



An
Coimisiún
Pleanála

Direction
CD-021411-25
ACP-323350-25

The submissions on this file and the Inspector's report were considered at a meeting held on 27/11/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Eamonn James Kelly

Date: 27/11/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the proposed layout, to the pattern of development in the area, and to the provisions of the Louth County Development Plan 2021-2027 including Policy Objective HOU47 which requires planning applications for one-off rural housing to comply with the standards and criteria in Section 13.9 of the development plan, and to the provisions of Section 13.9.6 of that plan in relation to backland development only being considered in Rural Policy Zone 2 for one dwelling per landowner, it is considered that the requirements of Policy Objective HOU47, Section 13.9 or Section 13.9.6 have not been met at this time, and therefore permission should be refused.

Note

In disagreeing with the Inspector's second recommended reason for refusal, while the Commission noted dwellings on the wider landholding that were approved by the planning authority in line with prevailing planning policies and objective, no further development has been approved in ten years. However, the Commission also noted in particular that Policy Objective HOU46 seeks to restrict rather than refuse development and, on that basis and under circumstances where the applicant otherwise satisfied the local need criteria, the proposed development is considered acceptable.