



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: Nicola Lynch Bellew
c/o Colm Holmes
Jeninstown Business Park
Jeninstown
Dundalk
A91 W224

Date: 4th September 2026

Planning Register Number: 2660467

Date Application Received: 15/07/2026

Validation Received: 15/07/2026

Further Information Received:

Type of Application: RETENTION PERMISSION & PERMISSION

Description of Development: 1. Retention permission for dwellinghouse, 2. Retention permission for 2 No. sheds to rear of dwellinghouse, 3. Permission to upgrade existing effluent treatment system and all Associated site development works.

Name of Applicant: Nicola Lynch Bellew

Location of Development: Richardstown
Dromin
Dunleer

Date of Decision: 4th 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 RETENTION PERMISSION AND 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).

Oliver Winters
Administrative Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60467

SCHEDULE

1. The applicant has failed to demonstrate compliance with the Rural Housing Needs Criteria applicable to Rural Policy Zone 2, an area under strong urban influence, as set out in Policy HOU 43 and Table 3.5 of the Louth County Development Plan 2021-2027 (as varied). In particular, no completed Qualifying Criteria Form for Housing in the Open Countryside and Rural Nodes, nor any supporting information demonstrating a need to reside in this rural area, has been submitted. In the absence of such information, the Planning Authority cannot establish that the dwellinghouse proposed for retention would have been acceptable in principle at this location. The proposed development is therefore contrary to Policy objective HOU 43 of the Louth County Development Plan 2021-2027 (as varied) and to the proper planning and sustainable development of the area.
2. The applicant has not provided sufficient information to demonstrate that the two shed structures proposed for retention are ancillary and subordinate to the residential use of the dwellinghouse. Having regard to the size and scale of the structures and the associated hardstanding areas, further details are required regarding their nature, function and relationship to the dwelling. In the absence of such information, the Planning Authority is unable to fully assess the acceptability of the structures or their potential impact on the character and amenities of the area. The proposed development is therefore considered contrary to the proper planning and sustainable development of the area.
3. The existing site entrance serving the development is substandard and fails to provide adequate visibility splays in accordance with the requirements of Section 13.16.17 of the Louth County Development Plan 2021-2027 (as varied). Based on the assessment of the Major Capital Projects and Infrastructure Delivery Section, the access arrangement would result in substandard forward stopping sight distance for road users travelling in a northerly direction on the L2214 and would introduce an unacceptable traffic hazard, including an increased risk of rear-end collisions. The Planning Authority is therefore not satisfied that the development can be served by a safe and suitable means of access, and as such, the proposed development would endanger public safety by reason of traffic hazard.
4. The capacity of the proposed wastewater treatment plant is designed for a Person Equivalent (PE) of 6, based on a 4-bedroom house. The existing property is a 5-bedroom property where a minimum PE Capacity of 8 is required. The proposed wastewater treatment plant, if permitted, would be undersized and would be insufficient to cater for the anticipated waste volume from the dwelling. The proposed development would therefore be prejudicial to public health.