

An
Coimisiún
Pleanála

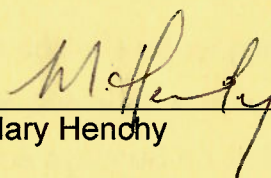
Direction
CD-021436-25
ACP-323360-25

The submissions on this file and the Inspector's report were considered at a meeting held on 26/11/2025.

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:


Mary Henchy

Date: 01/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Louth County Development Plan 2021-2027 and in particular to the A1 zoning objective and the Development Management Guidelines for Domestic Garages and Outbuildings, it is considered that, subject to compliance with the conditions set out below, the retention of the extension to the outbuilding would not seriously injure the residential amenity of neighbouring dwellings. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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.

Reason: In the interest of clarity.

2. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works. Before the extended outbuilding is brought into use, the developer shall submit details of the arrangements for the disposal of surface water from the site, for the written agreement of the planning authority.

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

3. Any further site development and building works shall be carried out only between 0700 to 1900 hours Mondays to Fridays inclusive and between 0800 to 1400 hours 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: To safeguard the residential amenity of property in the vicinity.

4. The extended outbuilding shall be used solely for purposes associated with, and ancillary to, the enjoyment of the existing dwelling on the site and shall not be used as an independent residential unit for, overnight accommodation or any commercial purpose.

Reason: To protect the integrity of the property as a single dwelling unit and in the interest of preserving the residential amenities of the area.

5. Within three months of the date of this Order, a close-boarded timber fence 1.8m in height shall be erected along the southern boundary of the site. Once constructed the applicant shall submit to the Planning Authority photographic evidence of this boundary in place and a drawing that includes the location of the boundary fence and details of the fence, for public record on the planning file.

Reason: In the interests of orderly development and residential amenity.