

An
Coimisiún
Pleanála

Commission Order
ABP-322701-25

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 25/34

Appeal by Sean O'Hanlon care of McNamee Chartered Building Surveyors Limited of Bantry House, Jocelyn Place, Dundalk, County Louth against the decision made on the 9th day of May, 2025 by Louth County Council to refuse outline permission.

Proposed Development: New dwellinghouse, effluent treatment system and percolation area and all associated site works, all at Lislea, Omeath, County Louth.

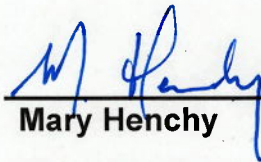
Decision

REFUSE outline permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the location of the site in an 'Area Under Urban Influence' as identified in the Louth County Development Plan 2021-2027, as varied, and in an area where housing is restricted to persons demonstrating local need in accordance with Policy Objective HOU 41 of the development plan, it is considered that it has not been satisfactorily demonstrated that the applicant comes within the scope of the housing need criteria as set out in the development plan for a house at this location. The proposed development, in the absence of meeting the local rural housing need criteria, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would materially contravene Policy Objective HOU 41 of the Louth County Development Plan 2021-2027, as varied, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its location and inadequate frontage, the proposed development would constitute inappropriate backland development which would reduce the residential amenity standards in the area. Furthermore, and having regard to the topography of the site, the elevated positioning of the proposed development, together with its scale, and the location of the site in an 'Area of Natural Outstanding Beauty', as set out in the Louth County Development Plan 2021-2027, as varied, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would militate against the preservation of the rural environment, and would set an undesirable precedent for other such prominently located development in the vicinity.

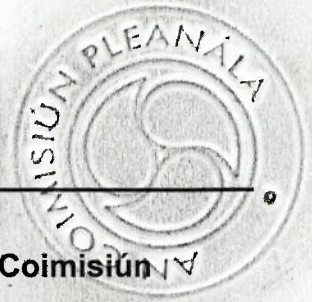
The proposed development would be contrary to Section 13.9.4 (Site Selection) and Section 13.9.6 (Backland Development) of the Louth County Development Plan 2021-2027, as varied, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 3rd day of October 2025.