



An
Coimisiún
Pleanála

Commission Direction
CD-000407
PL-500539-LH-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09 April 2026.

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

Planning Commissioner:

Liam McGree

Date:

9th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The access road serving the site is significantly constrained and does not meet the standards necessary to accommodate additional residential development. It is therefore considered that the traffic generated by the proposed development, in conjunction with the traffic generated by the two residential units on the subject

site, would endanger public safety by reason of a traffic hazard and obstruction of pedestrians and other road users and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that the development of an additional dwelling, on a site which currently accommodates two other residential properties (one short-term letting unit and one permanent dwelling) would increase vehicular traffic to and from the subject site along a road that is lacking in width and pedestrian facilities, and would, notwithstanding the residential zoning of the subject lands in the Louth County Development Plan 2021-2027, be likely to set a precedent for the piecemeal development of other properties in the vicinity, in the absence of proposals to provide safe pedestrian and vehicular access to those properties.