

An
Coimisiún
Pleanála

**Commission Order
PL-501479-LH**

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 26/60155

Appeal by Frieda and Des Halpenny against the decision made on the 8th day of May, 2026 by Louth County Council to grant subject to conditions a permission to Resilience Healthcare Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of hard surface for the provision of six number additional car parking spaces and associated site works, including surface water drainage, and pedestrian entrance ramp and associated handrails, all at Edmondstown, Ardee, County Louth.

Decision

GRANT permission for the above 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 location of the site within a rural area, the declaration issued by the planning authority under planning register reference number 2025/84, the compliance with Development Management standards within the 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 would provide 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, would be in accordance with best practice standards, as set out in the development plan, would not result in the creation of a traffic hazard, would not adversely impact on vulnerable road users, and would not seriously injure 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

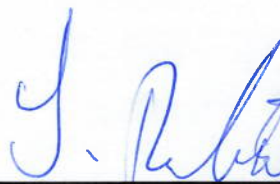
1. The development shall be retained in accordance with the plans and particulars lodged with the application on the 27th day of March 2026, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 29th day of June, 2026, except as may otherwise be required in order to comply with the following condition. Where this condition requires 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 the date of this Order, the developer 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 the 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.



Tom Rabbette

Planning Commissioner of An Coimisiún

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

Dated this 24th day of Sept. 2026.