



LOUTH COUNTY COUNCIL

Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel:042/9335457

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

NOTIFICATION OF DECISION TO REFUSE

To: David O'Sullivan
c/o Andrew Johnston
Grangebellew,
Drogheda
County Louth
A92V0A6

Date: 28th August 2026

Planning Register Number: 2660464

Date Application Received: 13/07/2026

Validation Received: 13/07/2026

Further Information Received:

Type of Application: PERMISSION

Description of Development: Permission for a proposed dwelling house, domestic garage, waste water treatment system and polishing filter percolation area, new vehicular entrance onto public road and all associated site development works.

Name of Applicant: David O'Sullivan

Location of Development: Parsonstown,
Clogherhead,
County Louth.

Date of Decision: 28th August 2026

In pursuance of the powers conferred upon it by the above mentioned Acts, The Council of the County of Louth, being the Planning Authority for the County of Louth, has decided, for the reason(s) set out in the schedule attached, to **REFUSE** PERMISSION for the development described above.

An appeal against this decision may be made to An Coimisiún Pleanála by any person in accordance with the instructions on the attached sheet within the time limits specified.

Oliver Winters
Administrative Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60464

SCHEDULE

- 1) The proposed development is located within Rural Policy Zone 1 as designated by the Louth County Development Plan 2021 -2027 (as varied). This location is an area under strong urban influence and of significant landscape value. Policy HOU 43 of the Plan seeks to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with the Qualifying Criteria relative to Rural Policy Zone 1 set out in Table 3.4. Based on the information submitted, the planning authority is not satisfied that the applicant comes under the scope of the qualifying criteria for residential development in Rural Policy Zone 1 and as such, the proposed development would contravene the rural housing policy of the Louth County Development Plan 2021-2027 (as varied) and thus would be contrary to the proper planning and sustainable development of the area.
- 2) The proposed development is at a location within an area characterised by a proliferation of one-off rural dwellings. In order to facilitate this dwelling, this proposal would require the extensive removal of an established roadside boundary hedgerow to accommodate the development. This site is also located on a level higher than the adjacent public road and has no substantial screening or backdrop on its rear and southern side boundary. The proposal is therefore considered to be contrary to Policy objective HOU 44 of the Louth County Development Plan 2021-2027 (as varied) which seeks to manage development of rural housing in the open countryside by requiring any new dwelling to be 'appropriately designed and located so it integrates into the local landscape and does not negatively impact or erode the rural character of the area in which it would be located, Policy Objective HOU 49 which requires applications for one-off rural housing to comply with the standards and criteria set out in Section 13.9 of Chapter 13 'Development Management Guidelines', Policy Objective ENV 39 which seeks to protect and preserve existing hedgerows particularly species rich roadside and townland boundary hedgerows and Policy Objective NBG 37 which seeks to protect the unspoiled rural landscape of the Areas of High Scenic Quality. Such development would be contrary to the proper planning and sustainable development of this area.

SCHEDULE

- 3) The proposed development is located within a holding where a substantial number of dwellings have been constructed. It is Policy Objective HOU 48 of the Louth County Development Plan 2021 – 2027 (as varied) to restrict residential development on a landholding, where there is a history of development through the speculative sale or development of sites, notwithstanding the applicant's compliance with the local need criteria. Considering the substantial number of dwellings that have been developed within these lands, it is considered that the proposed development is contrary to Policy Objective HOU 48 of the Louth County Development Plan 2021 – 2027 (as varied) and the proper planning and sustainable development of the area.