



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: Annemarie Gillespie
c/o Ryan Carroll
Market Street
Ardee
Co. Louth

Date: 16/10/2026

Planning Register Number: 2660582

Date Application Received: 27/08/2026

Validation Received: 27/08/2026

Further Information Received:

Type of Application: RETENTION PERMISSION

Description of Development: Retention of 2no. commercial garages and associated site development works.

Name of Applicant: Annemarie Gillespie

Location of Development: Dowdstown
Ardee
Co. Louth

Date of Decision: 16th October 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** RETENTION PERMISSION for the development described above.

An appeal against this decision may be made to An Coimisiún Pleanála. The procedure for making an appeal is available on An Coimisiún Pleanála's website (www.pleanala.ie).

Anna-Marie McKeown
Senior Staff Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60582

SCHEDULE

1. While the buildings have been in-situ for a significant period of time, it is the policy of the Louth County Development Plan 2021-2027 (as varied) *“To support rural entrepreneurship and rural enterprise development of an appropriate scale at suitable locations in the County”* (EE 55) and *“To secure vibrant and viable rural communities by supporting the development of rural based enterprises”* (EE 60). Section 5.19.3 of the Plan states that *“In the first instance, new employment related developments are directed to settlements where services are available, and lands have been identified for employment uses”*.

Based on the information submitted, the applicant has failed to demonstrate a locational, resource-based, regional or national requirement for the retention of this commercial development in the rural area, as required in Sections 5.19.3 and 13.11.11 of the Plan. Therefore, the development if permitted would be contrary to policies EE 55 and EE 60 insofar as they support proposals for business enterprises in the countryside, would establish an undesirable precedent for similar developments on unserviced land in the rural area and would be contrary to the proper planning and sustainable development of the area.

2. It is the policy objective (MOV 58) of the Louth County Development Plan 2021-2027 (as varied) to safeguard the capacity and safety of the National and Regional Road network by restricting further access onto National Primary, National Secondary, and Protected Regional Roads in accordance with the details set out in Tables 7.9 and 7.10 and not permit new access or intensification of existing access onto Protected Regional Routes save for limited exemptions. The development is located along the R215 Protected Regional Route at Dowdstown and does not come under the scope of the exemptions set down and as such, it is considered that the proposed would contravene materially the 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.

3. Having regard to the provisions of Chapter 5 of the Louth County Development Plan 2021–2027 (as varied), which seeks to create and promote sustainable rural communities, and Chapter 13, which sets out development management standards relating to the protection of residential amenity, it is considered that the proximity, scale, and commercial nature of the subject building give rise to unacceptable impacts on the adjoining residential property. The development therefore represents a form of commercial activity that is incompatible with the established rural area and fails to protect the amenity of adjacent occupiers as required under the Louth County Development Plan 2021–2027 (as varied). The retention of the buildings in their current form would accordingly constitute a material injury to residential amenity and would be contrary to the proper planning and sustainable development of the area.

4. In the absence of a compliant SUDS Design Report, the Planning Authority cannot be satisfied that surface water runoff would be adequately managed in accordance with Policy Objective IU19 of the Louth County Development Plan 2021-2027 (as varied) and as such, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.