



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: Aideen Dunne
c/o DAVID REILLY
108 GLEANN ALAINN, TULLYALLEN
TULLYALLEN
Drogheda
A92K2D2

Date: 04/09/2026

Planning Register Number: 2660481

Date Application Received: 21/07/2026

Validation Received: 21/07/2026

Further Information Received:

Type of Application: PERMISSION

Description of Development: Permission for a new three-bedroom two storey dwelling, wastewater treatment plant and percolation area, new bored potable well, new site entrance, landscaping with boundary details and all associated site development works

Name of Applicant: Aideen Dunne

Location of Development: Clonmore
Togher
Co.Louth

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 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).

Oliver Winters
Administrative Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60481

SCHEDULE

1. The proposed development, by reason of the fragmentation of established agricultural land, its scale, form, massing, detailing and its siting and orientation on an elevated and exposed field, together with the proposed sweeping driveway and the site's lack of sufficient natural screening or backdrop, would fail to sensitively integrate into the surrounding rural landscape. The development, would, if approved, result in a visually obtrusive form of development that would detract from the character and visual amenity of the rural area and would be contrary to the proper planning and sustainable development of the area in this regard. The proposal is therefore considered to contravene Sections 13.9.4, 13.9.8, 13.9.9 and Policy Objectives HOU 44 and HOU 49 of the Louth County Development Plan 2021 2027 (as varied), which seek to ensure that new dwellings in the open countryside are sensitively located and designed to protect the rural character of the area.