



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000359**  
**PL-500549-LH-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 30 March 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 Gurrie*  
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**Mary Gurrie**

**Date:** 31/03/2026

### **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed extension, in an existing residential area and on lands zoned as "A1 Existing Residential", it is considered

that, subject to the conditions set out below, the minor nature and scale of the proposed development would be acceptable within the context of the site. The proposed development would be in accordance with the policies and objectives of the Louth County Development Plan 2021-2027 in particular Policy Objective HOU 36 and Section 13.8.35 relating to the design of extensions, and Policy INF 21 in relation to flooding. 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 received by the planning authority on the 10th day of September 20205 and 19th day of November 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 (a) The roof colour of the proposed extension and ridge tile shall be the same as the colour of the roof.

	<p>(b)The external walls shall be finished in materials to match the existing dwelling.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>
3.	<p>The extension shall be used as an integral part of the existing dwelling and shall not be subdivided or used as an independent residential unit or any other use.</p> <p><b>Reason:</b> In the interest of residential amenity.</p>
4	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health and surface water management.</p>
5	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, 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.</p> <p><b>Reason:</b> In order to safeguard the [residential] amenities of property in the vicinity.</p>