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: David and Mary Clarke
c/o Eamonn Reaburn
Funshog
Collon
County Louth
A92 DD70

Date: 25th September 2026

Planning Register Number: 2660540

Date Application Received: 05/08/2026

Validation Received: 05/08/2026

Further Information Received:

Type of Application: RETENTION PERMISSION

Description of Development: Retention permission for a detached single storey family flat structure to rear garden of existing dwelling connected to existing services & all associated works

Name of Applicant: David and Mary Clarke

Location of Development: 29 Rockfield
Stoney Lane, Ardee
Co. Louth

Date of Decision: 25th 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** 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

Annamarie McKeown
Senior Staff Officer

Louth CC - Planning Department - Viewing Purposes Only!

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60540

SCHEDULE

1. Having regard to the size, scale and detached form of the family flat, with a gross footprint of approximately 92.5sq. metres, the Planning Authority considers that the development is excessive in scale for an ancillary family flat and constitutes overdevelopment of the site. The development fails to satisfactorily integrate with and remain subordinate to the principal dwelling and is therefore contrary to the provisions of Section 13.8.36 (Family Flat / Independent Living Unit) of the Louth County Development Plan 2021-2027, as varied. The development would therefore be contrary to the proper planning and sustainable development of the area.

2. The development increases the impermeable area of the site and proposes to discharge surface water to the existing surface water drainage system and onwards to the sewer network, without the incorporation of appropriate Sustainable Drainage Systems (SuDS) measures or the submission of a comprehensive SuDS assessment. The Planning Authority is therefore not satisfied that surface water arising from the development would be sustainably managed. The development would consequently materially contravene Policy Objective IU 19 of the Louth County Development Plan 2021-2027 (as varied), which requires SuDS measures to be incorporated into development proposals and a comprehensive SuDS assessment to be provided, and would therefore be contrary to the proper planning and sustainable development of the area

Louth CC, Planning Department - Viewing Purposes Only!