

An  
Coimisiún  
Pleanála

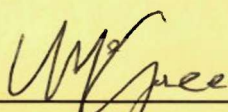
**Commission Direction**  
**CD-000563**  
**PL-500704-LH-26**

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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:**

  
\_\_\_\_\_  
**Liam McGree**

**Date:**

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

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. *The development for which retention permission is sought constitutes overdevelopment of the site and is considered to be contrary to section 13.8.17 (Private Open Space) and policy*

*objective HOU 26 of the Louth County Development Plan 2021 - 2027 (as varied) as it fails to provide adequate, functional, and usable external space for recreational and domestic use for both the existing dwelling and the proposed unit. It would also adversely impact the amenity of the existing property by reason of overbearing and overshadowing effects. Accordingly, the proposal would conflict with the A1 zoning objective, which seeks in part to protect the amenities of adjoining properties, and would therefore be contrary to the proper planning and sustainable development of the area.*

2. *The accommodation proposed to be retained does not meet the minimum standards as set out in Housing Quality for Sustainable Communities Guidelines, 2007 and the minimum requirements for private open space provision as set out in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2025). The minimum standards for overall floorspace, internal room sizes, storage and private amenity space are not provided. In addition, no provision for bin storage, bicycle storage or bulky storage have been provided. The building for which retention permission is sought is of poor design and results in substandard residential accommodation, would set a harmful precedent for future similar substandard development and would be contrary to the proper planning and sustainable development of the area.*