An Coimisiún Pleanála

Commission Order
PL-500947-LH-26

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2560841

Appeal by Keith White against the decision made on the 13th day of February, 2026 by Louth County Council to refuse permission for the proposed development.

Proposed Development: Retention permission for a two-storey replacement dwelling that has replaced an original one and two storey dwelling, new soakaways and all associated site development works, all at Templetown, Carlingford, County Louth.

Decision

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

Reasons and Considerations

Having regard to the totality of the information on file and to the description of the proposed development as retention permission for a replacement dwelling, it is considered that sufficient evidence has not been provided in accordance with section 3.19 Replacement Dwellings, where there is a general presumption in favour of retaining and refurbishing traditional vernacular dwellings, and with the standards and criteria set out in section 13.9.13 Replacement Dwellings of Chapter 13 Development Management Guidelines of the Louth County Development Plan 2021 - 2027, including that the original dwelling was no longer habitable/in residential use at the time of its demolition. It is also considered that sufficient justification has not been provided to demonstrate that the vernacular thatched cottage at the time of demolition was not reasonably capable of being made structurally sound or that sufficient consideration was given to retaining, adaption or incorporation of the vernacular building into the design of the proposed new dwelling in accordance with section 13.9.11 Restoration and Replacement and section 3.18 Vernacular Dwellings/Buildings of the Development Plan. It is, therefore, considered that the proposed development would contravene policy objectives BHC 42, HOU 50 and HOU 53 of the Louth County Development Plan 2021 - 2027 and would be contrary to the proper planning and sustainable development of the area.

Marie O'Connor

Marie O'Connor
Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 13th **day of** November **2026.**