



An
Coimisiún
Pleanála

Commission Order
PL-500000-LH

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 25/60363

Appeal by Diarmuid and Edele Warren against the decision made on the 12th day of September, 2025 by Louth County Council in relation to the application by Diarmuid and Edele Warren for permission for development comprising new front porch extension; attic conversion to provide two bedrooms with two dormers and one Velux to the west-facing roof slope, and three rooflights to the east-facing slope; single-storey flat-roof rear extension; and garage conversion to rear and side for home office and utility, including new front-facing window and increased roof height, all at 211 Árd Easmuinn, Dundalk, County Louth in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for new front porch extension; single-storey flat-roof rear extension; garage conversion to rear and side for home office and utility, including new front-facing window and increased roof height and one Velux to the west-facing roof slope, and three rooflights to the east-facing slope and to refuse permission for attic conversion to provide two bedrooms and a bathroom and two dormer windows).

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the design and appearance of the proposed development, to the pattern of development in the vicinity, and to the requirement to provide details on the proposed drainage and to the policy support for extensions to dwellings, as set out in the Louth County Development Plan 2021 - 2027, the Commission was satisfied that, subject to compliance with conditions set out below, the development proposed would be acceptable, would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity and would not adversely impact on the character of the area. 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 20th day of August 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. Clear glazing shall be substituted for the obscure glazing originally proposed in the two projecting dormer windows at roof level.

Reason: In the interest of clarity.

3. Surface water from the proposed development must be addressed through on-site attenuation and disposal. The design of site infiltration shall be in accordance with BRE 365, prepared by a suitably qualified chartered engineer and shall be submitted to, and agreed in writing with, the planning authority prior to development commencing on the site.

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

4. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

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

5. (a) The applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road/footpath arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.

- (b) All necessary measures, as may be determined by the planning authority, shall be taken by the developer/contract/servants/ agents to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads or footpaths during the course of the development works. The developer shall ensure that all vehicles leaving the development are free from any material that would be likely to deposit on the road and in the event of any such deposition, immediate steps shall be taken to remove the material from the road surface. The developer shall be responsible for the full cost of carrying out of road/footpath cleaning work.

Reason: In the interest of traffic safety and to protect the visual amenities of the area.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 06 day of February 2026.

