



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: Sarah Golden & Gillian Matthews
c/o Robert Kenny
Townley Hall
Drogheda
Co Louth
A92F990

Date: 2nd October 2026

Planning Register Number: 2660556

Date Application Received: 13/08/2026

Validation Received: 13/08/2026

Further Information Received:

Type of Application: PERMISSION

Description of Development: Permission for construction of a two storey house and associated site works

Name of Applicant: Sarah Golden & Gillian Matthews

Location of Development: The Green
Annagassan
Co Louth

Date of Decision: 2nd October 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** 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).


Annamarie McKeown
Senior Staff Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60556

SCHEDULE

1. Having regard to the location of the proposed development in close proximity to, and with hydrological connectivity to, Dundalk Bay SAC (Site Code: 000455) and Dundalk Bay SPA (Site Code: 004026), together with the location of the site within a floodplain and its potential susceptibility to coastal erosion, the Planning Authority considers that pathways exist by which the proposed development could adversely affect the qualifying interests and conservation objectives of these European sites. Applying the precautionary principle, and in the absence of a project-specific Natura Impact Statement (NIS) containing sufficient scientific information to enable the Planning Authority to undertake a Stage 2 Appropriate Assessment, the Planning Authority cannot ascertain, beyond reasonable scientific doubt, that the proposed development, either individually or in combination with other plans or projects, would not adversely affect the integrity of the European sites concerned. The proposed development would therefore be contrary to Policy Objective NBG 6 of the Louth County Development Plan 2021-2027, as varied, and the requirements of Article 6(3) of the Habitats Directive and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would extend substantially onto unzoned lands within Dundalk Bay SPA, beyond those lands identified as 'A1 Existing Residential' in the Louth County Development Plan 2021-2027, as varied. Having regard to the purpose of the land-use zoning framework as set out in Section 13.21.1 of the Louth County Development Plan 2021-2027, as varied, the environmentally sensitive nature of the unzoned lands and their location within Dundalk Bay SPA, it is considered that the principle of extending the proposed development onto these lands is unacceptable. The proposed development would therefore be contrary to Section 13.21.1 of the Louth County Development Plan 2021-2027, as varied and to the proper planning and sustainable development of the area.
3. The applicant has failed to demonstrate that the proposed vehicular entrance can provide adequate, clear and unobstructed sightlines in accordance with Section 13.16.17 of the Louth County Development Plan 2021-2027, as varied, and the requirements of the Design Manual for Urban Roads and Streets (DMURS), where applicable. In the absence of demonstrated visibility splays, the Planning Authority is not satisfied that the proposed entrance would facilitate the safe movement of vehicles entering and exiting the site, having regard also to pedestrians, cyclists and other vulnerable road users. The proposed development would therefore endanger public safety by reason of traffic hazard and would be contrary to Section 13.16.17 of the Louth County Development Plan 2021-2027, as varied, DMURS and the proper planning and sustainable development of the area.

4. The proposed development constitutes a highly vulnerable residential use within an area identified as being at risk of coastal flooding. The submitted Flood Risk Assessment is inconsistent with the development for which permission is sought and fails to adequately demonstrate an appropriate Finished Floor Level referenced to Malin Head Ordnance Datum, having regard to the identified 0.5% AEP coastal flood level, appropriate freeboard and allowance for climate change. The Planning Authority is therefore not satisfied that the proposed development would avoid an unacceptable risk of flooding or that flood risk can be appropriately managed. Accordingly, the proposed development would be contrary to Policy Objectives IU 26 and IU 27 of the Louth County Development Plan 2021–2027 (as varied), the principles of The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), and the proper planning and sustainable development of the area
5. The proposed development is located within 100 metres of the coastline in an area subject to known coastal erosion. In the absence of a site-specific Coastal Erosion Assessment Report, the applicant has failed to demonstrate that the site is suitable for the proposed residential development having regard to existing and future coastal erosion risk, or that the development would not necessitate coastal protection works which could adversely affect the natural coastal defences and environmentally sensitive lands of Dundalk Bay. The proposed development would therefore be contrary to Policy Objectives ENV 50 and ENV 52 of the Louth County Development Plan 2021–2027, as varied, and would be contrary to the proper planning and sustainable development of the area.