



Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 25/60532

Appeal by MRM Structural Limited against the decision made on the 20th day of October, 2025 by Louth County Council to refuse permission.

Proposed Development: Development to comprise of a total of 45 number residential units as follows: The provision of a total of 20 number two-storey and three number three-storey dwellings which will consist of 20 number three-bed units and three number four-bed units. The provision of a total of 22 number apartment units consisting of 11 number one-bed units and 11 number two-bed units across three number buildings. (Block A comprises four number one-bed and four number two-bed units over two storeys, Block B comprises three number one-bed and three number two-bed units over two storeys, Block C comprises four number one-bed and four number two-bed units over two storeys). Provision of associated car parking at surface level via a combination of in-curtilage parking for dwellings and via on-street parking for the apartment units. Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site. Provision of associated bicycle and bin storage facilities at surface level adjoining the apartment units. Creation of a new vehicular and pedestrian access from The Black Ridge Road with associated

upgrade works to sections of the existing adjoining access (Black Ridge) road, including the provision of a new footpath. Provision of internal access roads and footpaths and associated works. Provision of residential communal and public open space areas to include a formal play area along with all hard and soft landscape works with public lighting, planting and boundary treatments to include boundary walls, railings and fencing. Provision of one number ESB substation. Internal site works and attenuation systems, including a pumping station. 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 the Black Ridge, Townparks, Ardee, County Louth.

Decision

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

Reasons and Considerations

Having regard to the layout of the proposed development, and, in particular, the lack of any permeability or proposed connectivity between the site, the town centre and immediately adjacent lands to the west, which are zoned for Town or Village Centre uses in the Louth County Development Plan 2021-2027, and having regard to the lack of connectivity with, or a positive orientation towards, lands immediately to the north-east of the site, which are zoned for use as public open space in the Louth County Development Plan 2021-2027, and having regard to the poor quality, functionality and surveillance of public open spaces within the scheme, it is considered that the proposed development would constitute a substandard form of development which would fail to successfully integrate into the existing and planned built footprint of the settlement of Ardee, would be contrary to Objective HOU 21 of the Louth County Development Plan 2021-2027, which requires a design led approach to be taken to sustainable residential development in accordance with the Sustainable Residential Development and Compact Settlements

Guidelines for Planning Authorities (2024) and any associated Design Manual, to ensure the creation of quality, attractive, and well connected residential areas and neighbourhoods, would be contrary to Objective HOU 23 of the Louth County Development Plan 2022-20280, which requires residential developments to prioritise and facilitate walking, cycling, and public transport and to include provision for links and connections to existing facilities and public transport nodes in the wider neighbourhood. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *30th* day of *March* 2026.