

An
Coimisiún
Pleanála

**Commission Order
PL-501192-LH**

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 26/60052

Appeal by Annette McGuinness against the decision made on the 27th day of March, 2026 by Louth County Council to grant subject to conditions a permission to Denyse Hughes in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing single storey rear return and outbuilding, to be replaced with new two-storey extension, along with all associated site development works, all at 10 McDermott's Terrace, Dundalk, 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 Louth County Development Plan 2021-2027, and in particular to the A1 zoning objective, the nature and scale of the proposed development, and 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, would not significantly affect the amenities of surrounding properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed 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 proposed 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 shall not be permitted.

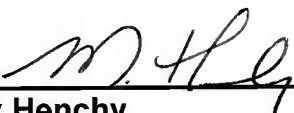
Reason: In the interest of residential amenity.

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



Mary Henchy

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

Dated this 27th day of July 2026.