



RECORD OF CHIEF EXECUTIVE'S ORDER

LOUTH COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

Chief Executive Order No: 440/2026

Register Reference Number: 2658

Date Application Received: 28/04/2026

Type of Application: PERMISSION

Description of Development: Permission for the demolition of existing dwelling house and the construction of a new replacement dwelling house, effluent treatment plant and percolation area, new detached domestic garage and all associated site works

Name of Applicant: Pdraig O'Callaghan

Location of Development: Courtbane, Hackballscross, Dundalk, Co Louth.

Recommendation: I hereby recommend that permission be **REFUSED** for the development described above, for the reasons set out in the Schedule hereunder.

Signed: pp Decla Conlon
Orla Rooney
Assistant Planner

Dated: 11/06/2026

ORDER: In pursuance of the powers conferred upon the Council by the above acts, I concur with the above recommendation and I hereby decide to **REFUSE** permission for the development described above, for the reasons set out in the Schedule hereunder.

Signed: Thomas McEvoy
Thomas McEvoy
Director of Services

Date: 12/06/2026

To whom this function has been delegated in accordance with the provisions of Section 154 of the Local Government Act, 2001 by Order No. CE.S 201/25 dated 14th day of May 2025.

LOUTH COUNTY COUNCIL

L.C.P. 440/2026

REFERENCE NO. 26/58

Schedule

1. The subject dwelling (for which permission is being sought to demolish and replace) is an intact vernacular building located in Rural Policy Zone 2. It is an objective of the Louth County Development Plan 2021-2027 (as varied,) under policy objectives BHC 42 and HOU 50 to recognise the importance of the contribution of vernacular architecture to the character of a place and promote, where feasible, the protection, retention and appropriate revitalisation and use of the vernacular built heritage, including thatched cottages and other structures in both urban and rural areas, which contribute to the streetscape and landscape character and deter and resist the demolition of these structures.

It is the Planning Authority's assertion that the applicant has not adequately demonstrated that the existing vernacular dwelling is not reasonably capable of being restored or otherwise improved and as such, the principle of demolition would contravene policy objectives BHC 42 and HOU 50 in addition to Section 13.9.11 of the Louth County Development Plan (as varied) and if permitted, would set an undesirable precedent to other such development in the vicinity and would be contrary to the proper planning and development of the rural area.

2. It is the objective of the Louth County Development Plan 2021-2027, as varied to ensure that the design, scale and layout of any replacement dwelling does not have a visual impact significantly greater than the dwelling to be replaced. Policy Objective HOU 52 and Policy Objective HOU 53 also requires applications for replacement dwellings to comply with the standards and criteria set out in Section 13.9.13 of Chapter 13 Development Management Guidelines (replacement dwellings.) It is a further objective to retain and protect significant stands of existing trees / hedgerows, particularly species rich roadside hedgerows, as per Policy Objective ENV 39.

The proposed dwelling by virtue of its overall scale, form and massing, in the context of the established semi-detached vernacular buildings, together with the loss of mature native trees and hedgerow along the roadside, would result in a dwelling that has a significantly greater visual impact than the established built form and which would erode the rural characteristics of this site and surrounding locality. The proposed development would, therefore, contravene policy objectives HOU 52, HOU 53, ENV 39 and Section 13.9.13 of the Louth County Development Plan 2021-2027 (as varied) and would adversely affect the rural amenity and character of the area and be contrary to the proper planning and sustainable development of the rural area.