



An
Coimisiún
Pleanála

Commission Direction
CD-000873
PL-500973-LH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 13 July 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:

Mary Gurrie

Mary Gurrie

Date: 14/07/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the design, nature and scale of the proposed development, the pattern of development in the area, the A2 New Residential Phase 1 zoning of the site under the Louth County Development Plan 2021-2027, and the policies and objectives of the development plan in support of infill development, it is considered that, subject to compliance with the conditions set out below, the proposed

development would be an acceptable form of development at this location, would provide a satisfactory level of residential amenity to future residents and would not adversely affect the residential amenity of surrounding properties. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission noted and agreed with the Inspector's assessment that the development, as proposed in the application, would not have an adverse impact on neighbouring properties by reason of overlooking or overshadowing and that it would make an overall positive contribution to the local streetscape and character of the area. Furthermore, the Commission considered in full the amendments put forward at appeal stage and agreed with the inspector's assessment that the changes proposed are minor in nature. The Commission did not share the opinion of the inspector that the changes proposed at appeal constituted a materially different scheme to that proposed in the application given the minor nature of the changes which did not significantly alter the form and scale of the dwelling, there being no change that would alter the assessment of the impact of the development on the residential amenity of surrounding properties, and the fact that the amended drawings result in an increased separation distance to the rear southern boundary. In this regard the Commission determined that the amendments would not be a material departure from the original proposal with consequent new issues of planning relevance.

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 An Coimisiún Pleanála on the 12th day of March, 2026, 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. Prior to the commencement of development drawings showing the amended scheme shall be submitted to the planning authority for the public file.

Reason: In the interest of clarity.

2. The glazing to the window in the study on the northeast elevation shall be opaque or frosted glass and shall be permanently maintained. The glazing to the window in the study on the southwest elevation shall be transparent glass.

Reason: In the interest of residential amenity of future residents and neighbouring properties.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development details of the surface water arrangements shall be submitted for the written agreement of the planning authority.

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

4. Prior to the commencement of development the developer shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply and/or wastewater collection network.

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

5. Details of the materials, colours and textures of all the external finishes to the proposed dwelling and all boundary treatments 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.

6. No part of the subject development including any fascia boards, gutters, drainpipes or other rainwater goods shall overhang or encroach onto any neighbouring properties.

Reason: In the interest of the proper planning and sustainable development of the area.

7. Proposals for a naming/numbering scheme for the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to the occupation of the development.

Reason: In the interest of urban legibility.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

9. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays 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.

Reason: To safeguard the amenity of property in the vicinity.

10. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including noise and dust management measures, waste management and recycling of materials, environmental protection measures, pest control and traffic management arrangements.

Reason: In the interests of public safety, environmental protection, and residential amenity.

11. 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.