



An  
Coimisiún  
Pleanála

## Inspector's Report PL-500549-LH-26

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<b>Development</b>	Permission for ground floor extension to the rear and first floor extension to the side of dwelling.
<b>Location</b>	22 The Crescent, Lennonstown Manor, Dundalk
<b>Planning Authority</b>	Louth County Council
<b>Planning Authority Reg. Ref.</b>	2596
<b>Applicant(s)</b>	Lee Wideback
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant Permission + Conditions
<b>Type of Appeal</b>	Third Party Normal Planning Appeal
<b>Appellant(s)</b>	Gearoid Murtagh
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	16 <sup>th</sup> of March 2026
<b>Inspector</b>	Karen Hamilton

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## 1.0 Site Location and Description

1.1. The site is a semi-detached dwelling located within a residential estate, The Crescent, Lennonstown Manor, to the east of the Red Barns Road, Dundalk, Co. Louth. The dwelling is located to the end of a cul-de-sac and there is a large area of public open space to the front and side (west) of the dwelling. The other dwellings in the estate have similar designs, style of finish, and one semi-detached dwelling on the opposite side of the open space has been extended to the side.

## 2.0 Proposed Development

2.1. The proposed development comprises of the following:

- Ground floor extension to the rear of the dwelling;
- First floor extension to the side of the dwelling;
- All other associated works.

## 3.0 Planning Authority Decision

### 3.1. Decision

Decision to grant permission subject to 6 no conditions of which the following are of note are summarised:

C2: External finishes in accordance with details submitted.

C3: The extension shall be integral to the dwelling.

C5: Compliance with the requirements of the infrastructure section.

### 3.2. Planning Authority Reports

#### 3.2.1. Planning Reports

The report of the area planner reflects the grant of permission following a request for further information and clarification of further information on the following:

Further Information request

- The applicant was requested to submit revised site layout and elevation drawings indicating the proposed extension within their land ownership and not encroaching on other lands or a letter of consent from the adjoining landowner.
- Surface water disposal shall be within the site as per Policy IU19 of the county development plan. The applicant was requested to submit proposals for storm water management including soakway design, photograph evidence of trial soakpits, details of silt traps, calculations demonstrating how the site infiltration rate was arrived at and a site plan showing the location of the proposed surface water layout etc.
- The applicant was requested to readvertise the further information as significant.

#### Clarification of further information request

- Further information on the SUDS report to indicate the following:
  - a) The applicant was requested to clarify how the proposed rainwater discharge to the planter boxes and bio-retention garden complies with the BRE Digest 365, given the site's poor infiltration capacity.
  - b) The applicant is to provide results of soil infiltration testing carried on site.
  - c) The applicant is requested to clarify the ground water levels within the development site.
  - d) The applicant is required to clarify the climate change allowance by applying a 20% increase in rainfall depth rather than storage volume.
  - e) The applicant is requested to clarify how the 2 l/s outflow rate was calculated and justify the suitability as the greenfield runoff rate.
  - f) The applicant was requested to clarify the maintenance procedures for the proposed bio-retention system, outlining inspection and upkeep procedures.

The planning authority considered the layout, design and height of the extension was in keeping with Section 13.8.35 of the development plan with the total scale of the side extension at 80m<sup>2</sup> (including car port on the ground floor) and the rear extension. Due to the scale and height of the rear extension the area planner did not

consider there to be an impact on the daylight of the adjoining property. The private open space would remain at c. 82m<sup>2</sup> and there would be carparking associated with the dwelling.

In relation to flood risk, Section 5.28 of the national guidelines indicate that the justification test would not apply to minor developments to existing buildings. Louth County Council Placemaking and Physical Development Section did not raise any concerns in relation to the flood risk.

Following FI and CFI the Louth County Council Placemaking and Physical Development Section were satisfied that the surface water could be treated.

### 3.2.2. Other Technical Reports

Placemaking and Physical Development (Infrastructure): Following the submission of FI and CFI on the treatment of surface water there are no objections, subject to seven conditions.

### 3.3. Prescribed Bodies

None

### 3.4. Third Party Observations

One third party submission received from the owner of the property to the east of the site (No.21). The issues raised are similar to the grounds of appeal as summarised below:

- The proposal is overdevelopment, not in keeping with the surrounding area, will impact on the residential amenity of the adjoining residents, and impact on services and drainage.

## 4.0 Planning History

- None of relevance

## 5.0 Policy Context

### 5.1. National

- Project Ireland 2040 National Planning Framework.
- Design Manual for Urban Roads and Streets (DMURS) (2013).
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024
- Housing for All – A New Housing Plan for Ireland to 2030 (2021).

### 5.2. Regional

Eastern & Midland Regional Spatial & Economic Strategy (RSES)

- Dundalk is identified as a regionally important larger settlement.
- Promote sustainable and compact growth to ensure Dundalk can grow to a city scale.

### 5.3. Local

#### 5.3.1. Louth County Development Plan 2021-2027

##### Chapter 2: Settlement Strategy

- Support and promote Dundalk as a regional growth centre to increase population.
- Increase population targets through urban regeneration and infill/ brownfield sites.

##### Chapter 3: Housing

- **Policy Objective HOU 34:** To encourage and promote the development of underutilised infill, corner and backland sites in existing urban areas subject to the character of the area and environment being protected.
- Section 3.16.2 Extensions to Dwellings

- **Policy Objective HOU 36:** To encourage sensitively designed extensions to existing dwellings which do not negatively impact on the environment, residential amenities, surrounding properties, or the local streetscape and are climate resilient.

### **Chapter 13**

- Section 13.8.35: House Extensions

Guidance on the appropriate scale, design and privacy required for extensions to dwellings.

### **Chapter 10**

- **Policy Objective IU19:** To require the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development (including extensions to existing developments). All development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality.

#### **5.3.2. Dundalk Local Area Plan 2025-2031**

The site is located on lands zoned as A1: Existing Residential where it is an objective to *“To protect and enhance the amenity and character of existing residential communities”*

### **Chapter 2: Development Strategy**

- **DS 4:** To achieve compact growth through the delivery of at least 30% of all new homes in urban areas within the existing footprint of Dundalk, by developing infill, brownfield, regeneration, and town centre sites and redeveloping under-utilised lands in preference to greenfield lands.

### **Chapter 5: Sustainable Neighbourhoods and Communities**

- **Policy SC 5:** To achieve compact growth in Dundalk through the delivery of at least 30% of all new homes within the existing built-up footprint of the town, by supporting the development of infill, brownfield, underutilised, and regeneration sites

### **Chapter 15: Infrastructure**

**Policy INF 21:** Uses under all zoning objectives (apart from where the Justification Test outlined in the Flood Risk Management Guidelines has been passed or where the uses comprise minor development in existing developed areas, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014) shall be limited to water-compatible uses in Flood Zone A, and less vulnerable or water-compatible uses in Flood Zone B3 . Detailed, site-specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to these land use zoning objectives. The Justification Test has been passed for the following Land Use Zonings:

- Lands east of Bellews Bridge Road and north of Castletown Road, zoned A1 Existing Residential and A2 New Residential Phase 1 (Site 10 on SFRA Report Table 6 'Justification Tests');
- Dundalk Central Map 1, zoned A1 Existing Residential, B2 Neighbourhood Centre, B4 District Centre, C1 Mixed Use, E1 General Employment and G1 Community Facilities (Site 11 on SFRA Report Table 6 'Justification Tests');
- Dundalk Central Map 2, zoned A1 Existing Residential, B1 Town Centre, C1 Mixed Use, C2 Port Harbour Area, E1 General Employment, and G1 Community Facilities (Site 12 on SFRA Report Table 6 'Justification Tests');
- Lands built out north of Castletown River, zoned A1 Existing Residential and E1 General Employment (Site 13 on SFRA Report Table 6 'Justification Tests'); and
- Lands along the Point Road, zoned A1 Existing Residential (Site 14 on SFRA Report Table 6 'Justification Tests').
- Main Street, Blackrock, zoned B1 Town Centre (Site 17 on SFRA Report, Table 6 'Justification Tests');
- Lands west of Hill Street Bridge, zoned C1 Mixed Use (Site 18 on SFRA Report, Table 6 'Justification Tests').

#### 5.4. Natural Heritage Designations

None of relevance

## **6.0 EIA Screening**

The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

## **7.0 Water Framework Directive Screening**

Having regard to the modest nature and scale of the proposed development, it is concluded on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

## **8.0 Appropriate Assessment Screening**

Having regard to the nature and scale of the proposed development and the nature of the receiving environment, within an urban area with access to services, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site (Special Area of Conservation or Special Protected Area) and as such an Appropriate Assessment (Stage 2 AA) is not required.

## **9.0 The Appeal**

### **9.1. Grounds of Appeal**

The grounds of appeal are submitted by a third party with a recorded address in Dublin. The PA report notes the third party to be the owner of an adjoining property. The issues raised are summarised below:

#### **Design and Layout**

- The proposed extension is inappropriate and not in keeping with the character of dwellings in Lennonstown Crescent.
- The proposal is not in keeping with Policy Objective HOU35 and Section 13.8.35 of the plan.
- Notwithstanding the response to FI and revised drawings, there remains overdevelopment.

### **Flooding**

- The site is affected by Flood Zone A and B in the local area plan.
- It is inappropriate to class the development as minor in relation to flood risk.
- Notwithstanding the applicant's FI it is submitted the responses provide are inadequate and do not fully address the issues raised in the correspondence dated 26<sup>th</sup> of September 2025.

### **9.2. Applicant Response**

None received.

### **9.3. Planning Authority Response**

Response from the PA to note the issues raised in the grounds of appeal, refer the Commission to the initial Planners report dated 18<sup>th</sup> of August 2025 and further information on the 01<sup>st</sup> of December 2025 which provide justification for the grant of permission.

### **9.4. Observations**

None.

## **10.0 Assessment**

Having considered the contents of the planning application and appeal, the submissions on file, having regard to relevant local planning policy, and having undertaken an inspection of the subject site and surrounding area, I consider that the key issues arising for assessment in this case include:

- Design and Layout of the extension
- Flooding

### 10.1. Design and Layout of the extension

- 10.1.1. The proposal includes for a side and rear extension to a semi-detached dwelling located within an established residential area of Dundalk, located to the west of No. 21. The design of the ground floor extension was amended following a request for further information. This involved alteration of the ground floor rear extension away from the common boundary line to prevent encroachment on any adjoining property.
- 10.1.2. The grounds of appeal consider the design of the extension remains inappropriate for the site, not in keeping with the dwellings in the vicinity of the site and does not comply with Policy Objective HOU 36 and Section 13.8.35 of the Louth County Development Plan 2021-2027.
- 10.1.3. The Commission will note the site is located on lands zoned for A1 residential zoning where it is an *“To protect and enhance the amenity and character of existing residential communities”*. Extension and alteration to existing dwellings are permitted in principle where the proposal can comply with all other planning considerations. Policy Objective HOU 36 of the county development plan requires sensitively designed extensions which do not negatively impact on the environment, residential amenities, surrounding properties, or the local streetscape and are climate resilient and Section 13.8.35 provides guidance on house extensions referring to the appropriate scale, design and privacy required for extensions to dwellings.
- 10.1.4. As stated above the site is located to the west of an existing semi-detached dwelling and there is public open space to the west of the subject site. The proposed ground floor rear extension is single storey (c. 30m<sup>2</sup>) with an L shaped design and a pitched roof. Having regard to the design of the rear extension, orientation of the site and absence of any dwellings to the west, the proposed extension will not overshadow or overlook the residents of any of the dwellings in the vicinity of the site. In this regard I consider the rear extension is in keeping with the policy requirements, and guidance on house extensions of the County development plan.

- 10.1.5. The side extension is designed to mirror the existing house with regard to the external design and materials. There will be a carport on the ground floor and two additional bedrooms and a bathroom on the first floor. The first-floor rear bedroom window is located at the same distance c. 22 m from a dwelling to the rear and will not lead to any additional overlooking. The orientation of the first floor is such that it will not cause any overshadowing on properties in the vicinity. In this regard I consider the side extension is in keeping with the policy requirements, and guidance on house extensions of the development plan.
- 10.1.6. Therefore, having regard to the location of the dwelling, orientation and design of the rear and side extension, I do not consider the proposal will have any negative impact on the residential amenity of the residents of adjoining properties and is in keeping with Policy Objective HOU 36 and Section 13.8.35 of the Louth County Development Plan 2021-2027.

## 10.2. **Flooding**

- 10.2.1. The site is located on lands designated as Flood Zone A in the development plan. Much of the lands along the Red Barns Road have been designated as Flood Zone A, on account to the location along the coast in Dundalk Town.
- 10.2.2. The grounds of appeal consider the proposal cannot be described as minor in detail and notwithstanding the further information submitted (FI) the applicant has not satisfied the issues raised in the PA correspondence.
- 10.2.3. Policy INF 21 of the Louth County Development Plan states that '*Uses under all zoning objectives (apart from where the Justification Test outlined in the Flood Risk Management Guidelines has been passed or where the uses comprise minor development in existing developed areas, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014) shall be limited to water-compatible uses in Flood Zone A, and less vulnerable or water-compatible uses in Flood Zone B3*'.
- 10.2.4. I note the SSFRA for the County Development Plan (Volume 5) refers specifically to extensions within existing residential areas of Dundalk. It states that application for minor developments in areas at risk of coastal flooding along the Red Barns Road,

must include a flood risk assessment of appropriate detail to demonstrate they would not have an adverse flood risk impact and employ flood resilient construction.

10.2.5. I note a substantial amount of further information was requested from the Infrastructure Section of the County Council, which was followed with clarification of this information. The applicant submitted a SUDS Design Report specifying the on-site storage capacity requirements, the water attenuation etc. The design report includes planter boxes and a bio-retention garden to treatment the surface water as the ground conditions were poor to allow for sufficient filtration.

10.2.6. The Infrastructure Section requested clarification of further information on the SUDS design with regard to the capacity of the planter boxes/ bio-retention treatment, the results of the soil filtration tests, the storage capacity to treat an additional 20% (climate change), calculations confirming treatment of surface water at greenfield rates and details of all maintenance required for the surface water design system.

10.2.7. The applicant's clarification of FI IS summarised below:

- The rainwater system would incorporate a connection to the public combined system,
- The garden at 20m<sup>2</sup> would provide 5m<sup>3</sup> of storage capacity, exceeding the minimum required,
- The ground water level at 1.8m below the property FFL would not impact the ground conditions,
- The SUDS report includes an increase of 20% in the rainfall storage calculations,
- The 2 l/s minimum practical discharge can be controlled within having ongoing maintenance issues,
- The Bio-retention Garden is to be fitted with overflow/ cleaning access pipes, cleaned within necessary.

10.2.8. The infrastructure section was satisfied with the information submitted and recommended a grant of permission subject to 7 no conditions. I note these conditions are standard SUDS conditions aside from no. 4 which requires photographic evidence of the trial soak pits. I note the applicant has stated the

ground conditions to be poor and not suitable for filtration of surface water.

Therefore, I do not consider the submission of these photographs necessary for the PA to conclude on the appropriateness of the site conditions to treat the surface water.

10.2.9. In relation to the appellant's assertion that the applicant has not addressed the PA results, I note they have not specified exactly what evidence has not been supplied. As stated above the infrastructure are satisfied, after the submission of SUDS design and clarification the proposal can adequately treat the surface water. In addition, having regard to the information on file, I am satisfied the surface water can be adequately treated on site. In this regard, I am satisfied that the proposal complies with Policy INF 21 and the information in Volume 5 of the County Development Plan, in so far as the applicant has demonstrated there would be no adverse flood risk impact due to flood resilient methods.

10.2.10. Therefore, having regard to the applicant's proposal to treat the surface water, the scale and nature of the proposal and the report of the Infrastructure Section, which I consider reasonable, I do not consider the proposal will have an adverse flood risk impact.

## 11.0 Recommendation

11.1. I recommend that planning permission be **GRANTED**, subject to condition below.

## 12.0 Reasons and Considerations

Having regard to the nature and scale of the proposed development for house extension, in a residential area and on lands zoned as "A1 Existing Residential", it is considered that the nature and scale of the proposed development would be acceptable within the context of the site. The proposed development would be in accordance with the policies and objectives of the Louth County Development Plan 2021-2027 in particular Policy Objective HOU 36 and Section 13.8.35 relating to the design of extensions, and Policy INF 21 in relation to Flooding. The proposed development would be in accordance with the proper planning and sustainable development of the area.

## 13.0 Conditions

1	<p>The development shall be 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, 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.</p> <p>Reason: In the interest of clarity.</p>
2	<p>(a) The roof colour of the proposed extension and ridge tile shall be the same as the colour of the roof.</p> <p>(b) The external walls shall be finished in materials to match the existing dwelling.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>The extension shall be used as an integral part of the existing dwelling and shall not be subdivided or used as an independent residential unit or any other use.</p> <p>Reason: In the interest of residential amenity.</p>
4	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health and surface water management.</p>

5	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the [residential] amenities of property in the vicinity.</p>
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Karen Hamilton

Planning Inspector

18<sup>th</sup> of March 2026

## 14.0 Appendix 1 - Form 1: EIA Pre-Screening

[EIAR not submitted]

<b>An Coimisiún Pleanála Case Reference</b>	500549- LH-29		
<b>Proposed Development Summary</b>	Permission for extension and alteration of existing dwelling.		
<b>Development Address</b>	22 The Crescent, Lennonstown Manor, Dundalk		
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b> (that is involving construction works, demolition, or interventions in the natural surroundings)	<b>Yes</b>		
	<b>No</b>	√	
<b>2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?</b>			
<b>Yes</b>			EIA Mandatory EIAR required
<b>No</b>			Proceed to Q.3
<b>3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?</b>			
		<b>Threshold</b>	<b>Comment (if relevant)</b>
			<b>Conclusion</b>
<b>No</b>		N/A	No EIAR or Preliminary Examination required
<b>Yes</b>		Class/Threshold.....	Proceed to Q.4

**4. Has Schedule 7A information been submitted?**

<b>No</b>		<b>Preliminary Examination required</b>
<b>Yes</b>		<b>Screening Determination required</b>

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_