



Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2560215

APPEAL by Doylesfort Road Residents in support of the decision made on the 9th day of February 2026, by Louth County Council to refuse permission for the proposed development.

Proposed Development: The development will comprise of a total of 44 number residential units as follows: (a) The provision of a total of 23 number two storey residential dwellings which will consist of 15 number three bed units and eight number four bed units. (b) The provision of a total of 21 number apartments/duplex units consisting of three number one bed units and 18 number two bed units across two number buildings. Block A comprises 15 number two bed units over four storeys and block B comprises three number one bed units and three number two bed units over two storeys. (c) Provision of associated car parking at surface level via a combination of in-curtilage parking for dwellings and via on-street parking for the duplexes and apartment units. (d) Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site. (e) Provision of associated bicycle and bin storage facilities at surface level adjoining the apartment/duplex units. (f) Creation of a new access points from Doylesfort Road and the existing Lios Dubh housing estate with associated upgrade works to sections of the existing adjoining access roads to facilitate vehicular, pedestrian and cycle access. (g) Provision of internal

access roads and footpaths and associated works. (h) Provision of residential communal 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. (i) Provision of one number ESB substation. (j) Internal site works and attenuation systems. (k) 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 Doylesfort Road and adjoining the Lios Dubh housing estate, Dundalk, County Louth as amended by the further public notices received by the planning authority on the 11th day of December 2025.

Decision

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

Reasons and Considerations

1. Having regard to the provisions of Louth County Development Plan 2021 – 2027 (as varied), and to the location of the subject site in an area served by public roads that are substandard in terms of width, junction alignment and visibility, it is considered that the existing road network is significantly below the minimum standards required to safely accommodate the traffic which would be generated by the scale of the proposed development, and the applicant has not demonstrated that there is sufficient scope to upgrade the road infrastructure to include active travel measures such as cycle lanes, buffers and footpaths. Consequently, it is considered that the proposed development would result in a traffic hazard for pedestrians, cyclists and vehicles, would be premature pending substantial road improvements, and would be inconsistent with the Policy Objectives of the Louth County Development Plan 2021 – 2027 (as varied) relating to road safety and active travel.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the restricted and fragmented nature of the proposed open space provision, and the absence of a more integrated amenity approach with the adjoining permitted lands, it is considered that the open space proposed would be substandard and would not provide an adequate level of amenity for future residents. It is considered that the proposed development does not comply with Section 3.14 (Creating a Well Designed Place) of the Louth County Development Plan 2021-2027 (as varied), or with Objective HOU 25 of the plan which requires the provision of high-quality areas of public open space in new residential developments that are functional spaces, centrally located, and passively overlooked. The proposed development would also fail to comply with the qualitative requirements of Policy Objective 5.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), in relation to open space provision. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

Planning Commissioner of An Coimisiún

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

Dated this 7th day of August 2026.