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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Louth County Council**

**Planning Register Reference Number: 18801**

**Appeal** by Orna Andrews of Harbournstown, Stamullen, County Meath and by Melcorpo Commercial Properties care of BMA Planning of Taney Hall, Eglington Terrace, Dundrum, Dublin against the decision made on the 26<sup>th</sup> day of November, 2018 by Louth County Council to grant subject to conditions a permission to Hallscotch Venture Limited care of Douglas Wallace Architects of 1 Grantham Street, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Change of use of the existing upper mall retail units (1.8, 1.9 and 1.10) to five screen cinema with ancillary hospitality area, including food area and wine bar, and external signage at Scotch Hall Shopping Centre, Marsh Road, Drogheda, County Louth.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the 'TCd' zoning objective, as set out in the current Drogheda Borough Council Development Plan associated with the site, which seeks to provide for a mix of new town centre activities in accordance with the Drogheda Docklands Area Plan 2007, it is considered that, subject to compliance with the conditions set out below, the proposed change of use from retail and to boutique cinema together with ancillary hospitality area, would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. 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, 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. Full details of all proposed signage shall be submitted to and agreed in writing with the planning authority prior to commencement of development. Furthermore, notwithstanding Part 2 (Exempted Development – Advertisements) of Schedule 2 of the Planning and Development Regulations, 2001, as amended, or any re-enactment thereof, no other signs apart from those signs which are agreed in writing with the planning authority shall be displayed at the site without a prior grant of planning permission.

**Reason:** In the interest of visual amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Details of the proposed water supply and drainage services, including detailed layouts and specifications, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of public health and to ensure a proper standard of development.

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**Paul Hyde**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2019.**