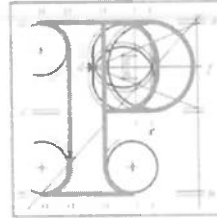


Our Case Number: ACP-323972-25



An
Coimisiún
Pleanála

Damien Curran
Director
Declan Curran Limited
Irish Street
Ardee
Co. Louth

Date: 03 March 2026

Re: Public realm and community infrastructure project on lands in Ardee, Co. Louth
Ardee, Co. Louth

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed development shall not be carried out unless the Commission has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Kevin McGettigan

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

JA02

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

TO:

An Coimisiún Pleanála,
64 Marlborough Street,
D01V902

DATE: 22 February 2026

OBSERVATION IN RELATION TO THE ARDEE 2040 PLANNING APPLICATION

SUBMITTED BY LOUTH COUNTY COUNCIL ON 19 DECEMBER 2025 TO AN COIMISIÚN

PLEANÁLA FOR APPROVAL UNDER SECTION 175 OF THE PLANNING AND

DEVELOPMENT ACT 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT

REGULATIONS 2001 (AS AMENDED)

Having reviewed the proposed changes to the Irish Street area, specifically the introduction of a green space and the reduction of parking spaces on our side of the street to what appears to be no more than five (likely to be allocated to the homeowners in the area) I would have huge concerns.

The proposal, as presented, would effectively remove the practical availability of parking directly outside the property we occupy, as well as the adjacent premises which we own and lease to Ardee Jewellers. The loss of accessible on-street parking would have an immediate and detrimental impact on both businesses. In real terms, it would render the units commercially unviable.

I must also question the necessity of introducing additional green space in this specific location, given that Ardee Fair Green is located approximately 200 metres away. The justification for duplicating such amenities in proximity is unclear, particularly when the impact on established local businesses has not been adequately addressed.

Furthermore, the proposed layout changes appear likely to obscure our premises from clear street view. Reduced visibility, combined with the loss of parking, would severely undermine footfall and passing trade. The cumulative effect would be to place further pressure on independent businesses already operating in a challenging environment.

This leads me to question the ultimate objective of the proposal. Is it the intention to further diminish, or indeed eliminate, the remaining independent businesses trading on Ardee's Main Street?

In my view, there are far more pressing and immediate priorities for both state and local authorities to address in Ardee over the coming years. The significant levels of dereliction along the Main Street and the ongoing traffic issues are two obvious examples. Practical, tangible initiatives aimed at resolving these issues in the short to medium term would serve the town far better than costly long-term proposals that may never progress beyond conceptual drawings.

I respectfully urge the relevant authorities to reconsider this proposal in its current form and to engage meaningfully with the business community before advancing any plans that could cause irreversible commercial damage.

Yours faithfully

Damien Curran
Director
Declan Curran Limited
Irish Street
Ardee
Co Louth