

James Sweeney

Dáire Littleton Caden

From: Niamh Lynch <Niamh.Lynch@louthcoco.ie>
Sent: Dé Céadaoin 29 Eanáir 2025 13:49
To: Appeals2
Subject: ABP 321591-25 & Louth County Council Ref S5 2024/64
Attachments: Cover letter ABP p sub.pdf; Planners submission.pdf

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good afternoon,

Please find attached the planner's submission for the above Section 5 application.

Kind regards,
Niamh Lynch
Planning Office

Le do thoil cuimhnigh ar an imshaol roimh priontáil an ríomhphost seo. Tá an ríomhphost seo (agus aon iatán a ghabhann leis) príobháideach agus rúnda agus d'fhéadfadh go mbeadh eolas inti atá faoi phribhléid dlíthuúil. Ní ceadmhach úsáid an ríomhphoist seo d'éinne ach don té ar seoladh chuige é. Munar duit an ríomhphost seo nó an té atá freagrach as é a sheoladh, tá cosc ar chóipeáil agus ar sheachadadh an ríomhphoist seo agus aon iatán a ghabhann leis chuig éinne nó úsáid a bhaint as a bhfuil ann; ní ceart an ríomhphost seo nó aon iatán a léamh. D'fhéadfadh do mbeadh cosc iomlán dlíthuúil ar sceitheadh nó comhfhreagras nó aon úsáid eile gan chead ar a bhfuil sa ríomhphost seo agus d'fhéadfadh sé a bheith ina chion coiriúil.

Please consider the environment before printing this eMail. The contents of this e-mail (including attachments) are private and confidential and may also be subject to legal privilege. It is intended only for the use of the addressee. If you are not the addressee, or the person responsible for delivering it to the addressee, you may not copy or deliver this e-mail or any attachments to anyone else or make any use of its contents; you should not read any part of this e-mail or any attachments. Unauthorised disclosure or communication or other use of the contents of this e-mail or any part thereof may be prohibited by law and may constitute a criminal offence.

Follow us on Twitter [@louthcoco](#)



LOUTH COUNTY COUNCIL

Fadimie Khatipova,
Administrative Assistant,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

29th January 2025

**Re: Robbie Gogan, development at 12 Thomas Street, Drogheda, Co.
Louth**

Section 5 2024/64

An Bord Pleanála Ref: ABP-321591-25

Dear Sir/Madam,

I refer to your letter of 08th January 2025 in relation to the above and enclose herewith information as requested.

Yours faithfully,

Niamh Lynch
Planning Office

**PLANNING OBSERVATION IN RESPECT OF SECTION 5 2024/64
(ABP Ref ABP – 321591-25)
LOUTH COUNTY COUNCIL**

PROPOSAL

Whether the change of use of a public house to three residential units at 12 Thomas Street Drogheda, is or is not development and is or is not exempted development.

INTRODUCTION

A notification of the refusal by Louth County Council to the Section 5 Exemption Declaration sought by Robbie Gogan was issued by the Planning Authority on 02/12/2024. A notification of an appeal was submitted to Louth County Council on 09/01/2025 and the response to the grounds of appeal is set out below. **The Planning Authority would respectfully ask the Board to consider the relevant Planner's Report signed and dated 29th of November and 2nd December 2024 together with the further comments on the appellants' statement as detailed below.**

Response of the Planning Authority

Louth County Council has no further comment to make regarding this appeal over and above those made in the original planner's report and in the Council's decision to refuse the Section 5 Exemption Declaration for the development sought.

The proposal does not meet with the exemption provisions as works which constitute development have been carried out in order to facilitate the proposed change of use.

Conclusion

The Planning Authority would respectfully request the Board to uphold the decision to refuse the Section 5 declaration.



Lisa Grant
Assistant Planner
Date: 28/01/2025

Joanna Kelly
Senior Planner
Date:

