



An
Coimisiún
Pleanála

**Commission Order
PL-500556-LH**

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 24/60792

Appeal by Wild Ireland Defence CLG against the decision made on the 8th day of December, 2025 by Louth County Council to grant subject to conditions a permission to Moffett Investment Holdings ULC.

Proposed Development: Construction of 63 number houses in semi-detached and terraced format and ranging in height from two to three number storeys. A single new vehicular access off Mount Avenue will be provided to serve the development. Three number separate pedestrian only accesses are also provided off Mount Avenue. It is also proposed to construct a pedestrian connection across the stream to adjoining residential lands to the north that are currently under construction. The proposed development also provides for alterations to ground levels across the site and the undergrounding of ESB powerlines. Public lighting, Electric Vehicle (EV) charging points and an ESB sub-station are also proposed. The proposal also consists of all landscaping and boundary treatments, including the construction of retaining walls in

addition to all associated site development works encompassing the installation of Sustainable Urban Drainage (SuDS) features across the site, as well as connections to existing public infrastructure, services and utilities. The site is located on the eastern side of Mount Avenue and is bounded to the north by a permitted residential development comprising 93 number dwellings granted under planning register reference number 21/1173 that is currently under construction. Agricultural fields bound the site to the south and east, all at Mount Avenue, Farrandreg, Dundalk, County Louth, as revised by the further public notices received by the planning authority on the 11th day of November, 2025.

Decision

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

Reasons and Considerations

Having regard to the Louth County Development Plan 2021-2027, as varied, and the Dundalk Local Area Plan 2025-2031, in particular Section 3.14 (Creating a Well Designed Place) and Policy Objectives HOU 20 and HOU 30, it is considered that the proposed development would represent a poor quality urban design, which would result in a substandard form of development that would detract from the residential amenities of future occupants and the surrounding area. The Commission considered that the design and layout of the proposed development failed to demonstrate a high-quality well-designed visually attractive proposal, as required by Policy Objective HOU 20, and in particular considered that proposed dwelling numbers 11-19 and 33-41, by

reason of backing onto areas of public open space and communal car parking, would represent an arrangement which would conflict with the principles of good urban design. The Commission also considered that the proposed development would fail to make a positive contribution to the built environment and local streetscape, contrary to Policy Objective HOU 30. The proposed development 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 noted that the applicant's revised site layout and the revised drawings submitted in response to the third-party appeal sought to address and balance the difficult site topography and constraints, and to address each of the planning authority's conditions. The Commission did not, however, share the opinion of the Inspector that the revised drawings had overcome the concerns raised regarding the design of the proposed development. The Commission considered that the proposed development would not represent a quality urban design that would enhance and develop the fabric of the existing settlement, as required by Policy Objective HOU 20. Neither did the Commission consider that the proposed development would meet the requirements of Policy Objective HOU 30 because the design would not deliver buildings of a high quality that would positively contribute to the built environment and local streetscape.

In addition, the Commission had regard to the submission received from the Department of Housing, Local Government and Heritage dated the 29th day of January, 2025, which, inter alia, recommended a condition requiring the implementation of a buffer area of 20 metres around the Recorded Monument Standing Stone LH007-199, with no ground works to be carried out within the buffer area, including boundary works, landscaping or ground reduction. As the proposed development makes provision for a more limited buffer zone of 10 metres, the Commission did not consider this matter to have been resolved as the Commission could not be satisfied that the proposed development would not adversely impact upon the archaeological heritage of the area.



MaryRose McGovern

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 20th day of July 2026.