

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020475-25**  
**ABP-322391-25**

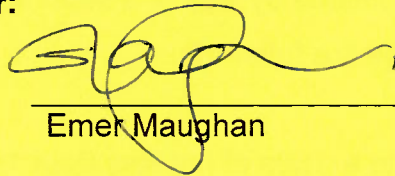
The submissions on this file and the Inspector's report were considered at a meeting held on 11/08/2025.

The Commission decided to grant outline permission, for the following reasons and considerations, and subject to the following conditions.

#### **Planning**

**Commissioner:**

**Date:** 13/08/2025

  
Emer Maughan

#### **DRAFT WORDING FOR ORDER**

##### **Reasons and Considerations**

Having regard to the residential zoning of the site, the pattern of existing development in the area, the urban location at the end of a residential cul-de-sac, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity and would comply with the Objectives CS2, HOU 32, and IU 18 of the Louth County Development Plan 2021-2027. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse outline permission, the Commission considered the totality of the information on file including inter alia the site layout and layout of adjacent properties, extant public water supply, typography, levels and gradients and Table 6.2 EPA Code of Practice for Domestic Waste Water Systems (2021). The Commission agreed with the Environment Section of Louth County Council and the Planning Authority's assessment of the proposed wastewater treatment system and were satisfied that the effluent from the development can be satisfactorily treated and disposed of on site subject to compliance with conditions set out below.

### **Conditions**

1. The plans and particulars to be submitted by way of a separate application for permission consequent shall include the following:
  - (a) A comprehensive site survey, to a scale of not less than 1:500, including contours at intervals of 0.5 metres, showing all existing trees, boundaries and other features,
  - (b) A site layout plan to a scale of not less than 1:500 showing the layout of the house, driveways and sewage treatment system,
  - (c) the finished ground floor level of the house by reference to existing site levels and road level at the proposed entrance,
  - (d) proposals for the landscaping of the site (including planting), and
  - (e) details of external finishes.

**Reason:** To enable the application for permission consequent to be fully assessed.

2. Details of the design of the house shall be submitted by way of a separate application for permission consequent.

**Reason:** In the interest of visual amenity.

3. Details of the design of the wastewater treatment system shall be submitted by way of application for permission consequent and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ )" – Environmental Protection Agency, 2021.

**Reason:** In the interest of public health and to prevent water pollution

4. Details for the disposal of surface water shall be submitted by way of application for permission consequent and shall comply with the requirements of the planning authority for such works and services.

**Reason:** To prevent flooding and in the interests of sustainable drainage.

5. The developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply prior to the commencement of development.

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