



An
Coimisiún
Pleanála

Commission Direction
CD-001315
PL-501479-LH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 21 September 2026.

The Commission decided to grant retention permission generally in accordance with the Inspector's recommendation, as indicated in the draft Order hereunder.

Planning Commissioner:

Tom Rabbette

Date:

23rd day of September 2026

Draft Order

Reasons and Considerations

Having regard to the location of the site within a rural area, the declaration issued by the planning authority under planning register reference 2025/84, to the compliance with Development Management standards within the current Louth County Development Plan 2021-2027, specifically policy objective BHC 3, in

relation to protecting known archaeological areas and policy objective IU 20, in relation to managing and disposing of surface water within the site boundaries, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained provides for a modest extension of an existing hard surfaced area to provide for additional car parking space to serve the residential care use on site and for safe access by means of the pedestrian ramped access and associated handrail to the front door of the care facility and would accord with best practice standards as set out within the current Development Plan and would not result in the creation of a traffic hazard nor adversely impact upon vulnerable road users nor the residential amenities of neighbouring residential properties. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application on the 27th day of March 2026, and as submitted to An Coimisiún Pleanála on the 29th day of June 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2 (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roof, paved areas or otherwise shall discharge onto the public road or adjoining properties.

(b) Within one month of this grant of planning permission, the applicant shall submit details of surface water management proposals to serve the additional hard stand area comprising the six car parking spaces incorporating SuDs proposals for the written agreement of the planning authority.

(c) Water supply and drainage arrangements, including attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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