

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323350-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 2560337**

**Appeal** by Jack Reilly care of Brady Hughes Consulting of 26a Magdalene Street, Drogheda, County Louth against the decision made on the 24<sup>th</sup> day of July, 2025 by Louth County Council to refuse permission for the proposed development.

**Proposed Development:** Permission for (1) a new single storey dwelling, detached garage and a new wastewater treatment system; (2) alterations to the existing vehicular entrance to the neighbouring dwelling to provide a shared entrance to serve the existing neighbouring dwelling and the proposed dwelling; and (3) landscaping to provide for the ecological enhancement of the residual lands (approximately 3.71 hectares) through the designed rewilding of a variety of habitats and to promote the recolonisation of the lands by native flora and fauna together with all associated site development works at Kiltallaght, Termonfeckin, Drogheda, County Louth.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the proposed layout, to the pattern of development in the area, and to the provisions of the Louth County Development Plan 2021-2027 including Policy Objective HOU47 which requires planning applications for one-off rural housing to comply with the standards and criteria in Section 13.9 of the development plan, and to the provisions of Section 13.9.6 of that plan in relation to backland development only being considered in Rural Policy Zone 2 for one dwelling per landowner, it is considered that the requirements of Policy Objective HOU47, Section 13.9 or Section 13.9.6 have not been met at this time, and therefore permission should be refused.

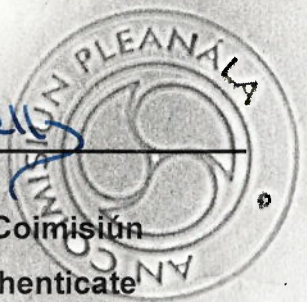
*Eamonn James Kelly*

Eamonn James Kelly

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *1<sup>st</sup>* day of *December*, 2025.