

An  
Coimisiún  
Pleanála

**Commission Order  
PL-500271-LH-25**

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

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 25/60535**

**Appeal** by Frank Lynch against the decision made on the 17<sup>th</sup> day of October, 2025 by Louth County Council to refuse permission.

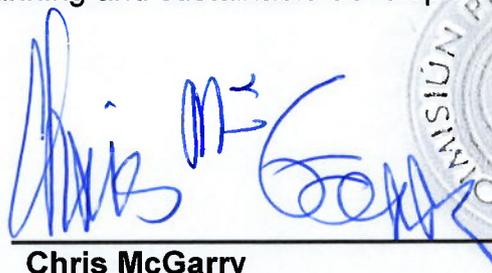
**Proposed Development:** Construction of a two-storey dwellinghouse and associated site works, all at 112 Sliabh Breagh, Ardee, County Louth.

## **Decision**

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

## Reasons and Considerations

1. It is considered that the proposed development by reason of its limited site area and resultant lack of usable private amenity space represents a substandard pattern of development, providing an unsatisfactory level of residential amenity for future occupants, as well as substandard quantum of usable private amenity space for the occupants of the main dwelling on site, which if permitted would set an undesirable precedent for other similar inappropriate developments in the vicinity and as such, would be contrary to the provisions 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. The applicant has failed to provide details of how surface water will be managed and disposed of within the site. As such, the development would be contrary to Policy IU 19 and Section 13.20.4 of the Louth County Development Plan 2021-2027 (as varied) which requires the use of Sustainable Drainage Systems (SuDS) measures to be incorporated in all new development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

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

Dated this 20<sup>th</sup> day of February 2026.