



An
Coimisiún
Pleanála

Direction
CD-021750-26
ACP-323629-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/01/2026.

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:

M.H.Q
Mary Henchy

Date: 16/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Louth County Development Plan 2021-2027, the urban context and location of the site within an existing business park and the layout and design of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area, would be an acceptable form of development at this location and would be acceptable in terms of traffic safety and convenience. The development proposed to be retained 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, as amended by the further plans and particulars lodged with the application on 30th July 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 within three months of the date of this Order and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. A revised site layout plan drawing shall be submitted to and agreed in writing with the planning authority within three months of the date of this Order showing:
 - (a) A separation of 12.5 metres between the fence line along the northern boundary of the site and the elevation of the building located to the north of the site (units 60/61).
 - (b) The western boundary fence line shown on the site layout drawing submitted on the 30th day of July, 2025 set back by a further two metres inwards towards the east of the site.
 - (c) Details for the finishing treatment of setback areas.
 - (d) Details of the location of the site entrance.

The works shall comply with the requirements of the planning authority.

Reason: In the interests of orderly development and traffic safety, to ensure that road users and vehicles can access and park without obstruction.

3. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, hard landscaped areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent flooding or pollution.

4. 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 within three months of the date of this Order 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.