



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: Hugh Osborne
c/o AIDAN GERAGHTY
Greenlanes, Dromin
Dunleer
County Louth
A92 YH98

Date: 18th September 2026

Planning Register Number: 2660514

Date Application Received: 29/07/2026

Validation Received: 29/07/2026

Further Information Received:

Type of Application: OUTLINE PERMISSION

Description of Development: Outline permission sought for a dwelling house, new waste water treatment system and percolation area, on site soakaway, new vehicular entrance on to public road and all associated site works

Name of Applicant: Hugh Osborne

Location of Development: Dillonstown
Dunleer
County Louth

Date of Decision: 18th 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** OUTLINE 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).

Annamarie McKeown
Senior Staff Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60514

SCHEDULE

1. The proposed development, by reason of its location on an undeveloped greenfield site along castle lane road, separate from the existing residential cluster, would extend the established pattern of one-off housing development into the rural landscape and result in additional visual intrusion and erosion of the rural character of the area. Furthermore, the proposed dwelling would contribute to the continuation and extension of a ribbon pattern of development along castle lane road. The proposed development would, therefore, be contrary to the provisions of Sections 13.9.4 and 13.9.5 of the Louth County Development Plan 2021-2027 (as varied), which seek to ensure that rural dwellings integrate appropriately into the landscape and to avoid the creation or extension of ribbon development in rural areas. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development would endanger public safety by reason of traffic hazard as the minimum sightlines of 75m required at the proposed vehicular entrance point onto the L-6329, measured from a point 3m back from the road edge over a height of 0.6 metres to 1.05 metres above road level, are not achievable to the east due to the horizontal alignment of the road.