

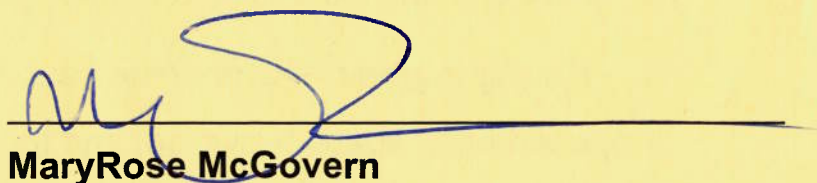
An
Coimisiún
Pleanála

Commission Direction
CD-001026
PL-500831-LH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 06 August 2026.

The Commission noted that the Inspector had fallen into error in referencing a first party appeal to be determined, in circumstances where the first party's appeal had been invalidated and details were not available on file. It was noted that the appeal received by the Commission was maintained by a third party seeking to support the decision of the planning authority to refuse permission for the proposed development. The Commission considered the appeal submissions received from the third party and the first party's response to same, and decided to refuse permission, generally in accordance with the Inspector's recommendation, for the reasons and considerations set out below.

Planning Commissioner:



MaryRose McGovern

Date:

7th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the provisions of Louth County Development Plan 2021 – 2027 (as varied), and to the location of the subject site in an area served by public roads that are substandard in terms of width, junction alignment and visibility, it is considered that the existing road network is significantly below the minimum standards required to safely accommodate the traffic which would be generated by the scale of the proposed development, and the applicant has not demonstrated that there is sufficient scope to upgrade the road infrastructure to include active travel measures such as cycle lanes, buffers and footpaths. Consequently, it is considered that the proposed development would result in a traffic hazard for pedestrians, cyclists and vehicles, would be premature pending substantial road improvements, and would be inconsistent with the Policy Objectives of the Louth County Development Plan 2021 – 2027 (as varied) relating to road safety and active travel. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted and fragmented nature of the proposed open space provision, and the absence of a more integrated amenity approach with the adjoining permitted lands, it is considered that the open space proposed would be substandard and would not provide an adequate level of amenity for future residents. It is considered that the proposed development does not comply with Section 3.14

(Creating a Well Designed Place) of the Louth County Development

Plan 2021-2027 (as varied), or with Objective HOU 25 of the plan which requires the provision of high-quality areas of public open space in new residential developments that are functional spaces, centrally located, and passively overlooked. The proposed development would also fail to comply with the qualitative requirements of Policy Objective 5.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), in relation to open space provision. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.