

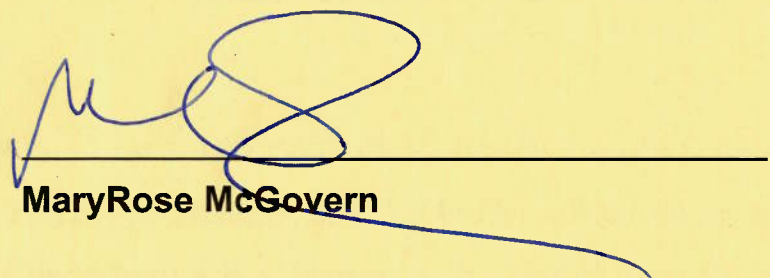
An
Coimisiún
Pleanála

Commission Direction
CD-000898
PL-500556-LH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16 July 2026.

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

Planning Commissioner:



MaryRose McGovern

Date:

16th day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Louth County Development Plan 2021 – 2027 (as varied) and the Dundalk Local Area Plan 2025 – 2031, in particular Section 3.14 (Creating a Well Designed Place) and Policy Objectives HOU 20 and HOU 30, it is considered that the proposed development represents a poor quality urban design, which

would result in a substandard form of development that would detract from the residential amenities of future occupants and the surrounding area. The Commission considered that the design and layout failed to demonstrate a high quality well-designed visually attractive proposal, as required by Policy Objective HOU 20, and in particular considered that proposed dwelling numbers 11-19 and 33-41, by reason of backing onto areas of public open space and communal car parking, would represent an arrangement which would conflict with the principles of good urban design. The Commission also considered that the proposed development would fail to make a positive contribution to the built environment and local streetscape, contrary to Policy Objective HOU 30. The proposed development would, therefore, 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 noted that the Applicant's revised site layout and the revised drawings submitted in response to the third-party appeal, sought to address and balance the difficult site topography and constraints, and to address each of the planning authority's conditions. The Commission did not however share the opinion of the Inspector that the revised drawings had overcome the concerns raised, regarding the design of the proposed development. The Commission considered that the proposed development would not represent a quality urban design that would enhance and develop the fabric of the existing settlement, as required by Policy Objective HOU 20. Neither did the Commission consider that the proposed development would meet the requirements of Policy Objective HOU 30, because the design would not deliver buildings of a high quality that would positively contribute to the built environment and local streetscape.

In addition, the Commission had regard to the submission received from the Department of Housing, Local Government and Heritage, dated the 29th day of January 2025, which, *inter alia*, recommended a condition requiring the implementation of a buffer area of 20 metres around the Recorded Monument Standing Stone LH007-199, with no ground works to be carried out within the buffer area, including boundary works, landscaping or ground reduction. As the proposed development makes provision for a more limited buffer zone of 10 metres, the Commission did not consider this matter to have been resolved, as the Commission could not be satisfied that the proposed development would not adversely impact upon the archaeological heritage of the area.