

Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Louth County Council

Planning Register Reference Number: 2460340

Development Concerned: Permission for (a) construction of 20 number residential units comprising of: (i) five number two storey, three bed dwelling houses in one number terrace block; (ii) 10 number two storey, two bed dwelling houses in two number terrace block of five units in each block; (iii) one number detached two storey four bed dwelling house fronting onto Howe's Hill; (iv) one number detached two storey two bed dwelling house; (v) one number detached single storey one bed dwelling house; (vi) partial demolition, extension, renovation, restoration and subdivision of Prospect House, a two storey dwelling house into two separate dwelling houses. Prospect House is a Protected Structure within the Louth County Development Plan 2021-2027 (Reference LH005-067); (b) demolition of existing outbuilding and (c) associated site development works including hard and soft landscaping, planted weldmesh retaining wall, self-contained ecological/wildlife corridor, connection to mains sewerage, installation of new surface water drainage system, mixed boundary treatments, provision of public amenity space at Howe's Hill/Mullach Alainn, Knocknagoran, Omeath, County Louth, as amended by the further public notices received by the

planning authority on the 13th day of May, 2025 for revised development to include: Construction of 17 number residential units comprising of: (i) Four number two storey, three bed terraced dwelling houses and eight number associated parking spaces; (ii) 12 number duplexes in two number blocks comprising of four number sub-basement, one bed units; and eight number, two storey, three bed units, 40 number bicycle parking spaces (32 number resident and eight number visitor), secure bin storage area and creation of 18 number parking spaces including four number EV charging points and two number disabled, (iii) one number detached two storey four bed dwelling house fronting onto Howe's Hill and two number associated parking spaces.

WHEREAS the Commission made a decision to grant, subject to conditions, a permission to Aloha Mullavalley Limited in relation to the above-mentioned development by Order dated the 28th day of November 2025:

AND WHEREAS it has come to the attention of the Commission that a bond security condition should have been attached in its decision to grant, subject to conditions,

AND WHEREAS the Commission considered that the correction of the above-mentioned omission would not result in a material alteration of the terms of the permission, the subject of the decision,

AND WHEREAS having regard to the nature of the issue involved, the Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the application, the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned decision so that a bond security condition is attached as follows:

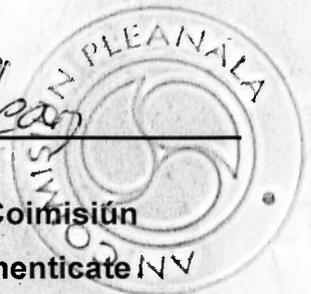
21. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 11th day of February 2026.