



**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:** Jane Coyle  
c/o Colm Holmes  
Jeninstown Business Park  
Jeninstown  
Dundalk  
A91 W224

Date: 18<sup>th</sup> September 2026

**Planning Register Number:** 2660528

**Date Application Received:** 31/07/2026

**Validation Received:** 31/07/2026

**Further Information Received:**

**Type of Application:** PERMISSION

**Description of Development:** Permission for the refurbishment, alterations and extension to existing derelict dwelling house, new effluent treatment system and all associated site development works

**Name of Applicant:** Jane Coyle

**Location of Development:** Mullaghatten  
Riverstown  
Dundalk

**Date of Decision:** 18<sup>th</sup> September 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. The procedure for making an appeal is available on An Coimisiún Pleanála's website ([www.pleanala.ie](http://www.pleanala.ie)).

**Annamarie McKeown**  
**Senior Staff Officer**

## **LOUTH COUNTY COUNCIL**

**REFERENCE NO. 26/60528**

### **SCHEDULE**

1. Policy Objectives BHC 42, BHC 44, HOU 50 and HOU 51 of the Louth County Development Plan 2021-2027 (as varied) promote, where feasible, the protection, retention, sympathetic maintenance and appropriate refurbishment and use of the vernacular built heritage, in both urban and rural areas, which contribute to the streetscape and landscape character and encourage the re-use and adaption of existing historic buildings in a manner compatible with their character.

Section 13.9.12 Development Management Guidelines requires that all external structural walls and internal walls of such vernacular buildings are substantially intact and that the building is capable of being renovated/refurbished without demolition. The subject structure comprises the remnants of a stone structure, whereby there is 1 no. external (structural) gable wall substantially intact, with only remnants of the further external walls with no roof or window / door openings and as such, given its ruinous condition, the structure does not constitute a 'vernacular building' eligible for restoration in principle under the above policies.

The proposed development which would provide a new one-off dwelling house in this rural area where rural qualifying criteria applies, would not (on the basis of information provided) meet the requirements of the policy objectives as set out above pertaining to vernacular buildings, nor has it been demonstrated that it would comply with Policy Objective HOU 43 of the Louth County Development Plan 2021 2027 (as varied) which seeks to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with the Local Needs Qualifying Criteria relative to the Rural Policy Zone. The proposed development would therefore contravene the proper planning and sustainable development of the rural area and would set an undesirable precedent for other similar developments in the area.