

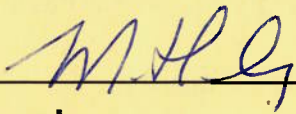
An
Coimisiún
Pleanála

Commission Direction
CD-000969
PL-501192-LH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 24 July 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:

24th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Louth County Development Plan 2021-2027, and in particular to the A1 zoning objective, to the nature and scale of development proposed,

and to the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would be appropriate and in keeping with the character and pattern of development in the area and would not significantly affect the amenities of surrounding properties. 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, 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 north-facing ground-floor window of the extension and both first-floor windows shall be fitted with manufactured obscure or frosted glass which shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works. Prior to the commencement

of development, the developer shall submit proposals for the disposal of surface water from the site for the written agreement of the planning authority.

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

4. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.