

An
Coimisiún
Pleanála

Commission Order
PL-500779-LH-26

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

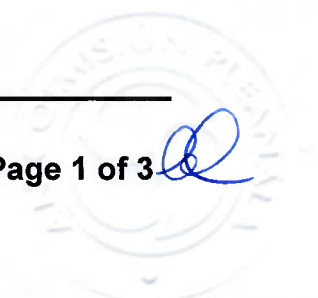
Planning Register Reference Number: 2560779

Appeal by Leonard Lavery against the decision made on the 23rd day of January, 2026 by Louth County Council to grant subject to conditions a permission to Elizabeth Manville in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for detached playroom/home office with wc, domestic store. Permission for on-site soakaway, all at Tallowwood, Grangebellew, 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 nature and scale of the proposed development and development proposed to be retained, the relevant provisions regarding outbuildings as set out in the Louth County Development Plan 2021-2027 in particular Objective 13.9.10 Garages and Outbuildings, and to the nature, scale and use of the structure on site, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained would be acceptable and would not seriously injure the residential or visual amenities of the area. 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 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.

Reason: In the interest of clarity.

2. This permission relates solely to the retention of the playroom/home office and domestic store and permission for an on-site soakaway illustrated on the plans and particulars lodged with the application.

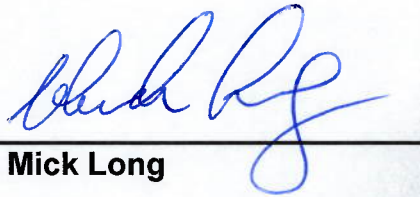
Reason: In the interest of clarity.

3. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

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

4. The playroom/home office and domestic store shall not be sold, let or otherwise conveyed as an independent residential unit and shall be limited to use as part of the main dwelling. The existing garden and curtilage of the overall residential property on this site shall not be subdivided.

Reason: In the interest of residential amenity.



Mick Long

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *21st* day of *May* 2026.