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: Kevin McNally
c/o Gerard Rust
Dunbin Knockbridge
Dundalk
County Louth
A91XT92

Date: 03/11/2026

Planning Register Number: 2660622

Date Application Received: 10/09/2026

Validation Received: 10/09/2026

Further Information Received:

Type of Application: PERMISSION

Description of Development: Permission for a single storey house, waste water treatment system and all site development works required to facilitate the development

Name of Applicant: Kevin McNally

Location of Development: Drummullagh
Omeath
County Louth

Date of Decision: 2nd November 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 reasons 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).

Anna-Marie McKeown

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Senior Staff Officer

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LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60622

SCHEDULE

1. It is a requirement of the Louth County Development Plan 2021-2027 (as varied) under Policy Objective HOU 43, to manage the development of rural housing in the open countryside by requiring applicants to demonstrate compliance with Local Needs Qualifying Criteria, relative to the Rural Policy Zone (as set out in Tables 3.4 and 3.5.) The applicant has sought to qualify under Criteria 3 of Rural Policy Zone 1 as outlined in Table 3.4 of the Louth County Development Plan 2021-2027, as varied, however on the basis of information provided the applicant has failed to demonstrate compliance with the required criteria which states:

A person who has an established business which is intrinsically reliant on being located in Rural Policy Zone 1 and consequently requires them to reside in Rural Policy Zone 1 of the rural area. The nature of the operations of the business shall be specific to this rural area being cognisant of the need to protect the high amenity value of the landscape. Any application shall demonstrate the viability of the business and clearly set out the nature of activities associated with the business and why it requires the owner to reside in the vicinity.

On the basis of the information submitted with the planning application, the Planning Authority does not consider that the applicant meets the requirements of Criteria 3 as outlined above. As such the proposed development would contravene Policy Objective HOU 43 of the Louth County Development Plan 2021-2027 (as varied) and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development, which includes a long sweeping access driveway to the proposed dwelling on this elevated site, would be out of character with the pattern of development in the area and would result in an unduly prominent access driveway into the open rural landscape within an area of outstanding natural beauty. Such development would be contrary to the policy requirements of Section 13.9.14 of the Louth County Development Plan 2021 – 2027 (as varied) which states that sweeping driveways shall be avoided. The siting of dwellings and accesses to same should be designed so as not to detract from the rural character of the landscape or the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the rural area.

3. The applicant has failed to demonstrate that the proposed wastewater treatment system and percolation area would be in compliance with the EPA Code of Practice 2021 therefore it has not been adequately demonstrated that the proposed development would not be prejudicial to public health. Accordingly, in its current form, the proposed development would be contrary to Policy Objective IU18 of the Louth County Development Plan 2021-2027 (as varied) and would be contrary to the proper planning and sustainable development of this area.

4. On the basis of the information submitted, the Planning Authority cannot be satisfied that the proposed development, individually or in combination with other plans or projects, would not be likely to have a significant effect on Carlingford Lough SAC or any other European site, in view of the site's Conservation Objectives. The proposed development would therefore be contrary to Policy Objective NBG 3 of the Louth County Development Plan 2021–2027 (as varied).

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