



An
Coimisiún
Pleanála

Commission Direction
CD-000201
PL-500209-LH-25

The submissions on this file and the Inspector's report were considered at a meeting held on 03 March 2026.

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

Planning Commissioner:

Mary Gurrie

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Date: 04/04/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature, scale and design of the proposed development and the pattern of existing development in the area, the B1 Town Centre zoning of

the site under the Louth County Development Plan 2021-2027 and the objectives of this plan, and to the Architectural Heritage Protection Guidelines for Planning Authorities it is considered that, subject to compliance with the conditions set out below, the proposed development would accord with the built heritage objectives of the plan and in particular Objective BHC 26 which encourages the retention, sympathetic reuse and rehabilitation of protected structures, would not adversely affect built heritage or the character and setting of the protected structure on site, would not seriously injure the residential or visual amenities or the natural environment of the area or of property in the vicinity and would not be prejudicial to public health or traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 23rd day of September 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission

register reference number 18/753 unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. (a) The development site shall be provided with one on site car parking space only. This shall be perpendicular to the existing double gateway located at the eastern end of the front boundary.

(b) Revised drawings showing compliance with this requirement and all hard and soft landscaping and boundary treatments of the site shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interests of visual amenity and to protect built heritage.

4. The short-term letting unit shall be used for short-term tourist accommodation only, and shall not be used as a place of permanent residence.

Reason: To ensure that the proposed development is used for short-term letting, in the interests of orderly development and clarity.

5. Prior to the commencement of development on the protected structure the developer shall submit for the written agreement of the planning authority confirmation that:

(a) the development will be monitored by a suitably qualified architect with conservation expertise and accreditation and

(b) competent site supervision, project management and crafts personnel will be engaged, suitably qualified and experienced in conservation works.

Reason: In the interest of the protection of architectural heritage (in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities).

6. Prior to the commencement of development, the developer shall submit, for the written agreement of the planning authority, a detailed method statement covering all works proposed to be carried out, including:

(a) a full specification, including details of materials, methods and boundary treatments and signage, to ensure the development is carried out in accordance with current Conservation Guidelines issued by the Department of Arts, Heritage and the Gaeltacht,

(b) methodology for the recording and/or retention of concealed features or fabric exposed during the works,

(c) details of features to be temporarily removed/relocated during construction works and their final re-instatement,

(d) protection of special features during the construction works, and

(e) materials/features of architectural interest to be salvaged,

Details to be accompanied by drawings of an appropriate scale of not less than 1:50 in respect of any specific element/detail.

Reason: In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

7. The developer shall engage a suitably qualified, licensed archaeologist to monitor all site clearance works, topsoil stripping, groundworks, associated with the development as appropriate, following consultation with the National Monument Service (NMS). Prior to the commencement of such works the archaeologist shall consult with and forward to the NMS a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation preservation in-situ/ excavation.

The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer.

Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any

subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation either in situ or by record of places, caves, sites, features or other objects of archaeological interest.

8. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

9. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

10. In respect of the proposed commercial unit, notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs including any signs installed to be visible through windows, advertisement structures, banners, canopies, flags or other projecting elements shall be displayed or erected on the retail unit, or within the curtilage of the site, unless authorised by a further grant of permission.

Reason: In the interest of visual amenity and the protection of architectural heritage.

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Note: The Commission noted the Inspector's recommended Condition requiring the retention of the existing staircases to House Nos 2 and 3 however having regard to the entirety of the information on file, the constraints of the site, the

changes previously authorised under the extant planning permission and the submission received by the Department of Housing, Local Government and Heritage, the Commission agreed with the assessment of the Planning Authority that, on balance, the proposal as submitted with the application provides for the adaptive reuse of the buildings and has no greater impact on the character of the building by comparison to what is currently approved and therefore omitted the Inspector's Recommended Condition 3(a).