

---

The submissions on this file and the Inspector's report were considered at a meeting held on 17 February 2026.

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

### **Reasons and Considerations**

1.

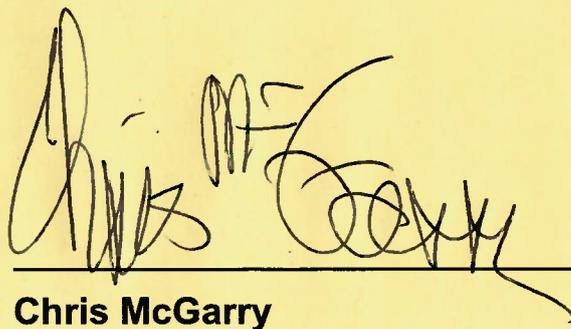
It is considered that the proposed development by reason of its limited site area and resultant lack of usable private amenity space represents a substandard pattern of development, providing an unsatisfactory level of residential amenity of future occupants, as well as substandard quantum of usable private amenity space for the occupants of the main dwelling on site, which if permitted would set an undesirable precedent for other similar inappropriate developments in the vicinity and as such, would be contrary to the provisions of the Louth County Development Plan 2021-2027 (as varied) and would be contrary to the proper planning and sustainable development of the area.

2.

The applicant has failed to provide details of how surface water will be managed and disposed of within the site. As such, the development is contrary to Policy

IU 19 and Section 13.20.4 of the Louth County Development Plan 2021-2027 (as varied) which requires the use of SuDS measures to be incorporated in all new development and thus contrary to the proper planning and sustainable development of the area.

**Planning Commissioner:**



---

**Chris McGarry**

**Date:**

**19<sup>th</sup> day of February 2026**