



An
Coimisiún
Pleanála

Direction
CD-021409-25
ACP-323170-25

The submissions on this file and the Inspector's report were considered at a meeting held on 27/11/2025.

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

Planning

Commissioner: *Eamonn James Kelly*

Date: 27/11/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the policies and objectives for the area as set out in the Louth County Development Plan 2021-2027, the location of the site in 'Rural Policy Zone 2', and the siting, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be prejudicial to public health or safety, would not detract from the character and visual amenity of the area, and would be acceptable in terms of traffic safety and convenience. 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 permission, the Commission was satisfied that the proposed development constituted a first

backland development on a landholding (i) of at least 1.5 hectares, (ii) is owned by the family for at least 15 years, (iii) has no right of way issues and (iv) would not have a negative impact on traffic safety. In the absence of a significant detrimental impact in terms of visual amenity, the Commission was satisfied the proposed development would not contravene the requirements of Policy Objective HOU47 and Section 13.9.6 of the Development Plan.

Furthermore, while the Commission noted dwellings on the wider landholding that were approved by the planning authority in line with prevailing planning policies and objective, no further development has been approved in ten years. However, the Commission also noted in particular that Policy Objective HOU46 seeks to restrict rather than refuse development and, on that basis and under circumstances where the applicant otherwise satisfied the local need criteria, the proposed development is considered acceptable.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. No surface water shall be allowed to discharge onto the public road or adjoining properties.

Reason: In the interest of orderly development and public health.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. The effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority and in accordance with the requirements of "Wastewater Treatment Manual: Domestic Waste Water Treatment Systems, (p.e. less than or equal to 10)", published by the Environmental Protection Agency in 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.

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 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 clarity and public health

5. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, to include use of indigenous species and hedgerow planting along the site boundaries details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Any plants which die, are removed or become seriously damaged or diseased, following 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.

Reason: In the interest of visual amenity.

6. 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 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

7. 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. The contribution shall be paid prior to the 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 the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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.