



**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:** Ciaran Byrne  
c/o BERNARD DOWDALL  
Carrickedmond  
Kilcurry  
Dundalk A91HK7W

Date: 31st July 2026

**Planning Register Number:** 2660370

**Date Application Received:** 12/06/2026

**Validation Received:** 12/06/2026

**Further Information Received:**

**Type of Application:** RETENTION PERMISSION & PERMISSION

**Description of Development:** Retention and Permission: (a) Retention of use of the site as a joinery workshop as farm diversification. (b) Retention of shed No. 01 & ancillary sanitary facilities. (c) Retention existing timber cutting shed No. 02. (d) Retention of existing commercial timber joinery workshop Shed 04. (e) Retention of an existing single office and meeting room building which is ancillary to the joinery workshop. The development seeking permission consists of: (f) Demolition/removal of existing shed 03, temporary canteen, office block B, store building B and toilet facilities. (g) Permission for extension to timber joinery workshop Shed no. 04. (h) Alterations to and part change of use of Shed no. 01 from timber store to office and staff facilities with associated elevational changes. (i) Provision of new car parking, EV charging points, bike store, yard areas with all hard and soft landscape works with external lighting, planting and boundary treatments. (j) Provision and upgrade of access roads, including extended / passing area. (k) Installation of a New effluent treatment system and percolation area. (l) New soakaways. (m) All ancillary site development works

**Name of Applicant:** Ciaran Byrne

**Location of Development:** Fane Valley, Allardstown, County Louth.

**Date of Decision:** 31st July 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 & PERMISSION for the development described above.

An appeal against this decision may be made to An Coimisiún Pleanála by any person in accordance with the instructions on the attached sheet within the time limits specified.

**Anna-Marie McKeown**  
**Senior Staff Officer**

**SCHEDULE**

1. The applicant has failed to adequately demonstrate a locational or resource based, regional or national requirement for the joinery workshop and ancillary buildings used for the manufacture of timber frame houses in this rural location. Such a use conflicts with the provisions of section 5.19.3 of the Louth County Development Plan 2021-2027, as varied. Whilst it is a policy objective under EE 56 of the County Development Plan to support rural entrepreneurship and rural enterprise, the nature of the use, location, and scale of the operation is not appropriate for a rural location and therefore the development would be contrary to policy objective EE 55. The Planning Authority is not satisfied that the applicant has demonstrated a site-specific, resource-based or other rural locational requirement for the development, nor that the enterprise could not be accommodated on suitably zoned and serviced employment lands within a designated settlement. Furthermore, the scale and nature of the development cannot reasonably be regarded as a small-scale rural enterprise or farm diversification project.

Accordingly, the development would be contrary to the economic strategy, rural enterprise provisions and policy objectives EE56, EE60 and EE62 of the Louth County Development Plan 2021-2027, as varied, would undermine the strategic objective of directing employment growth to designated settlements, and would therefore be contrary to the proper planning and sustainable development of the area.

2. The applicant has failed to provide sufficient information to demonstrate that the proposed surface water drainage arrangements comply with Policy Objective IU19 of the Louth County Development Plan 2021-2027 as varied, which requires all development proposals to incorporate Sustainable Drainage Systems (SuDS) and to demonstrate that surface water can be managed in a sustainable manner without adverse impacts on water quality, groundwater or the receiving environment. In the absence of adequate details regarding the design, capacity and operation of the proposed surface water drainage infrastructure, the Planning Authority cannot be satisfied that surface water arising from the development can be appropriately managed on site in accordance with SuDS principles. The proposed development would therefore be contrary to Policy Objective IU19 of the Louth County Development Plan 2021-2027, as varied, and contrary to the proper planning and sustainable development of the area.

3. Having regard to the requirements of the Louth County Development Plan 2021-2027, as varied, in respect of road safety and access design, the applicant has failed to demonstrate that adequate visibility sightlines can be achieved and maintained at the junction of the private access lane and the LP-1170. Furthermore, insufficient information has been submitted regarding the volume, nature and extent of traffic associated with the proposed timber frame manufacturing and joinery enterprise, including details of delivery vehicles, service vehicles and emergency vehicles, together with evidence that such vehicles can safely access, manoeuvre within and egress the site.

In the absence of this information, the Planning Authority cannot be satisfied that the proposed development would provide for the safe and efficient movement of vehicles or that it would not endanger public safety by reason of traffic hazard. The proposed development would therefore be contrary to the road safety and development management provisions of the Louth County Development Plan 2021-2027 as varied and contrary to the proper planning and sustainable development of the area.