



An
Coimisiún
Pleanála

**Commission Order
PL-501554-LH-26**

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2660195

Appeal by Noel and Mary McQuillan against the decision made on the 29th day of May 2026, by Louth County Council to grant, subject to conditions, a permission to MWAC Ireland Limited in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Retention of and use of existing shed for the storage of materials and plant for the duration of completion of development granted permission under Louth County Council planning register reference number: 21/1218 at Commons Road, Dromiskin, 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 temporary nature of the proposed shed and the use of the shed to store materials exclusively relating to the two dwellings on site, it is considered that the retention of the shed for a temporary period only until such time as the dwellings granted under appeal reference ABP-312591-22 are completed on the subject site, the retention of the shed, as proposed, would not seriously impact on the residential or visual amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience and would otherwise be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission had regard to the temporary nature of the use of the shed and considered it reasonable that the on-site shed would be utilised during the construction period to house construction materials associated with the construction phase of the proposed development. In the absence of permitting the shed for a temporary period, construction materials would be required to be transported on and off the site, which would give rise to unnecessary traffic with consequential residential amenity implications for residents in the vicinity. Furthermore, the Commission considered that, with the implementation of appropriate conditions to require that materials to be stored in the shed are related to the construction of the two dwellings granted under ABP-312591-22, and the requirement that the shed will be dismantled within two months of the houses being occupied, this will ensure that any impacts on surrounding residential amenity will be limited and temporary in duration.

Conditions

1. The development shall be retained and in strict accordance with the plans and specifications submitted to the planning authority on the 14th day of April 2026, subject to compliance with the conditions attached below.

Reason: In the interests of orderly development.

2. (a) The shed hereby approved shall be used for the purposes of storage of machinery and building material associated with the construction of the development granted permission under ABP-312591-22 only, and not for any other business or commercial use.
- (b) The storage shed and any associated foundations and service infrastructure, shall be removed from the site not later than two months after the occupation of the first house and the site landscaped in accordance with details agreed under condition 7 of permission ABP-312591-22, unless otherwise agreed in writing with planning authority.

Reason: In the interests of orderly development, visual amenity and the proper planning and development of the area.

3. Within two months of this permission for retention hereby granted, the developer shall submit to, and agree in writing with, the planning authority proposals for surface water drainage disposal within the site boundaries for the shed and shall undertake soil permeability testing to determine the infiltration characteristics of the site and design a proposed soak away taking account of the soil permeability test results. All design and construction details shall be in accordance with BRE Digest 365 "Soak away Design". The surface water drainage proposals agreed with the planning authority shall be installed within one month of said written agreement.

Reason: In the interests of orderly development.

4. (a) The applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining road arising from the construction work and shall either make good any such damage forthwith.
- (b) All necessary measures, as may be determined by the planning authority, shall be taken to prevent the spillage or deposit of clay, rubble or other debris on adjoining public 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 road cleaning work.

Reason: In the interests of road safety and orderly development.



Paul Caprani

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



Dated this 19 day of October 2026.