



An
Bord
Pleanála

Board Order
ABP-320031-24

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: S52024/24

WHEREAS a question has arisen as to whether the use of a dwelling house, where care is not provided, as long-term private residential accommodation for protected persons comprising families, women and children at Knockmount, Dublin Road, Drogheda, County Louth is or is not development or is or is not exempted development:

AND WHEREAS Knockmount Properties Limited requested a declaration on this question from Louth Council and the Council issued a declaration on the 30th day of May, 2024 stating that the matter was development and was not exempted development:

AND WHEREAS Knockmount Properties Limited referred this declaration for review to An Bord Pleanála on the 26th day of June, 2024:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2, 3, 4 of the Planning and Development Act, 2000, as amended;
- (b) Articles 5, 6, 9, and 10 of the Planning and Development Regulations, 2001, as amended;
- (c) Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended;
- (d) relevant case law;
- (e) the planning history of the site,
- (f) previous referrals to the Board, including referral ABP-307077-20
- (g) the submissions of the referrer, the observers, and the planning authority;
- (h) the pattern of development in the area;
- (i) the number of people to be accommodated on the site and the nature of the accommodation;
- (j) the number of staff and the nature of supports proposed; and
- (k) the ratio of bedrooms to other habitable rooms:

AND WHEREAS An Bord Pleanála has concluded that -

- (a) The change of use from the established use as a dwelling house to the proposed use as accommodation for protected persons constitutes a change of use;
- (b) The change of use raises planning considerations that are materially different to planning considerations relating to the established use;

- (c) The change of use constitutes a material change in the use of the structure;

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the change of use of a dwelling house, where care is not provided, as long-term private residential accommodation for protected persons comprising families, women and children at Knockmount, Dublin Road, Drogheda, County Louth is development and is not exempted development.


Liam Bergin

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



Dated this 14th day of November 2024.