



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: Darragh McEvoy
c/o Shane McCoy
UPPER FAUGHART
DUNDALK
Co. Louth
A91 C3W7

Date: 31/07/2026

Planning Register Number: 2660369

Date Application Received: 12/06/2026

Validation Received: 12/06/2026

Further Information Received:

Type of Application: PERMISSION

Description of Development: Permission for a dwelling house, domestic garage, new vehicular entrance, waste water treatment system and associated site development works

Name of Applicant: Darragh McEvoy

Location of Development: Crockadoctor, Carstown,
Termonfeckin,
Co. Louth

Date of Decision: 31st July 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 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.

Anna-Marie McKeown
Senior Staff Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60369

SCHEDULE

1. Policy Objective HOU 49 of the Louth County Development Plan 2021-2027 (as varied) requires applications for rural dwellings to comply with the standards and criteria for Housing in the Open Countryside set out in Section 13.9 of Chapter 13. Having regard to the location of the site some 270m from the public road on a narrow unsurfaced track it is considered to be contrary to Section 13.9.6 'Backland Development' and would militate against the preservation of the rural environment which would set an undesirable precedent for other similar inappropriate development in the vicinity. In addition, the development would also be contrary to Policy Objective HOU 44 which seeks to manage the 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 not erode the rural character of the area in which it would be located. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.