Louth County Council

Planning Report

Planning Ref:	2660313
Applicant's Name:	Adam Kehoe and Anna Rowland
Date of Site Inspection	03/06/26
Type of Application:	Permission
Description:	Planning Permission for a change of house type from that granted under ref no: 20/969 and 24/60587.
Site Location:	Walterstown, Castlebellingham, Co Louth
File Due Date:	15/07/2026

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Part 1 – Overview

1. Introduction

Change of house type from that previously granted under 24/60358 is being sought for the erection of a two-storey house at Walterstown, Castlebellingham.

2. Site location and description

The site characteristics have remained the same since the permission consequent application. The development site measures 0.262 hectares and is located on the northern side of the Class 2 public road.

3. Site history

20/969- Outline permission granted for dwelling, wwts, new entrances and all associated site works.

2460358- Permission consequent granted for a dwelling, wwts, new entrance and all associated site works (applicant Rebecca Kieran).

It is noted that condition 1 of 24/60358 and condition 3 (a) of 20/969 have been addressed by way of local needs documentation to transfer the permission into the name of Mr Adam Kehoe. This is considered acceptable. (see correspondence on file 20/969)

4. Pre-Planning consultations

None

5. Relevant Planning Policies

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.
- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands, 1999.

Local Policy

Louth County Development Plan 2021-2027 (as varied)

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

This site is located in Rural Policy Zone 2 which is described as an 'Area Under Strong Urban Influence'

The following policy objectives and guidance contained within the LCDP 2021-2027 are considered relevant when assessing a one-off house in this rural area:

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HOU 43: To manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with the Qualifying Criteria relative to the Rural Policy Zone set out in Tables 3.4 and 3.5

HOU 44: To manage the development of rural housing in the open countryside by requiring that any new or replacement dwelling is appropriately designed and located so it integrates into the local landscape and does not negatively impact or erode the rural character of the area in which it would be located.

6. Overview of proposed development

Permission for change of house is sought. The proposed dwelling is dormer in design with a ridge height of 7.4m with a floor area of 221sqm. The proposal is traditional in form with 2 gable ended sections. The proposed external finish is a combination of render and stone. Having visited the site I am satisfied that the proposal is acceptable.

No change is proposed to the wwts system or location of same as granted under the previous permissions.

7. Submissions/Observations

None

8. Statutory Consultees

None

9. Internal Referrals

None

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Part 2 Environmental Impact Assessment and Appropriate Assessment

10. EIA Screening and determination

Council Directive 85/337/EEC (as amended) on the assessment of the effects of certain public and private projects on the environment ('the EIA Directive') is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of their environmental effects prior to development consent being given. The latest amendments to the EIA Directive are provided under Directive 2014/52/EU and Circular letter PL 1/2017. The proposed development is of a class i.e. residential development and given the scale of the development i.e. below 500 units for a mandatory EIA, is considered sub-threshold. From a preliminary examination, based on information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such the need for an EIAR can be ruled out.

11.Appropriate Assessment

Assessment and Determination

The proposed development was screened for appropriate assessment at permission stage under 20/969 and 24/60587. There are no changes proposed that would alter the conclusion reached that the proposed development would not 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

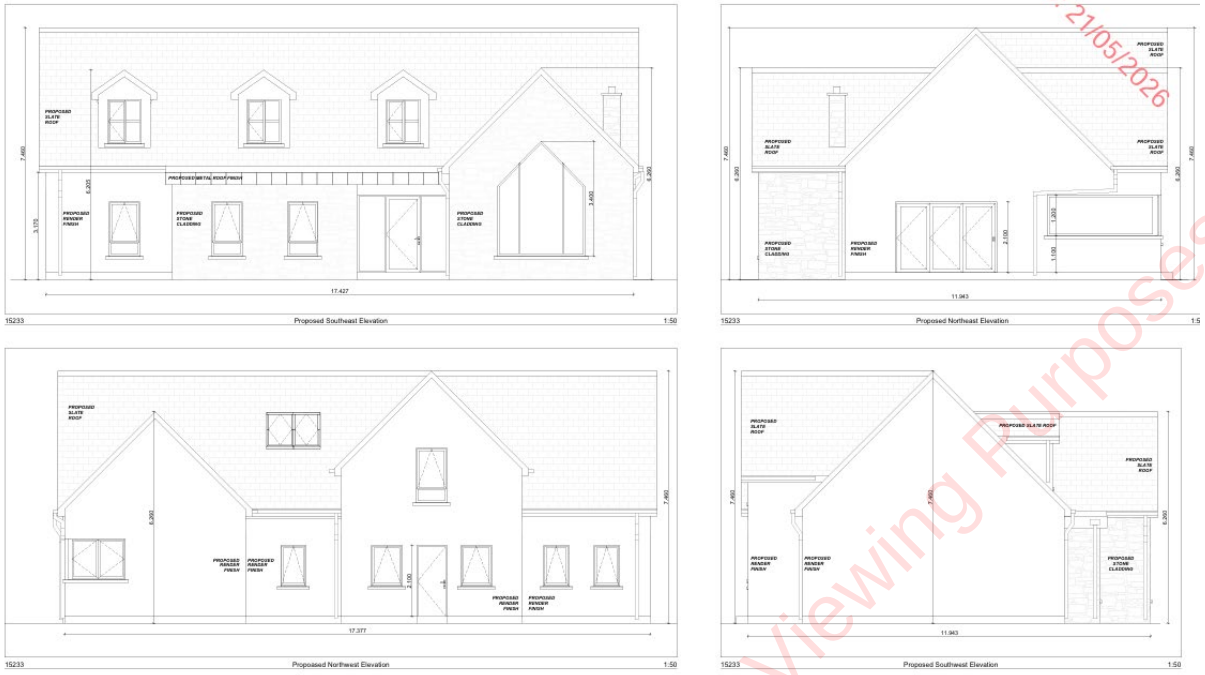
12.Principle of Development

The location of this site is Rural Policy 2 as designated under the Louth County Development plan 2021 – 2027 (as varied) which is the statutory plan for the area. The principle of development was based on qualification with rural housing needs. The new applicant has documented his compliance with the qualifying criteria. Having reviewed the plans, I am satisfied that the proposed development complies with the conditions of the permission.

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13.Layout, Design and Height.

The proposed layout is consistent with the permission granted and as such is deemed acceptable.



D: 21/05/2026

The proposed dwelling (220sqm) with its gable-ended rural form and design, windows of vertical emphasis and its external finishes of render and stone are considered to be in compliance with design guidance as set out in the Louth County Development Plan 2021-2027 (as amended) and thus will not injure the amenity of this rural area.

14.Residential Amenity

(a). Existing residential amenity:

It is not considered that the proposed development would impact negatively upon the residential amenity of any dwelling in the area in terms of overbearing/dominant impact or overshadowing.

(b). Residential amenity of future occupants:

The applicant has documented that the dwelling meets and exceeds the standard to ensure that the proposed development will provide a satisfactory level of residential amenity for

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future occupants of the dwellings.

15.Traffic and Transportation Considerations

No changes to the granted access arrangements under the outline permission.

16. Environmental Considerations

*(a)*Flood Risk

This site is not identified as being within a flood zone on OPW flood mapping available at floodinfo.ie.

(b)Water and Wastewater Connections:

Proposed well and wwts as granted under the permission. No change proposed.

(c)Surface water

No change to the surface water proposal granted under Reg Ref 20/969 and 24/60358.

Other Issues

(a)Development Contributions

The proposed dwelling would be subject to development contributions as set out in Louth County Council Development Contribution Scheme 2023. €11,646 in total.

Part 4 Conclusion and Recommendation

17. **Conclusion**

Having regard to the design and layout of the proposed development and grant of permission, I am satisfied that the proposed development is in accordance with the proper planning and sustainable development of the area.

18. **Recommendation**

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

Reasons and Considerations:

Having regard to the following:

1.The location of the site within the rural area

2.The policies and objectives in the Louth County Development Plan 2021-2027 (as varied);

3.The nature, scale and design of the proposed development.

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4.The planning history within the area.

It is considered that, subject to compliance with the conditions set out below that the proposed development would not seriously injure the residential or visual amenities of the area, would be acceptable in terms of design, height and quantum of development and would therefore be in accordance with the proper planning and sustainable development of the area.

Schedule of Conditions

1.(a) The development shall be carried out in strict accordance with plans and particulars lodged with the Planning Authority on the 21st May 2026 together with all conditions of planning permissions reference no. 20/969 and 24/60358.

(b)The site layout, entrance details, wastewater treatment system and soakaways shall be in strict accordance with that permitted layout under ref no:20/969 and 2460358.

Reason: To cater for orderly development, in the interests of sustainable development and to prevent unauthorised development.

Important Notes for Applicants

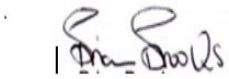
1. It should be clearly understood that the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other Codes of legislation affecting the proposal.

2. A person shall not be entitled solely by reason of a grant of planning permission to carry out any development.

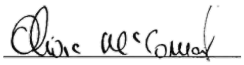
3. A grant of planning permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

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4. Where applicable, it is incumbent on the developer to note that all necessary arrangements must be made to obtain a Road Opening License(s) from Louth County Council for the construction of, all other services in public roadways or grass verge. The developer shall abide by the conditions of the road opening licence.



Brian Brooks
Exe Planner
Date: 25/06/2026



Olivia McCormack
A/ Director of Services
Date: 26/06/2026

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