



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000557**  
**PL-500405-LH-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 13 May 2026.

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

**Planning Commissioner:**

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MaryRose McGovern

**Date:**

**13<sup>th</sup> day of May 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the information submitted with the application and appeal, including the Appropriate Assessment Screening Report submitted to the Planning Authority as additional information on the 22nd day of October, 2025, and the information submitted by the applicants as part of their response to the third party appeal submission to the Commission on the 6th day of January, 2026, the

Commission is not satisfied, having regard to the precautionary principle, that there is reasonable scientific certainty that the development would not adversely affect the integrity of a European Site in the vicinity, in light of the conservation objectives and qualifying interest features for which this site was designated. In particular, it is considered that there is a risk of contravening the conservation objective for the Brent Goose species and the Wetlands habitat within the Carlingford Lough Special Protection Area (site code 004078). It is considered that inadequate information in relation to construction methods, construction timing, direct, indirect and cumulative impacts arising from the development of the boundary wall and railings, has been submitted, to enable the Commission to assess compliance with the site-specific conservation objectives associated with the Carlingford Lough SPA site which seek to maintain the conservation status of the Brent Goose species and the Wetland Habitat. Accordingly, to permit the development would be contrary to Policy Objective NBG 3 of the Louth County Development Plan 2021-2027, which seeks to protect and conserve Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated under the EU Habitats and Birds Directives. Having regard to the uncertainty which exists, in relation to potential adverse impacts arising from the development, on the qualifying interest species and habitat and conservation objectives and, consequently, the integrity of the Carlingford Lough Special Protection Area, it is considered that the applicants have not demonstrated, with reasonable scientific certainty, that the development would not adversely affect the integrity of a European Site in the vicinity, in the light of the conservation objectives and qualifying interest features for which this site was designated. Accordingly, the Commission is precluded from granting planning permission by reason of Article 6(3) of the EU Habitats Directive and of Section 177V (3) of the Planning and Development Act 2000, as amended.