



An
Coimisiún
Pleanála

Direction
CD-021761-26
ACP-323718-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19/01/2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:



MaryRose McGovern

Date: 19/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development, located on Trinity Street, in Drogheda, which is designated a Regional Growth Centre, under the Eastern-Midland Regional Spatial and Economic Strategy, provides for 42 residential units on a site area of 0.21 hectares which results in a density of 200 dwellings per hectare (dph). Whilst the Louth County Development Plan 2021 – 2027 recommends a minimum density of 50dph for sites in Drogheda town centre, with no maximum density stated, by Variation No.2 dated May 2024, the Louth County Development Plan has adopted the requirements of the Sustainable and Compact Settlements - Guidelines for Planning Authorities 2024, Table 3.4 of which states that a density range of 50 -150 dph (net) shall generally be applied in centres and urban neighbourhoods. The proposed density in excess of 200dph

net, would be significantly in excess of the density range set out at Table 3.4 and would be contrary to National and Local Policy Objectives. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to Section 3.2 of the 'Development Management Criteria' of the 'Urban Development and Building Heights – Guidelines for Planning Authorities', December 2018, which sets out a number of criteria to be satisfied for proposed developments with increased heights/proposed buildings with heights that are significantly taller than existing adjoining sites, it is considered that Block D, proposed within the curtilage of a protected structure, fails to meet the criteria of Section 3.2, and that Block D, by reason of its height, scale and massing on this elevated site made prominent through the sloping nature of the subject lands, would constitute overdevelopment of the site and would have an adverse impact on the established character of this part of Drogheda, through the provision of a six storey apartment block into an area primarily consisting of two storey buildings/low level commercial/ warehousing/ light industrial units. The proposed development would have an adverse effect on the established character of Trinity Street, Drogheda and it would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Block D, the proposed six storey apartment block, does not provide for adequate separation distances with the existing houses in Brickfields to the west of the subject site. It is considered that Block D, by reason of its height, scale and massing would be overbearing on those neighbouring properties to the west, and that the proposed separation distances of between 12.9m and 14.9m, would give rise to excessive overlooking of the rear of the existing houses at Brickfields leading to a loss of privacy, and would seriously injure the residential amenities of those properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.