



An
Coimisiún
Pleanála

**Commission Order
PL-501377-LH-26**

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 26/60121

Appeal by Michael Callan against the decision made on the 24th day of April, 2026 by Louth County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse, new vehicular entrance onto public road, treatment system and percolation area, and all associated site works, all at Milltown, Termonfeckin, County Louth.

Decision

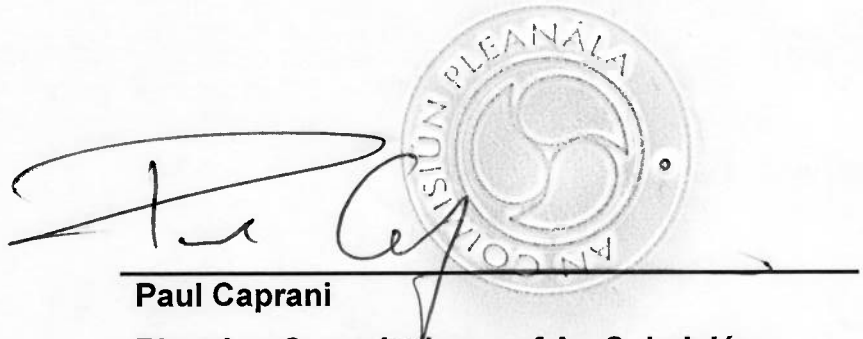
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The subject site is located within Rural Policy Zone 2, where residential development is only permitted on suitable sites where the applicant has demonstrated a genuine need to reside in the rural area, in accordance with the specific qualifying criteria set out in Table 3.5 of the Louth

County Development Plan 2021-2027 (as varied). The applicant has not sufficiently demonstrated eligibility for a dwelling in the rural area of County Louth, having failed to provide sufficient information regarding the nature, scale and extent of their involvement in agricultural activity. Accordingly, the Commission is not satisfied that the proposed development falls within the scope of the rural housing need criteria. The proposals would therefore materially contravene policy objective HOU 43 of the Louth County Development Plan 2021-2027 (as varied) and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the traffic turning movements generated by the proposed development, at a point where sightlines are restricted by virtue of the substandard horizontal alignment on the adjoining public road would result in the creation of a serious traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

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

Dated this 3rd day of September 2026.