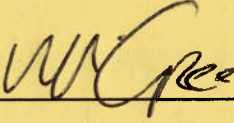


In response to a verbal request from the Drafting/Processing Section regarding clarification of the nature of the further information requested by the Direction dated 19th March 2026 (i.e. whether it was a request under section 132 or 137 of the Planning and Development Act 2000, as amended), the Commission convened a meeting to consider the matter and to further consider the significant issues that had arisen at the previous meeting.

All of the submissions on this file and the Inspector's report were again considered at a meeting held on the 16th of April 2026 and the Commission considered the lack of any plans on the part of the local authority to provide a footpath linking the subject site with the wider network and the fact that the necessary lands are in third-party ownership. Having regard to the nature of the issues raised in the decision of the planning authority, including third party ownership of the land required to provide pedestrian connectivity, the Commission considered that a request for further information was not likely to resolve this issue and decided

to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:



Liam McGree

Date:

20th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Objective HOU 23 of the County Development Plan 2021-2027 (as varied) requires residential development to facilitate walking, cycling and public transport and to include provision for links and connections to the wider neighbourhood.

In addition, Objective MOV 27 of the Development Plan supports permeability and connectivity throughout the Plan area that will improve connections between existing and new neighbourhoods, to include active travel connections between developed and undeveloped lands. Furthermore, the Sustainable and Compact Settlement Guidelines for Planning Authorities promotes 'sustainable and efficient movement' as a key indicator of good design and placemaking to ensure that places are well connected and accessible by sustainable modes. Due to the absence of any proposed pedestrian connectivity between the subject site and the existing built-up area of Dundalk, it is considered that the proposed development would not accord with the principles of good design, would be contrary to

objectives HOU 23 and MOV 27 of the Louth County Development Plan 2021-2027 (as varied), would be likely to result in conflicts between pedestrian and vehicular traffic, with resultant concerns for the safety of vulnerable road users, and would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Commission noted the Inspector's second recommended reason for refusal regarding non-compliance with minimum separation distances between dwellings and the proposed temporary on site waste water treatment system, having regard to the requirements of the 'Wastewater Treatment Manual: Treatment Systems for Small Communities, Business, Leisure Centres and Hotels (Environmental Protection Agency, 1999)'. However, the Commission considered that this was a new issue raised in observations by third parties, which had not been commented upon by the applicant or the planning authority and, given the substantive reason for refusal set out above, decided not to attach that second recommended reason for refusal.