



Comhairle Contae Lú
Louth County Council

AN BORD PLEANÁLA
LDG- _____
ABP- _____
09 JAN 2020
Fee: € _____ Type: _____
Time: _____ By: *Reg. PoA*

Mr. Mark Kielty,
Administrative Assistant,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

8th January, 2020.

Re: Whether the proposed extension to rear of existing vernacular stone cottage at Townleyhall, Drogheda, Co. Louth is or is not development and is or is not exempted development at Stone Cottage at Townleyhall, Drogheda, Co. Louth.

Planning Ref. No. S5 2019/53

An Bord Pleanála Ref: ABP-306083-19

Dear Mr. Kielty,

I refer to your letter of 12th December, 2019 in relation to the above and attach herewith Planners Submission as requested.

Yours faithfully,

Celine Breen

Celine Breen
Planning Office

AN BORD PLEANÁLA

09 JAN 2020

**LOUTH COUNTY COUNCIL
APPEAL STATEMENT**

REPORTED _____ FROM _____

ABP-

ABP Reference: ABP -306083-19

Our Reference: S5 2019/53

Applicant Name: Ms Sheila Finnermore

Location Address: Development at Townley Hall, Drogheda, Co Louth

Description:

Whether the proposed extension to the rear of the existing vernacular stone cottage at Townleyhall, Drogheda, Co Louth is or is not exempted development.

Date: 08/01/2020

Dear Inspector,

As per Planner's Report dated 01/10/19 the Planning Authority refused a Declaration of Exemption in relation to whether the proposed extension to the rear of the existing vernacular stone cottage at Townley Hall, Drogheda, Co Louth is or is not exempted development.

The Planning Authority would like to make the following comments:

1. A representation was made to planning enforcement in respect of development being undertaken on this site. A site inspection confirmed development was underway which did not have the benefit of planning permission. This complaint was not vexatious.
2. This property is located within Townley Hall Conservation Area.
3. Drawing No. 1027/01/01 titled Existing plans, Elevations and Section received on the 5th December are not accurate drawings of the structure on site at present or before the commencement of the current works on site. These are misleading. The disparity in the height of the eaves for example (shown to be some 3.7m by drawing no. 1027/01/01) and measurement between the heads of the windows on the front elevation to eave level does not compare to that shown by the photographs submitted by Mr. Kenney.

Four no. photographs are attached of the structure on site prior to the works commencing.

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4. The Drawing of the extension as shown by Drawing No. 1027/01/02 does not reflect what has been constructed on site.
5. The photographs of a cottage submitted by Mr. Kenny is not dated. It is the Planning Authority's opinion that these photographs must have been taken many decades ago. The photographs of the structure before development commenced clearly show the use of the structure had clearly been abandoned and certainly was not habitable. This is evident as it had no roof and vegetation grew up through. (See 4no. attached photographs)
6. There was no evidence of any salvaged materials on site.
7. The planning authority do not consider that the works undertaken to date or proposed constitute exempted development having regard to Class 4(h) of the PDA 200 and Section 82 of the PDA and respectfully requests An Bord Pleanála to dismiss this appeal.



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LTR DATED _____ FROM _____
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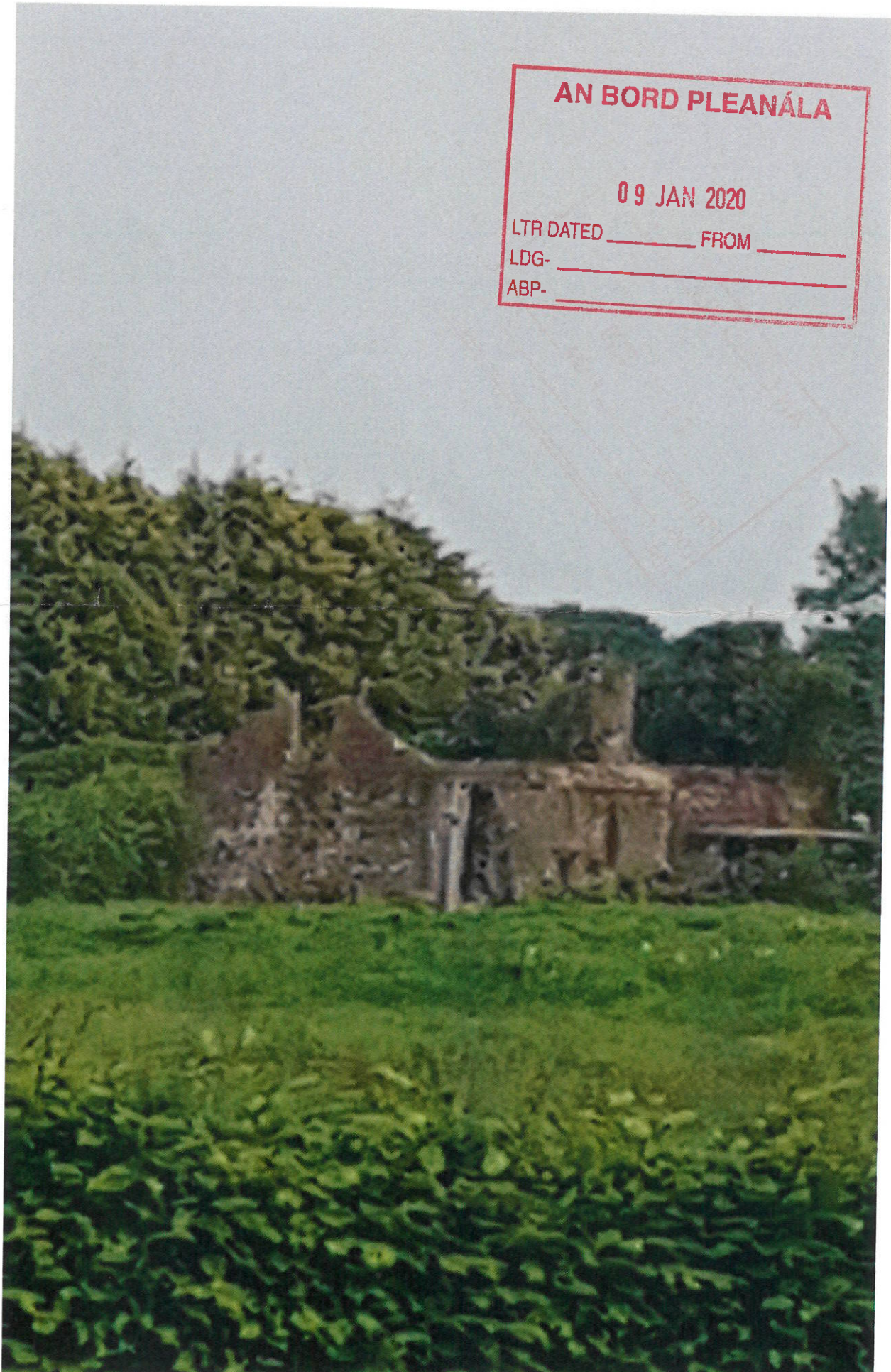
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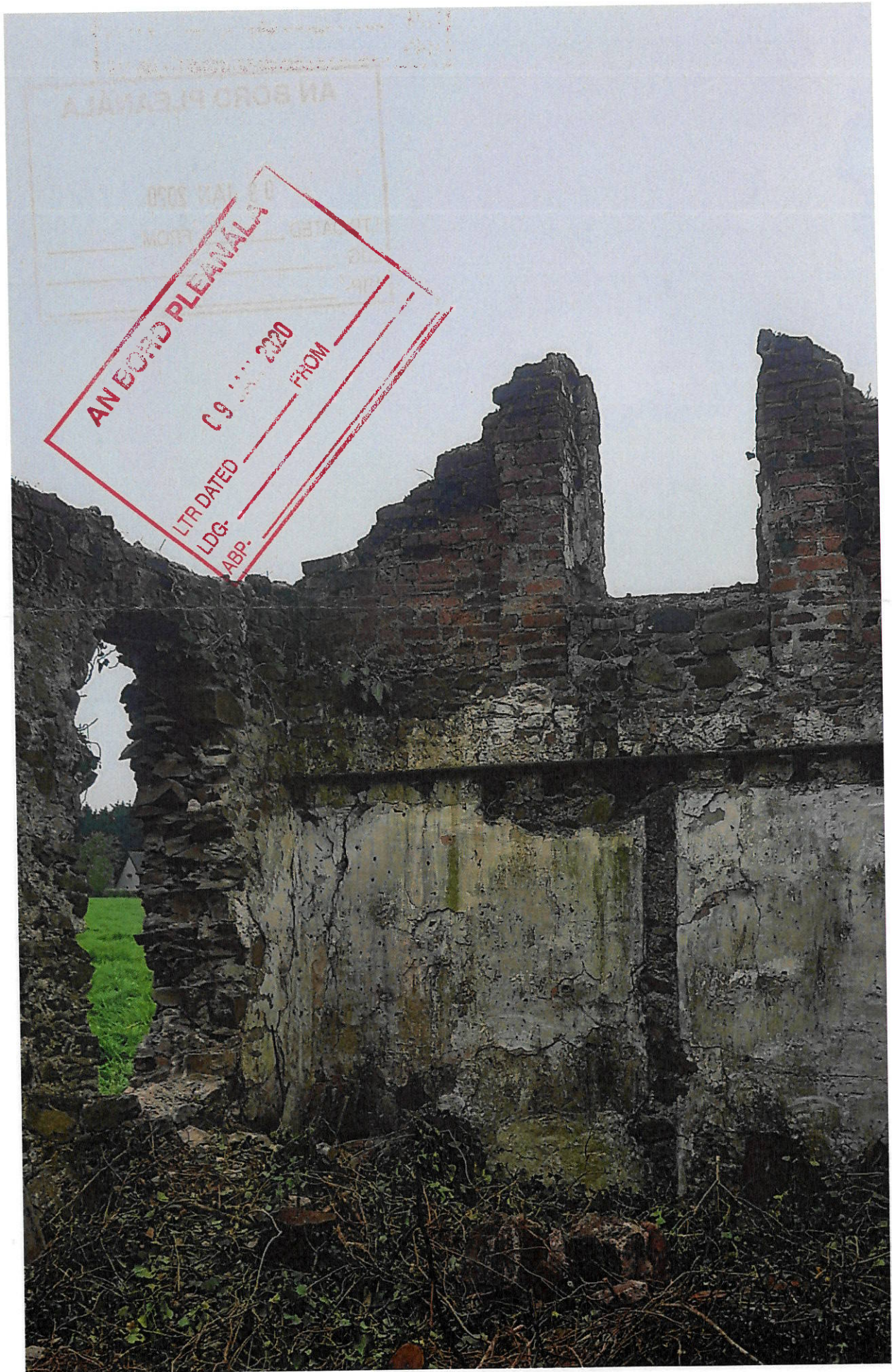
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AN BORD PLEANALA
OFFICE OF THE
COMMISSIONER OF
THE
REPUBLIC OF IRELAND

AN BORD PLEANALA
C 9 10/11/2020
LTR DATED _____ FROM _____
LDG. _____
ABP. _____

AN BORD PLEANÁLA

09 JAN 2020

LTR DATED _____ FROM _____



Ciara

Ciara Doran

Assistant Planner

Date *09/01/2020*

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09 JAN 2020
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