



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: Zoe Berkery
c/o James McKevitt
McKevitt King Architects
50 North Road
Drogheda
A92 W725

Date: 28th August 2026

Planning Register Number: 2660458

Date Application Received: 09/07/2026

Validation Received: 09/07/2026

Further Information Received:

Type of Application: PERMISSION

Description of Development: Permission will consist of the following: 1.Construction of a new detached dwelling 2.Construction of a new garage 3.Alterations to existing agricultural entrance to accommodate new gates and piers 4. New proprietary wastewater treatment system & percolation area 5.All associated site works.

Name of Applicant: Zoe Berkery

Location of Development: Blackhall Cross
Milltown
Termonfeckin, Co. 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.

Annamarie McKeown
Senior Staff Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60458

SCHEDULE

1. The proposed dwelling and garage, by reason of its siting and the site's location in an area which has an excessive density and inappropriate suburban pattern of development, including ribbon development, would result in the extension of ribbon development. As such, the proposed development would militate against the preservation of the rural environment and would set an undesirable precedent for other similar inappropriate development in the vicinity. Accordingly, the development is considered to be contrary to Sections 13.9.4 (Site Selection,) 13.9.5 (Ribbon Development) and Policy Objective HOU 49 of the Louth County Development Plan 2021-2027, as varied, and would, if permitted, be contrary to the property planning and sustainable development of the rural area.