

An  
Coimisiún  
Pleanála

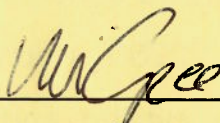
**Commission Direction**  
**CD-000332**  
**PL-500292-LH-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 19 March 2026.

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

**Planning Commissioner:**

  
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**Liam McGree**

**Date:** 26<sup>TH</sup> MARCH 2026

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the layout of the proposed development, and in particular the lack of any permeability or proposed connectivity between the subject site, the town centre and immediately adjacent lands to the west, which are zoned for Town or Village Centre uses in the Louth County Development Plan 2021-2027, and

having regard to the lack of connectivity with, or a positive orientation towards lands immediately to the north-east of the subject site, which are zoned for use as public open space in the Louth County Development Plan 2021-2027, and having regard to the poor quality, functionality and surveillance of public open spaces within the scheme, it is considered that the proposal would constitute a sub-standard form of development which would fail to successfully integrated into the existing and planned built footprint of the settlement of Andee, would be contrary to Objective HOU 21 of the Louth County Development Plan 2022-20280, which requires a design led approach to be taken to sustainable residential development in accordance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and any associated Design Manual, to ensure the creation of quality, attractive, and well connected residential areas and neighbourhoods, would be contrary to Objective HOU 23 of the Louth County Development Plan 2022-20280, which requires residential developments to prioritise and facilitate walking, cycling, and public transport and to include provision for links and connections to existing facilities and public transport nodes in the wider neighbourhood, and would therefore be contrary to the proper planning and sustainable development of the area.

The Commission noted the Inspector's recommendation to refuse planning permission for reasons relating to:

- a) inadequate road and active travel infrastructure in the vicinity;
- b) failure to demonstrate compliance with surface water management standards;
- c) potential impact on the Dundalk Bay SAC and Dundalk Bay SPA; and
- d) layout and density.

However, the Commission concluded that direct connectivity between the subject site and the town centre might ameliorate concerns regarding the capacity of the existing road network. In addition, the Commission concluded that compliance with surface water management standards might have been addressed either by condition or a request for further information. Furthermore, the Commission concluded that there was no likelihood of a direct or indirect impact on the integrity of and European Site as a result of the proposed development, either alone or in combination with other plans or projects, having regard to the distance between the subject site and the River Dee and the lack of any direct hydrological pathway between the two. Finally, the Commission did not share the Inspector's concerns regard the density of the proposed development having regard to the proximity of the site to the town centre and the provisions of the Sustainable Residential and Compact Settlement Guidelines for Planning Authorities (2024).