and shed (1 copy).
- Rural Place map outlining farm complex(1 copy)
- Legal letter and self-declaration agreeing to shed being outside of house site (1 copy),

Please find attached the above documents in response to the planner appeal statement, we will respond to each item in turn as follows.

- The portal shed is exempt and is within 100m of the existing farm complex which is shown on the attached site location plan 1503-302a and ordnance map. The farmhouse and farm complex are both sides of the road and this new portal shed is part of that and that's how it was designed to be exempt. This is normal enough in rural locations like this where the farm complex is spread over various fields and sites. The planner mentions a distance of 112m but this measurement is incorrect as the yard to the rear of the existing haybarn which is used to load the haybarn and for external storage is part of this complex. The distance is more like 90m as shown on attached plan.
- There is a legal self-declaration submitted with this application from the landowner, which agrees to the amendment of the house site boundaries. The shed will now be very definitely outside the site boundaries of the existing house site. There are no paddock fences in place at the moment and they can be done in accordance with the attached drawing 1503-302a. Therefore the shed will not be within the curtilage of planning granted ref. 15/456.

I hope the above and enclosed information is acceptable to the Bord and provides for a favourable decision in due course. We would rather resolve this here than go through the expensive process of a retention planning application. Access to the existing buildings and site can be arranged by calling Mr. Fergus Neilon at (087) 2353988. Please contact the undersigned should you have any queries on the enclosed. We look forward to hearing from you.

Yours Sincerely



IAN SMYTH ARCHITECT
GREEN DESIGN BUILD

B.Arch.Sc.Dip.Arch. M.R.I.A.I.

STATUTORY DECLARATION OF FERGUS NEILON

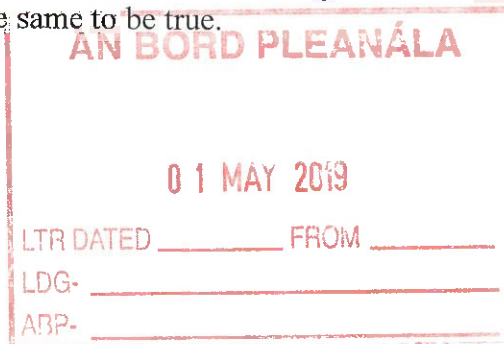
LANDS AT COOLFORE, MONASTERBOICE, DROGHEDA, CO. LOUTH

I, Fergus Neilon of Coolfore, Monasterboice, Drogheda in the County of Louth aged eighteen years and upwards make oath and say as follows:-

1 I am the joint owner of agricultural lands comprised in Folio LH38144F. I say that in 2017 I transferred part of the lands comprised in that Folio to a new Folio, namely LH39121F upon which a dwellinghouse was built.

2 I say that at the time I instructed my solicitor, the map that was furnished for the new Folio incorrectly included an agricultural shed on the new Folio and I enclose a copy of the Filed Plan for that new Folio. I say that the shed should not have been included within the boundaries for the dwellinghouse and I intend to correct the boundaries in accordance with the map attached and instruct my solicitor to apply to the Property Registration Authority for amendment of the boundaries of the Folio so that the agricultural shed should be included within the boundaries of Folio LH38144F.

3 I make this declaration from facts within my own knowledge save as where otherwise appearing and whereso appearing I believe same to be true.



DECLARED by the said **FERGUS NEILON**

Who is identified to me by Driving Licence

No: 150088495

At Drogheda in the County of Louth

This 29th day of April 2019

Before me a Practising Solicitor

PAUL A. MOORE & CO

SOLICITORS

4 DYER STREET

DROGHEDA

Surveyed 1998
 Revised 2011
 Levelled 1982

Land Registry Compliant Map



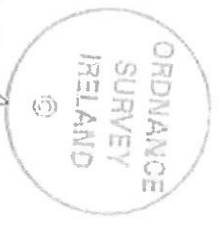
779203

ITM CENTRE PT. COORDS
 703843 779596

DESCRIPTION

MAP SHEETS

1:2500
 2254-A 2253-B



John P. Kelly
 16/02/2014

Ordnance Survey Ireland

Ánna bhonnús agus arna léiteáil ag Suidéireacht Oideáras Éireann, Páirc an Fhionnfhaca, Béal Átha Chláin 4, Bliu. Complaíodh na gcearta agus gáiríochtaí le hOrdnance Survey Ireland, Pócaire Park, Dubhaic 8, Iúlainn.

Sárú na gcearta agus gáiríochtaí le hOrdnance Survey Ireland. Ní bfuiltear áfach ag aontú na gcearta agus gáiríochtaí le hOrdnance Survey Ireland. Ní bfuiltear áfach ag aontú na gcearta agus gáiríochtaí le hOrdnance Survey Ireland. Ní bfuiltear áfach ag aontú na gcearta agus gáiríochtaí le hOrdnance Survey Ireland.

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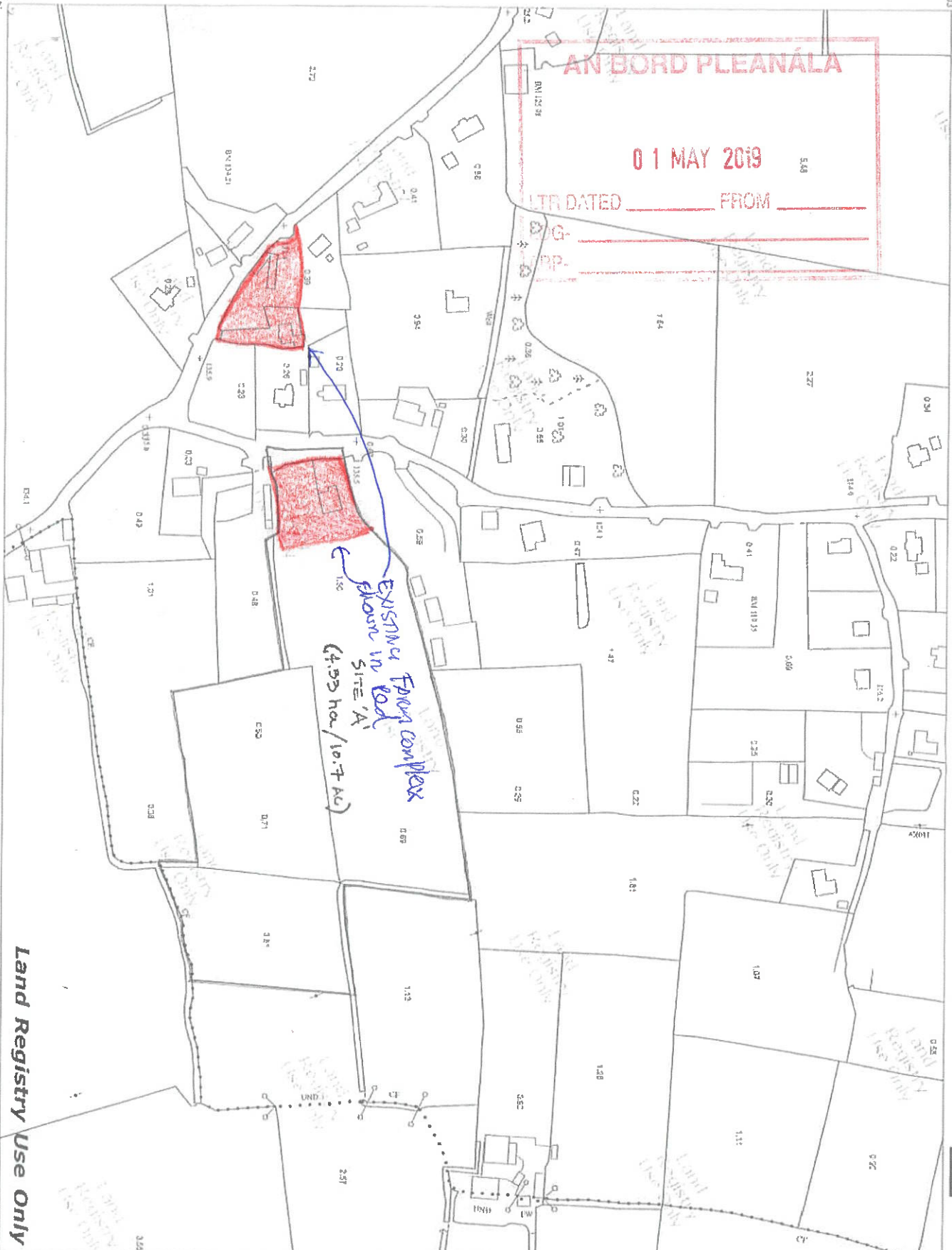
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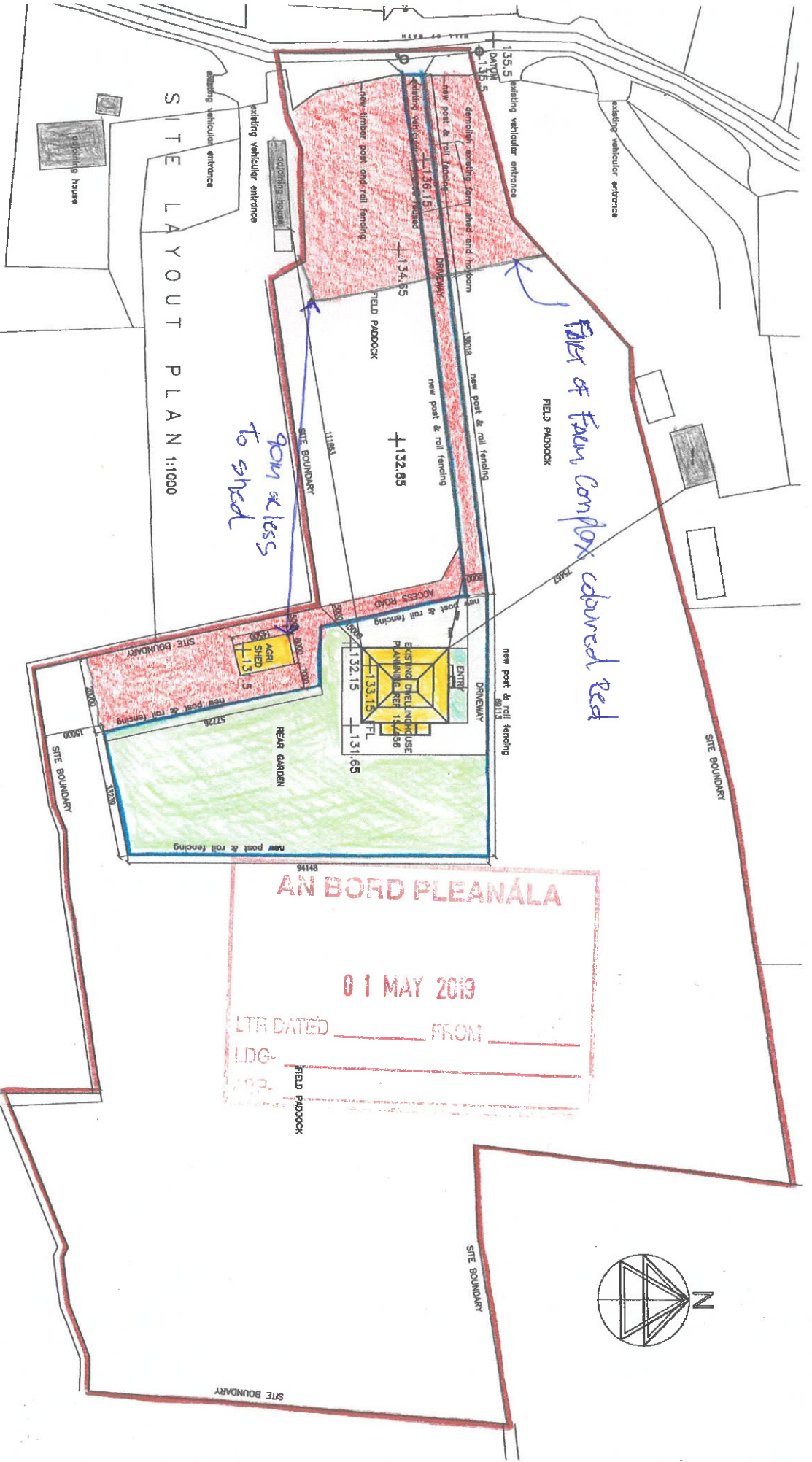
Land Registry Use Only

Plot Ref. No. 25184-398 1 1
 Plot Date 10-FEB-2014



Scale: 1:2,500
 1:2,500





Project	Proposed agricultural shed at Coolfara, Monasterboice, County Louth	
Dwg. Title	Section 5 application drawing Proposed site layout showing exempted shed and boundary changes of existing house	
Client	Olivia Smyth	
Date	January 2019	Dwg. No. 1503-302A
GREEN DESIGN BUILD		
142 LEESON STREET UPPER DUBLIN 4		
TEL: 01-2325917		

