



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000071**  
**PL-500000-LH**

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The submissions on this file and the Inspector's report were considered at a meeting held on 05 February 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:**

**Patricia Calleary**

**Date:**

**5<sup>th</sup> day of February 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the design, appearance of the proposed development, the pattern of development in the vicinity, and the requirement to provide details on

the proposed drainage and to the policy support for extensions to dwellings set out in the Louth County Development Plan 2021-2027, the Commission was satisfied that, subject to compliance with conditions below, the development proposed would be an acceptable proposal and would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity and would not adversely impact on the character of the area. The proposed development, therefore, would 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 received by the Planning Authority on the 20th 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. Clear glazing shall be substituted for the obscure glazing originally proposed in the two projecting dormer windows at roof level.

**Reason:** In the interest of clarity.

3. Surface water from the proposed development must be addressed through on-site attenuation and disposal. The design of site infiltration is to be in accordance with BRE 365 and is to be prepared by a suitably qualified chartered engineer and submitted and agreed in writing with the Planning Authority prior to development commencing on the site.

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

4. Insert the Commission's model condition for construction hours

5. (a) The applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road/footpath arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.

(b) All necessary measures, as may be determined by the Planning Authority, shall be taken by the developer/contract/servants/agents to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads or footpaths during the course of the development works. The developer shall ensure that all vehicles leaving the development are free from any material that would be likely to deposit on the road and in the event of any such deposition, immediate steps shall be taken to remove the material from the road surface. The developer shall be responsible for the full cost of carrying out of road/footpath cleaning work.

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