



An
Coimisiún
Pleanála

Commission Direction
CD-001021
PL-501217-LH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 04 August 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:

6th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the siting and backland nature of the development proposed to be retained and upgraded, together with the cumulative impact of existing dwellings in the immediate vicinity, it is considered that the development proposed to be retained and proposed development would be contrary to the provisions of Section 13.9.4 (Site Selection) and Section 13.9.6 (Backland Development) of the Louth County Development Plan 2021-2027 which states, among other things, that if there is an existing proliferation of one-off houses, the local landscape may be at a point where any further development would completely erode the rural character of the area, and that development located to the rear of established buildings, which introduce a piecemeal form of backland development, will not generally be favoured. Furthermore, it is considered, notwithstanding the proposed upgrades, the design of the dwellinghouse would not be reflective of a traditional rural dwelling form and would not be in accordance with the requirements of Section 13.9.8 (House Design – New Build) and Section 13.9.9 (Design, Detailing and Material Finishes) of the development plan, and would be contrary to Policy Objectives HOU 44 and HOU 49. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It has not been adequately demonstrated that the development proposed to be retained and proposed development would comply with the EPA Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) (2021). The development proposed to be retained and proposed development would be contrary to Policy Objective IU 18 of the Louth County Development Plan 2021-2027, would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to include the second reason for refusal as recommended by the Commission's Inspector (minimum sightline visibility standards and traffic safety), the Commission considered that the issues raised in the Inspector's report and recommendation regarding minimum sightline visibility standards might have been addressed by condition and/or the submission of details for the written agreement of the planning authority, or a request for the submission of additional information, in the absence of the other substantive reasons for refusal as set out above.