



An
Coimisiún
Pleanála

Commission Order
PL-500270-LH-25

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2560285

Appeal by Michael Lau and Ruby Zhao and by others against the decision made on the 6th day of November, 2025 by Louth County Council to grant, subject to conditions, a permission to Jeff and Joeline Lin in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Retention of groundworks to rear garden to include alteration to ground levels and construction of retaining wall and (2) permission for completion to include retaining wall to provide level areas to rear garden of dwelling and all associated site development works at 11 Ard Cullen, Omeath, County Louth.

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, appearance, layout and drainage of the proposed groundworks, and also having regard to the existing slope across the application site, the Commission considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not seriously injure the visual amenities of the area or residential amenities of any property in the vicinity, would not adversely impact on the character of the area and would be acceptable in terms of surface water collection and disposal. The proposed development and 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, 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 the 26th day of September 2025 and the 5th 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. Surface water from the site shall be disposed of within the boundaries of the site and shall not discharge onto the access road or adjoining property. Surface water drainage design, attenuation and disposal shall be carried out in accordance with the Soakaway Design report received by the planning authority on the 5th day of November, 2025 and accompanying site layout plan (drawing number 12969(P)-001-FI2) prepared by ECC Design & Engineering Ltd.

Reason: In the interest of orderly development.

3. Boundary treatments shall be retained in accordance with the elevations (drawing number 12969) received by the planning authority on 26th day of September, 2025.

Reason: In the interest of visual amenity and in the interest of preserving the residential amenity of the area.

4. 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 or 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: In order to safeguard the residential amenities of property in the vicinity.



Tom Rabbette

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 23rd day of March 2026.