

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2460539

APPEAL by Trinity Gardens Residents' Association against the decision made on the 29th day of August 2025, by Louth County Council to grant, subject to conditions, a permission to Berryglade Limited for the proposed development.

Proposed Development: New residential and commercial development comprising a total of 48 number residential apartments and one number café/retail unit provided within four number blocks as follows: Demolition of existing derelict storage buildings and out-houses located to the rear of site. Renovation, sub-division, refurbishment, extension and change of use of existing buildings (numbers 62-63) to accommodate a new café/bakery shop, three number two-bed units, one number three-bed unit and one number four-bed unit (Block A). Construction of one number four-storey block (Block B) consisting of two number two-bed units and one number three-bed unit within the footprint of the former Bakehouse located to the rear of 63 Trinity Street and incorporating all existing external walls. Change of use, renovation and extension of the existing bakery store buildings located to the rear west of the site to accommodate two number one-bed units and bin store (Block C). Construction of a seven-storey block with basement (Block D) consisting of 17 number one-bed units, 20 number two-bed units and one number three-bed

unit. Basement consisting of bulky and bicycle storage. New pedestrian entrances to the development off Fair Green, Trinity Street and Brickfields. New internal pedestrian footpaths, car parking, bicycle parking, bicycle storage, bin store, ESB substation, open spaces, boundary treatments and landscaping. All associated site development, infrastructure works and services provision, all at 62 and 63 Trinity Street (McCloskey's bakery shop and formally McCloskey's bakery), Drogheda, County Louth (number 63 includes Protected Structure reference number DB-314 – NIAH registration number 13618007). The site bounds onto Brickfields to the west, Fair Green to the east, and Trinity Gardens to the north, as revised by the further public notices received by the planning authority on the 8th day of August, 2025 which included a reduction in overall building height, reducing Block D from a seven-storey building with basement to a six-storey building with basement. The total number of apartments proposed is 42 reduced from 48. Revisions to red line application boundary. Revisions to proposed elevations, including fenestration. Revisions to floor plans and private amenity space. Revisions to internal circulation, pedestrian footpaths, public open space, boundary treatment and landscaping. Revisions to proposed public lighting, and all associated site development and infrastructure works.

Decision

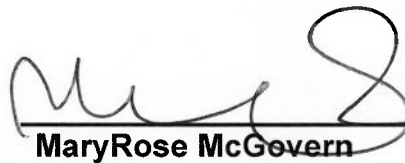
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 Number 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, which is 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 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 12.9 metres and 14.9 metres, 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.



MaryRose McGovern

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



Dated this 22nd day of January 2026.