

An
Coimisiún
Pleanála

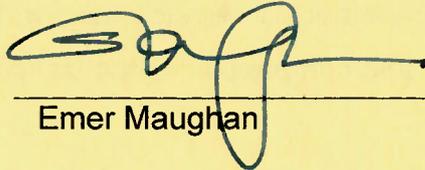
Direction
CD-021896-26
ACP-323252-25

The submissions on this file and the Inspector's report were considered at a meeting held on 06/02/2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:



Emer Maughan

Date: 09/02/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the consideration of main grounds of appeal and observations, the likely consequences for the proper planning and sustainable development in the area arising from the proposed development and the location of the site on lands zoned residential in the Louth County Development Plan 2021-2027, other related policies and objectives and the results of the Strategic Environmental Assessment and Appropriate Assessment of this plan undertaken in accordance with the SEA Directive (2001/42/EC), the planning application particulars submitted by the applicant

including the response to Further Information and submissions on the appeal and the submissions made by the Louth County Council, it is considered that the proposed development would not be likely to have significant effects on the environment, the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Site, in view of the site's conservation objectives and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 submitted on the 20th day of June, 2025 and by the further particulars received by An Coimisiún Pleanála on the 5th of August 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall enter into water and wastewater connection agreements with Uisce Éireann prior to commencement of development and all development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

Reason: In the interest of public health.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning

authority for such works in respect of both the construction and operation phases of the proposed development. Where such measures 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.

Reason: In the interest of environmental protection and public health.

4. 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 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.

5. The public road at the entrance to and adjacent to the site, shall be kept free of soil, clay, gravel, mud or dust or other debris at all stages while the development is taking place. Care shall be taken to ensure that all vehicles leaving the site are free of any material that would be likely to deposit on the road and in the event of such deposition occurring, immediate steps shall be taken to remove the material from the road surface. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.

Reason: In the interests of traffic safety and to protect the visual amenities of the area.

6. The developer shall undertake and be responsible for the full cost of carrying out of road and footpath cleaning work under planning authority supervision or alternatively, shall pay to the planning authority the full cost of cleaning any such debris.

Reason: To protect the amenities of the area.