

An
Coimisiún
Pleanála

**Commission Order
PL-500183-LH**

Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 2560518

Appeal by Declan Flood against the decision made on the 3rd day of October 2025, by Louth County Council to refuse permission for the proposed development.

Proposed Development: Retention permission for demolition of part of eastern boundary wall and permission to add a second floor to the two-storey office building previously approved under An Bord Pleanála reference: ABP-310087-21 and modified under Louth County Council planning register reference number 23/472 in lieu of the basement previously approved under Louth County Council planning register reference number 22/965, minor elevational changes to approved office structure and associated site development works at Defenders Row, Dundalk, 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.

Reasons and Considerations

Having regard to policy objective SS 22 of the Louth County Development Plan 2021-2027 which seeks to support increased building heights at appropriate locations in Dundalk, section 5.6.1 of the Dundalk Local Area Plan 2025-2031 (Building Heights in Dundalk), the location of the subject site within the Town Centre B1 zoning, and having regard to the scale and height of the proposed extension to an existing office building development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the applicable B1 town centre zoning objectives, would constitute an appropriate intensification of the existing office use, would not be of an excessive scale or height to be considered overbearing in the context of the existing built environment, and would not give rise to undue overshadowing. It is considered that the proposal to add a second floor to part of the existing permitted office building, would constitute an acceptable mix and quantum of development as per the Development Management Standards of the development plan, and would not seriously injure the residential or visual amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Having regard to policy objective NBG 24 of the development plan, which seeks to ensure that development reflects and, where possible, reinforces the distinctiveness and sense of place of a landscape character type, and having regard to the existing modifications to part of the site's eastern boundary wall to the rear of number 7 Defender's Row, and the pattern of development in

the area, it is considered that, subject to compliance with the conditions set out below, the retention of the demolition of the eastern boundary wall separating the office building and the private amenity area of number 8 Defender's Row, would be acceptable and would not seriously injure the historic heritage of the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 An Coimisiún Pleanála on the 29th day of October 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 retained, 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 be carried out and completed in accordance with the terms and conditions of the permissions granted under planning register reference numbers ABP-310087-21, 22/965 and 23/472.

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) Access to the flat roof, whether through the door in the south elevation of the proposed second floor, or otherwise, shall not be permitted, except for maintenance reasons.
- (b) No opening shall be permitted of the obscure/frosted glass forming part of the eastern elevation of the second floor.

Reason: In the interest of the amenities of adjacent residential properties.

4. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority, details including the finishes, of a solid boundary wall to separate the site from the private amenity area of number 8 Defender's Row.

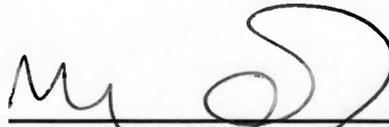
Reason: In the interests of orderly development and the amenities of number 8 Defender's Row.

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

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. 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, PL-500183-LH An Coimisiún Pleanála page 4 of 5 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. PL-500183-LH An Coimisiún Pleanála.



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 9th day of March 2026