



Comhairle Contae Lú  
Louth County Council

Ciara Teeling,  
Administrative Assistant,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

18<sup>th</sup> April, 2023

**Re: Valerie Keating development at The Dunes, Seapoint, Termonfeckin,  
Co. Louth  
Section 5 2023/02**

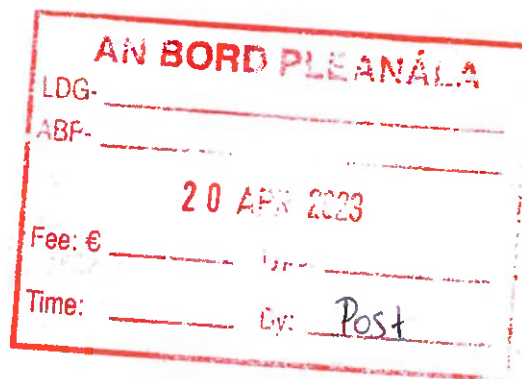
**An Bord Pleanála Ref: ABP-316152-23**

Dear Sir/Madam,

I refer to your letter of 30<sup>th</sup> March, 2023 in relation to the above and enclose herewith planners submission as requested.

Yours faithfully,

**Niamh Lynch**  
Planning Section



Comhairle Contae Lú  
Halla an Bhaile  
Sráid Crowe  
Dún Dealgan  
Contae Lú  
A91 W20C

Louth County Council  
Town Hall  
Crowe Street  
Dundalk  
County Louth  
A91 W20C

T + 353 42 9335457  
F + 353 42 9334549  
E info@louthcoco.ie  
W www.louthcoco.ie

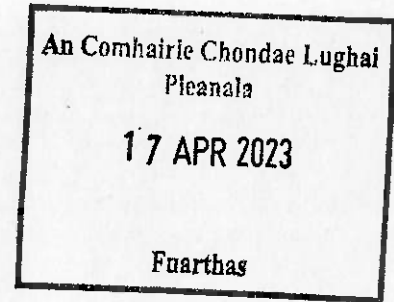
Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome

Féach foláirimh faoi Lú ón gComhairle ag [www.mapalarter.ie/Louth](http://www.mapalarter.ie/Louth)

View Council alerts for Louth at [www.mapalarter.ie/Louth](http://www.mapalarter.ie/Louth)

**LOUTH COUNTY COUNCIL**

**APPEAL STATEMENT**



**ABP Reference:** ABP – 316152-23

**PA Reference:** S5 2023/02

**Applicant Name:** Valerie Keating

**Location Address:** The Dunes, Seapoint, Termonfeckin, Co. Louth

**Description:** Whether the home office built within the property boundary is or is not placed forward of the front boundary wall of the house and whether it is or is not exempted development.

Dear Inspector,

Louth County Council would make the following comments in relation to the first party appeal.

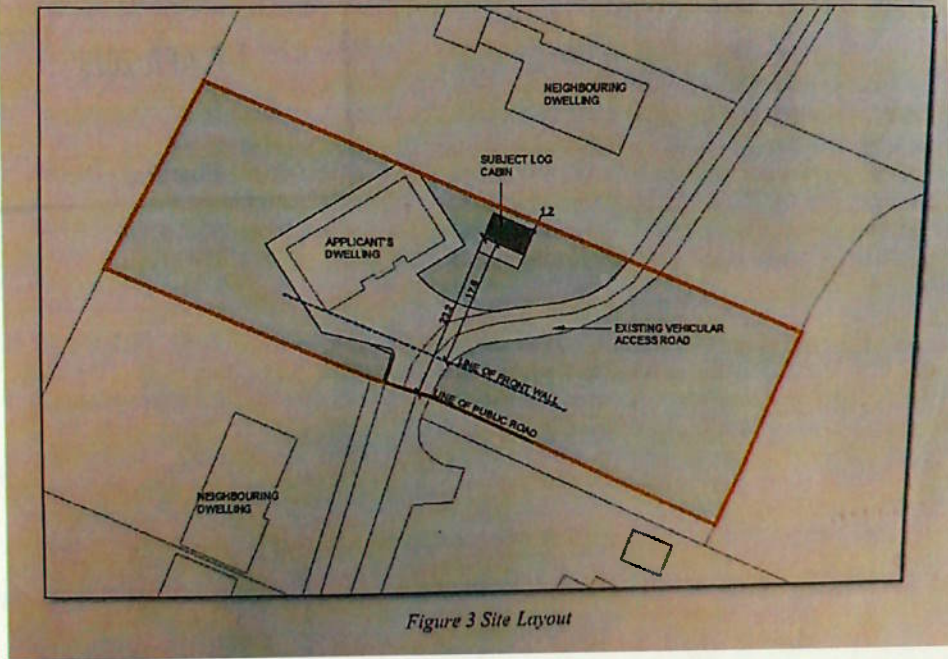
**Recommendation by Louth County Council**

Louth County Council refused the S5 declaration as the structure, as illustrated on the plans and particulars submitted, by reason of its location forward of the front wall of the house, failed to comply with limitation No. 1 of Class 3, Schedule 2 of the Planning & Development Regulations 2001 (As amended) which provides that *"No such structure shall be constructed, erected or placed forward of the front wall of the house."*

**Grounds of Appeal**

The first party appeal statement considers that the front wall of the house is as per the blue dashed line illustrated in Figure 3 below.

use, please see the below figure.



### Response of the Planning Authority

The applicant provided this justification with the supporting statement submitted as part of the Section 5 declaration.

As outlined within the Planner's Report dated 28<sup>th</sup> February 2023, it is considered that the structure for which the question has arisen for determination in this instance, is placed forward of the existing front wall of the house and therefore does not comply with limitation no.1 of Class 3. No new matters for consideration have been raised within the appeal statement, and therefore, the Planning Authority does not have any further comment to make other than the assessment contained within the Planner's Report.

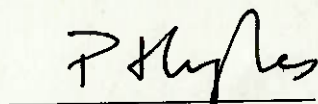
### Conclusion

It remains the Planning Authorities opinion that the Section 5 Declaration be refused.

  
Ann McCormick

Assistant Planner

17/04/2023

  
Patricia Hughes

Senior Executive Planner

17/04/23