



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: Junction 20 Initiative Ltd
c/o Van Dijk Architects Ltd.
Mill House,
Mill Street,
Dundalk
A91 XTF7

Date: 16/10/2026

Planning Register Number: 2660580

Date Application Received: 27/08/2026

Validation Received: 27/08/2026

Further Information Received:

Type of Application: PERMISSION

Description of Development: Permission consists of the demolition of a former boat house / agricultural shed and replacement with a detached single storey dwelling house. The proposal also includes the installation of a proprietary waste-water treatment system, including a percolation area, treatment plant and decommissioning and removal of the existing septic tank, proposed vehicular site entrance to facilitate the proposed development and all associated landscaping site works required to facilitate the development. As part of the Application, a Stage 2 Appropriate Assessment (Natura Impact Statement) has been submitted.

Name of Applicant: Junction 20 Initiative Ltd

Location of Development: Lower Shore Road, Lislea
Omeath
Co. Louth

Date of Decision: 16th 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).

Anna-Marie McKeown
Senior Staff Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60580

SCHEDULE

1. The proposed development seeks the demolition of a former boathouse/agricultural shed and its replacement with a detached dwelling house. The Planning Authority is not satisfied that the structure proposed for demolition constitutes an existing dwelling house for the purposes of the replacement dwelling provisions set out in Chapter 3 and Section 13.9.13 of the Louth County Development Plan 2021-2027, as varied. In the absence of evidence that the structure was last used and occupied as a dwelling, the proposal cannot be considered a replacement dwelling and instead constitutes a new dwelling in the countryside. The development is therefore contrary to the replacement dwelling policies and objectives 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 seeks the construction of a new detached dwelling house within Rural Area Under Strong Urban Influence (Rural Policy Zone 1), has not demonstrated compliance with the rural housing policy requirements of the Louth County Development Plan 2021-2027, as varied. The Planning Authority is not satisfied that the proposal qualifies as an acceptable rural housing proposal in this policy area. Therefore, the development would be contrary to the rural housing strategy and policy objectives of the Louth County Development Plan 2021-2027 (as varied) and would therefore be contrary to the proper planning and sustainable development of the area.
3. Having regard to the location of the site adjacent to the Carlingford Shore SAC (Site Code 002306) and within the zone of influence of the Carlingford Lough SPA (Site Code 004078) and the Carlingford Lough SPA (UK), the Natura Impact Statement submitted, and the observations of the Department of Housing, Local Government and Heritage, the Planning Authority is not satisfied that sufficient information has been submitted to enable a full assessment of the potential effects of the proposed development on the integrity of the European sites concerned. In particular, further assessment is required in relation to the potential effects of nutrient-enriched groundwater arising from the proposed wastewater treatment system on the qualifying interest habitats of the adjoining SAC.

While the Planning Authority accepts that further information would be necessary to fully assess the implications of the proposal for the conservation objectives of the European sites, it is considered that no planning principle has been established for the proposed development and, therefore, further information is not warranted in this instance. On the basis of the information submitted, and applying the precautionary principle, the Planning Authority cannot ascertain, beyond reasonable scientific doubt and on the basis of the best scientific knowledge in the field, that the proposed development, either individually or in combination with other plans or projects, would not adversely affect the integrity of the Carlingford Shore SAC and associated European sites.

The proposed development would, therefore, be contrary to Article 6(3) of the Habitats Directive, Policy Objectives NBG 3, NBG 4, NBG 5 and NBG 6 of the Louth County Development Plan 2021-2027, as varied, and would be contrary to the proper planning and sustainable development of the area.

4. Having regard to the significant changes in ground levels across the site, the Planning Authority is not satisfied that sufficient information has been submitted to adequately assess the extent and impact of the proposed cut and fill operations, finished site levels, and associated retaining walls. In the absence of detailed level information and site sections, the visual impact of these works on the site and surrounding area cannot be properly assessed. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
5. The Planning Authority is not satisfied, based on the information submitted, that the proposed development can be accessed safely from the public road network. The applicant has failed to adequately demonstrate that the proposed access arrangements achieve the required visibility standards having regard to the nature of the road and the provisions of the Louth County Development Plan 2021-2027 (as varied). Furthermore, insufficient information has been provided regarding the extent of any boundary alterations necessary to achieve the required sightlines and the management of construction traffic associated with the development. In the absence of satisfactory information in these respects, the proposed development would give rise to a potential traffic hazard and would be contrary to the proper planning and sustainable development of the area.
6. The Planning Authority is not satisfied, based on the information submitted, that the proposed development would not be subject to an unacceptable risk from coastal erosion over its lifetime. The applicant has failed to submit a Coastal Erosion Assessment to assess the vulnerability of the site and adjoining coastline to erosion processes or to demonstrate that any necessary coastal protection measures can be provided without adverse environmental impacts. In the absence of such information, the Planning Authority is unable to determine the suitability of the site for the proposed development or its long-term sustainability. The proposed development is therefore contrary to Policy Objective ENV 50 of the Louth County Development Plan 2021–2027, as varied, and contrary to the proper planning and sustainable development of the area.
7. The Planning Authority is not satisfied, on the basis of the information submitted, that the proposed wastewater treatment system and percolation area can be accommodated on the site in accordance with the EPA Code of Practice for Domestic Waste Water Treatment Systems. Significant deficiencies remain in the site suitability assessment, including the location of the trial hole and percolation testing, the absence of adequate information regarding groundwater flow, separation distances to wells and percolation areas, site-specific cross-sections, and the suitability of the proposed wastewater treatment arrangements having regard to the site's topography and hydrogeological conditions.

In the absence of sufficient information to demonstrate that the site is suitable for the proposed development and that wastewater can be treated and disposed of without risk to public health, groundwater quality or the environment, the Planning Authority is precluded from reaching a positive assessment of the proposal. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.