

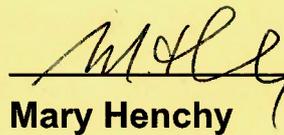
An
Coimisiún
Pleanála

Commission Direction
CD-000132
PL-500069-LH

The submissions on this file and the Inspector's report were considered at a meeting held on 16 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:



Mary Henchy

Date:

18th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the established use, the location of the site on lands zoned 'A1- Existing Residential' with the objective 'To protect and enhance the amenity and

character of existing residential communities', to the planning policies, objectives and development standards of the Louth County Development Plan 2021-2027, and specifically to Section 13.15.1 (Hotels, B&B's and Guest Houses) and Policy Objectives TOU25 and TOU26 (Location tourism-based development) and IU26 and IU27 (Flood Risk Management) of that plan, to RPO 4.3 (Consolidation and Re-Intensification) Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031, to The Planning System and Flood Risk Management Guidelines (2009), to available infrastructural capacity as per the Uisce Eireann Waste Water and Water Supply Capacity Registers and Connection Offer in respect of the proposal and its compliance with Greater Dublin Strategic Drainage Study, the CIRIA SuDS Manual and BRE Digest 365, to the current operational status of the Carlingford Waste Water Treatment Plant (Reg # D0268-01), to the nature, scale and design of the proposed development relative to adjoining dwellings, and to the existing pattern of development in the wider area, it is considered that subject to compliance with the conditions set out below, the proposed development is an acceptable form of development at this location and would not seriously injure the amenities of adjoining properties, and 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 received by the planning authority on the 10th day of June, 2025 and on the 1st day of September, 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 mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.

Reason: To protect the integrity of European Sites.

3. "Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the relevant Section of the Council for such works and services. Prior to the commencement of development the developer shall submit to the Planning Authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit. Upon completion of the development a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed, and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

Reason: In the interest of public health and surface water management.

4. The developer shall implement the flood resilient construction measures provided in the Site Specific Flood Risk Assessment Report (December 2024) undertaken for the development and received by the planning authority on the 12th day of February, 2025.

Reason: In the interest of public health and water management and to prevent flooding.

5. Prior to the commencement of the development, the developer shall submit for the written agreement of the planning authority a final, site-specific Guesthouse Business/Operational Plan and shall implement the noise/activity/guest management policies and measures recommended therein in full. The plan should specifically provide for the prohibition of guest use of the rear garden, front garden, front balcony, rear breakout area and full patio area after 2100 hours and shall provide for a maximum occupancy of 26 persons.

Reason: In the interest of neighbouring residential amenity.

6. The developer shall carry out landscaping and boundary treatments as per the submitted Proposed Landscape Site Plan (drawing number 2428-P-111-B) received by the planning authority on the 1st day of September, 2025.

Landscaping shall commence no later than the first planting season following commencement of development on site.

Existing hedgerows, trees and shrubs on site shall be preserved. Any trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from 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 biodiversity and the visual and residential amenities of the area.

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

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development..

8. The 'mews building' shown on the submitted Site Layout Plan (drawing number 2428-P-102-C) received by the planning

authority on the 1st day of September, 2025, shall be occupied at all times by the owner or a member of staff when the guesthouse is occupied, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of neighbouring residential amenity.

9. Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connections to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

10. 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 prior to 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 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.

Note

The Commission considered the existing landscape plan is adequate and additional boundary treatment is not required, the provision of a solid rear edge may impact on the existing planting. The Construction, Waste and Sediment Management Plan, received by the Planning Authority on the 10th of June 2025, addresses the matter of dealing with any contamination if found. The potential for disturbance of adjoining residences due to noise is mitigated by the limits imposed on the use of the amenity spaces. The Commission therefore considered it is not necessary to impose additional conditions relating to these matters.

