

An
Coimisiún
Pleanála

**Commission Order
PL-500539-LH-25**

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2560680

Appeal by Raymond Parkinson against the decision made on the 12th day of December, 2025 by Louth County Council to refuse permission to the proposed development.

Proposed Development: The development will consist of a residential chalet with an open plan kitchen, sitting/dining room, utility, hot-press, two bedrooms, main bathroom with two external decking areas. Connecting to main foul sewerage and all associated site works at 10 Lea Cottages, Crooked Street, Clogherhead, County Louth.

Decision


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

Reasons and Considerations

The access road serving the site is significantly constrained and does not meet the standards necessary to accommodate additional residential development. It is therefore considered that the traffic generated by the proposed development, in conjunction with the traffic generated by the two residential units on the subject site, would endanger public safety by reason of a traffic hazard and obstruction of pedestrians and other road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that the development of an additional dwelling, on a site which currently accommodates two other residential properties (one short term letting unit and one permanent dwelling) would increase vehicular traffic to and from the subject site along a road that is lacking in width and pedestrian facilities, and would, notwithstanding the residential zoning of the subject lands in the Louth County Development Plan 2021-2027, be likely to set a precedent for the piecemeal development of other properties in the vicinity, in the absence of proposals to provide safe pedestrian and vehicular access to those properties.


Liam McGree


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

Dated this 14th day of APRIL 2026