

Louth County Council Planning Report

Planning Ref: 25/60466

Applicant's Name: Paul Callan & Aoife Kerr

Description: The construction of a single storey extension to the rear of a dwellinghouse, linking two buildings together, and for associated siteworks.

Site Notice: Yes

Type of Application: Permission

Site Location: Drakestown Ardee County Louth A92 Y6D9

File Due Date: 11th September 2025.

Part 1 Overview

1. Introduction

The development seeking planning permission consists of a single storey extension to the rear of a dwellinghouse, linking two buildings together, and for associated siteworks.

2. Site location and description

The subject site has a stated area of 0.231ha and lies within the Rural Node of Ballapousta. The subject site comprises a single storey detached dwelling and commercial unit.

3. Site History

Year	Number	Status	Decision	Received Date	Name	Development Address	Description
05	838	Application Finalised	Conditional	21/06/2005	Paddy Ward	Drakestown Ballapousta Ardee Co Louth	(P) Alterations to existing dwelling, change of use of existing shed to dry good store, extension and change of use of existing workshop to shop, installation of proprietary waste water treatment system and associated car parking and site works
18	554	Application Finalised	Conditional	17/07/2018	Brian Black	Drakestown Ballapousta Ardee Co Louth	The development applied for will consist of a change of use from a shop to a dwelling house including alterations, a new porch, a new effluent treatment system, and for all associated site works.
19	774	Application Finalised	Conditional	23/09/2019	Paul Callan and Aoife Kerr	Drakestown Ardee Co Louth	Permission for the construction of a single storey extension to a dwelling house linking it to a commercial unit, the change of use of part of the existing commercial unit to residential use, the construction of new windows and roof lights, for the construction of a new roadside boundary fence and footpath and for associated site works.
25	60254	Withdrawn		01/05/2025	Paul Callan & Aoife Kerr	Drakestown Ardee County Louth A92 Y609	Permission for the construction of a single storey extension to the rear of a dwellinghouse, a revision of plans previously approved under planning reference number 19774 relocating the front door position and for associated siteworks.
79	459	Application Finalised	Conditional	25/05/1979	JAMES FARRELLY	DRAKESTOWN SMARMORE DROGHEDA.CO.LOUTH	EXTENSION TO DWELLINGHOUSE

4. Pre-Planning consultations

None indicated on planning application form.

5. Relevant Planning Policies

(a) National Policy Documents

- Project Ireland 2040 National Planning Framework;
- National Development Plan 2021 - 2030
- The Planning System and Flood Risk Management (2009);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018;
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities; 2010,

(b) Local Policies

Louth County Development Plan 2021-2027

The operational Development Plan for this area is the Louth County Development Plan 2021 – 2027 as varied (LCDP).

The following policies are considered applicable when assessing proposals of this nature in this area:

Chapter	Policy Objective/ Section	
Appropriate Assessment		
8	NGB 6	To ensure a screening for Appropriate Assessment (AA) on all plans and/or projects and/or Stage 2 Appropriate Assessment (Natura Impact Report/ Natura Impact Assessment) where appropriate, is undertaken to make a determination. European Sites located outside of the County but within 15km of the proposed development site shall be included in such screenings as should those to which there are pathways, for example, hydrological links for potential effects.
Alterations to a dwelling		
4	HOU 34	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.
13	12.8.35	House extensions.
Surface water drainage		
10	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.

Table 1: Policy Objectives and Guidance in the LCDP 2021-2027

6. Overview of proposed development

The development seeking planning permission consists of the construction of a single storey extension to the rear of a dwellinghouse, linking two buildings together, and for associated siteworks.

The submitted plans detail the extension comprising an additional 62sqm gross floor area.

7. Submissions/Observations

No submissions received to date.

8. Statutory Consultees

No statutory consultations necessary.

9. Internal Referrals

No referrals deemed necessary.

Part 2: Environmental Impact Assessment and Appropriate Assessment

10. EIA Screening and determination

Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to any sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is **not** required.

11. Appropriate Assessment

Having regard to the nature and scale of the proposed development and the nature of the receiving environment, 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.

Part 3 – Planning Assessment

12. Principle of Development

The operational Development Plan for this area is the Louth County Development Plan 2021 – 2027 (as varied):

Section 13.8.35 of the Louth County Development Plan (Extensions to Dwellings) recognises and encourages extension or renovations of dwellings as it results in the upgrade and/or improvement to an existing building, maximizes the existing building stock, and is often more sustainable than the construction of a new dwelling unit.

13. Layout, Design and Height

The policy at section 13.8.35 within the Development Management Guidelines of the LCDP 2021-2027 lists 7 criterion that a proposed extension shall consider including: Scale, Design, Privacy, Daylight, Private Open Space, Car Parking and Services.

With regards to the section 13.8.35:

- (a) **Scale** – The scale of the proposed development is considered appropriate for the existing dwelling and site parameters. It is considered that the detailed design of the extension is acceptable, having regard to the form and design of the original dwelling, and its context.
- (b) **Privacy** – The proposed development does not have any demonstrable harm to the residential amenities of neighbouring properties in relation to overlooking, overbearing impact or overshadowing owing to no directly overlooking windows on the rear extension.
- (c) **Daylight** – the proposed development will not create any adverse daylight issues for the existing property or neighbouring properties.
- (d) **Private open space** – more than sufficient private garden and amenity space will be retained for the applicant's domestic and recreational needs having regard to the urban setting and the nature of the development.

14. Traffic and Transportation Considerations

No alterations proposed to the existing access arrangements. No significant additional traffic will be generated from the proposed development and thus no concerns arise in this regard.

15. Environmental Considerations

(a) Flood Risk

The subject site does not lie within an area susceptible to flooding. Notwithstanding this, it is not envisaged that the development is of a nature or scale which would create or exacerbate flooding within this site or elsewhere.

(b) Water and Wastewater connections

The dwelling is connected to the public water mains for its water supply. No significant concerns arise.

The site is also connected to a private wastewater treatment system. No additional bedrooms proposed and so no additional loading on the treatment system envisaged. Therefore, no significant concerns arise.

(c) Surface water

The submitted plans detail the provision of a soakaway but has failed to provide design calculations detailing adherence with BRE365 standards. Furthermore, the proposed soakaway is within 5 metres of the existing treatment system which is contrary to EPA standards. This matter can be dealt with by condition.

16. Development Contributions:

The Louth County Council Development Scheme states that the provision of an extension to an existing house or the conversion for use as part of the house of any garage, store, shed, or other structure used for ancillary domestic purposes is considered exempt from development contribution charges.

Part 4 Conclusion and Recommendation

17. Conclusion

Having regard to the scale of the extension to an existing dwelling, the proposed development is considered to be in accordance with the proper planning and development of the area and in conformity with the planning objectives and policies pertaining to this development as set out in the Louth County Development Plan 2021-2027 (as varied). The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

18. Recommendation

It is therefore recommended that the application be **GRANTED** subject to the conditions stipulated in the schedule below.

19. Reasons and Considerations

Having regard to the foregoing, it is considered that the development would not seriously injure the amenities of the area or of property in the vicinity and would not conflict with the objectives of the Development Plan for the area.

Conditions

1. The development shall be carried out in strict accordance with the plans and specifications submitted to the Planning Authority on the 18th July 2025, save for the conditions attached below.

Reason: To ensure a satisfactory standard of development and to prevent unauthorised development.

2. Prior to the commencement of development, the applicant shall submit plans detailing the relocation of the soakaway in order to achieve the minimum separation distances set out in the EPA Code of Practice standards, 2021.

Reason: In the interest of Public Health

3. Prior to the commencement of development, the developer shall submit design details for the soakaways or similar attenuation system within the site boundaries for surface water disposal, for the written agreement of the Planning Authority. The applicant shall undertake soil permeability testing to determine the infiltration characteristics of the site and design proposed soakaways having regard to these test results. All design and construction details shall be in compliance with policy IU 19 of the Louth County Development Plan 2021 – 2027, as varied.

Reason: In the interest of sustainable development and to prevent flooding.

4. Surface water from the site shall be disposed of on the site and shall not discharge onto the road or adjoining property. Existing Road drainage, at the proposed entrance and along the roadside boundary, shall not be impeded or interrupted in any way.

Reason: In the interest of traffic safety and drainage in the area.

5. Site development and building works shall only be carried out between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. The applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road/footpath arising from the construction work and shall either make good any such damage forthwith to the satisfaction of Louth County Council or pay to the Council the cost of making good any such damage on a demand thereof being issued by the Council.

Reason: In the interests of the visual amenity of the area

7. The applicant/developer shall liaise with statutory bodies and the Public Utility Authorities and carry out all diversions, re-routing, modifications, etc. as required during the construction of the works. The applicant/developer shall arrange to carry out any works required by statutory bodies and the Public Utility Authorities.

Reason: To cater for Orderly Development

8. All necessary measures, as may be determined by the Planning Authority, shall be taken by the applicant/developer/contractor/servants/agents to prevent the spillage or deposit of clay, rubble, liquids and/or other debris on adjoining public roads during the course of the development works.

Reason: To cater for Orderly Development

9. The applicant/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 by the applicant/developer to remove the material from the road surface. The applicant/developer shall be responsible for the full cost of carrying out cleaning work of the public road.

Reason: To cater for Orderly Development

Important Notes for Applicants

1. It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes of legislation affecting the proposal.
2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
4. It is incumbent on the developer to note that all necessary arrangements must be made to obtain Road Opening License(s) from Louth County Council for the construction of, watermain pipelines, drainage pipelines and all other services in public roadways. The developer shall abide by the conditions in the road opening license.



Ciarán Kelly
Assistant Planner
Date: 02/09/2025



Brian Brooks
Executive Planner
Date: 02/09/25



Thomas Mc Evoy
Director of Services
Date: 05/09/2025