



An
Coimisiún
Pleanála

Direction
CD-020924-25
ACP-322904-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09/10/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 10/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the policies and objectives of the Louth County development plan 2021 to 2027, including in particular policy objective HOU 42 and HOU 47 and section 13.9 concerning the siting and design of rural houses in the open countryside, and taking into account the established pattern of development in the area and the nature and scale and low profile design of the proposed dwelling that represents a vernacular and sensitive design response and the siting of the development on a gently sloped area on a level slightly above the road level onto which the dwelling fronts, and to the landscape proposals including a proposal for a new treelined hedgerow to the front (south) and side (east) of the site, it is considered that subject compliance with the conditions set out below, the proposed

development would not seriously injure the visual amenities of the area or erode the rural character of the area and would otherwise be acceptable. In arriving at its decision, the Commission noted that it has been demonstrated in the application documentation that the appellant meets the rural housing need criteria and that the proposed wastewater treatment system proposed can comply with the recommendations contained within the EPA Code of Practice Domestic Wastewater Treatment Systems, Population Equivalent ≤ 10 (2021). While the Commission noted the extensive roadside boundary that is proposed to be removed to achieve sightlines and further noted the narrow alignment which would naturally encourage low road traffic speeds and noting the evidence of the road being lightly, the Commission was satisfied that this matter of achieving appropriate sightlines, which the appellant states would now be less as a result of the lowered road speed together with the consequential extent of hedgerow ultimately requiring removal, are matters that are capable of being finalised and agreed with the planning authority and this can be addressed by condition.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission was satisfied that given the specific characteristics of the site, including the position of the house only slightly above the road level onto which it would front (level of c.40m at the house and c.41m at the road by reference to submitted Drawing FSDP/CE/01FILS/25, site layout plan), and the proposal for new hedgerow planting, the receiving landscape has the capacity to absorb the dwelling of the scale and design proposed. The commission was therefore satisfied that the proposal would not conflict with policy objectives HOU 42, HOU 47 and Section 13.9.14 (Access) of the Louth County Development Plan 2021-2027 or detract from the rural character and visual amenity of the area. Accordingly, the Commission concluded that the proposed development would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 15th day of May 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The landscaping scheme shown on drawing number FSDP/CE/01FILS/24, as submitted to the planning authority on the 15th day of May, 2025, shall be carried out within the first planting season following substantial completion of external construction works. The existing mature hedgerows and natural field boundaries on the site shall be retained and supplemented, where necessary, with native species planting. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority. The requirements of condition number 3 of this Order shall be incorporated into the landscape proposals.

Reason: In the interest of preserving the rural character of the area and protecting existing landscape features.

3. The extent of hedgerow removal along the front side boundary shall be agreed in writing with the planning authority prior to commencement of development. Such removal shall be strictly limited to that necessary to achieve the required sightlines for the proposed entrance in accordance with the standards of the planning authority and the requirement of road safety. The remaining

hedgerow shall be retained and reinforced with native species planting as part of the overall landscaping scheme for the site, as part of the landscape scheme referred to in condition number 2 of this Order.

Reason: In the interest of traffic safety and to protect the rural character and visual amenities of the area

4. (a) The proposed dwelling, when completed, shall be first occupied as a place of permanent residence by the applicants, members of the applicants' immediate family or their heirs, and shall remain so occupied for a period of at least seven years thereafter, unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicants. Prior to commencement of development, the applicants shall enter into a written agreement with the planning authority under section 47 of the Planning and Development Act 2000, as amended, to this effect.
- (b) Within two months of the occupation of the proposed dwelling, the applicants shall submit to the planning authority a written statement of confirmation of the first occupation of the dwelling in accordance with paragraph (a) and the date of such occupation.

This condition shall not affect the sale of the dwelling by a mortgagee in possession or the occupation of the dwelling by any person deriving title from such a sale.

Reason: To ensure that the proposed house is used to meet the applicants' stated housing needs and that development in this rural area is appropriately restricted to meeting essential local need in the interest of the proper planning and sustainable development of the area.

5. Water supply and surface water 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.

6. (a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority with the planning application, and in accordance with the requirements of the document entitled "Code of Practice – Domestic Waste Water Treatment Systems (p.e. ≤ 10)" – Environmental Protection Agency, 2021. Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) Within three months of the first occupation of the dwelling, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the Environmental Protection Agency document.

Reason: In the interest of public health.

7. Details of the materials, colours and textures of all the external finishes, including a sample, if required, of the proposed natural stone, to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interest of visual and residential amenity.

9. 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 or public holidays. Deviation

from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.