

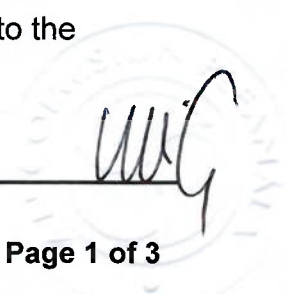
Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2560238

APPEAL by Hollywood Developments Limited against the decision made on the 24th day of October, 2025 by Louth County Council to refuse permission for the proposed development.

Proposed Development: The development will comprise of a total 22 number residential units as follows: (a) The provision of two number detached two-storey four-bed residential dwellings. (b) The provision of 20 number semi-detached two-storey dwellings which comprises 11 number three-bed semi-detached dwellings and nine number four-bed semi-detached dwellings. (c) Provision of associated car parking at surface level. (d) Creation of a new access point from Marlbog Road to facilitate vehicular and pedestrian access. (e) Provision of internal access roads and footpaths and associated works. (f) Provision of residential public open space areas along with all hard and soft landscape works with public lighting, planting and boundary treatments to include boundary walls, railings and fencing. (g) Provision of an ESB substation. (h) Internal site works and attenuation systems to include for provision of a wastewater treatment system which will be connected to the mains wastewater network. (i) All ancillary site development/construction works to facilitate foul, water and service networks for connection to the



existing foul, water, gas and ESB networks. All at Marlbog Road, Haynestown, Dundalk, County Louth.

Decision

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

Reasons and Considerations

Objective HOU 23 of the Louth County Development Plan 2021-2027 (as varied) requires residential development to facilitate walking, cycling and public transport and to include provision for links and connections to the wider neighbourhood. In addition, Objective MOV 27 of the development plan supports permeability and connectivity throughout the plan area that will improve connections between existing and new neighbourhoods, to include active travel connections between developed and undeveloped lands. Furthermore, the Sustainable and Compact Settlement Guidelines for Planning Authorities promotes 'sustainable and efficient movement' as a key indicator of good design and placemaking to ensure that places are well connected and accessible by sustainable modes.

Due to the absence of any proposed pedestrian connectivity between the subject site and the existing built-up area of Dundalk, it is considered that the proposed development would not accord with the principles of good design, would be contrary to objectives HOU 23 and MOV 27 of the Louth County Development Plan 2021-2027 (as varied), would be likely to result in conflicts between pedestrian and vehicular traffic, with resultant concerns for the safety of vulnerable road users, and would therefore be contrary to the proper planning and sustainable development of the area.



Liam McGree

Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.



Dated this 20th day of April 2026.