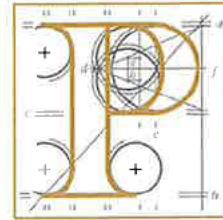


Our Case Number: ACP-324143-26

Planning Authority Reference Number: S5 2025/90



An
Coimisiún
Pleanála

Louth County Council
County Hall
Millennium Centre
Dundalk
Co. Louth



Date: 20 March 2026

Re: Whether the continued use of residential apartments at 10 Shop Street where care is not provided to house homeless people is or is not development or is or is not exempted development.
10 Shop Street, Drogheda, Co. Louth, A92 AXD5.

Dear Sir / Madam,

Enclosed is a copy of a referral under the Planning and Development Act, 2000, (as amended).

In order to comply with section 128 of the Planning and Development Act, 2000, (as amended), please forward, within a period of 2 weeks beginning on the day on which a copy of the referral is sent to you, copies of any information in your possession which is relevant to the referral, including

- (i) details of previous decisions affecting the site;
- (ii) any correspondence that has taken place between the person(s) issued with a declaration under subsection (2)(a) of section 5 of the 2000 Act, (as amended), and the planning authority.
- (iii) the name and address of the owner of the land in question and the name of the occupier of the said land, if different;
- (iv) where no declaration was issued by you, indicate the date that the referral was due to be issued in accordance with subsection (2) of section 5 of the 2000 Act, (as amended)

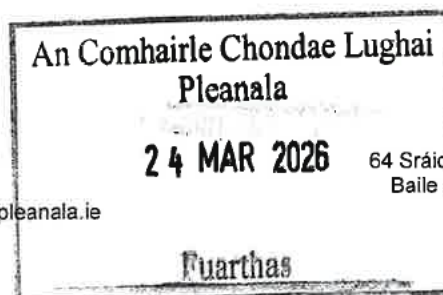
In accordance with section 129 of the 2000 Act, (as amended), you may make submissions or observations in writing to the Commission in relation to the referral within a period of 4 weeks beginning on the date of this letter.

Any submissions or observations received by the Commission outside of that period shall not be considered and where none have been validly received, the Commission may determine the referral without further notice to you.

Tel
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie



64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Please note when making a response/submission only to the referral it may be emailed to appeals@pleanala.ie and there is no fee required.

Please quote the above referral number in any further correspondence.

Yours faithfully,

Dillon Corcoran

Dillon Corcoran
Administrative Assistant
Direct Line: 01-8049313

BPRL07

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

4 Marlborough Street
Dublin 1
D01 V902

PLANNING REPORT

An Comhairle Chondae Lúghai
Pleanála
24 MAR 2026
S5 2025-90
Fuarthas

Fuarthas
24 MAR 2026
Pleanála
An Comhairle Chondae Lúghai

AN COIMISIÚN PLEANÁLA
LDG- 087024-26
ACP- _____
12 MAR 2026
Fee: € 220 Type: Ch
Time: 16:54 By: Had

SECTION 5 REFERRAL Declaration Of Exempted Development

Louth County Council Reg. Ref. S5/2025/90

No. 10 Shop Street, Drogheda, Co. Louth, A92 AXD5
(A Protected Structure RPS No. DB-271)

March 2026

Submitted On Behalf Of:

Jadex Limited,
No. 10 Shop Street,
Drogheda,
Co. Louth



1.0 Introduction

This referral to An Coimisiún Pleanála, pursuant to Section 5(3)(a) of the Planning and Development Act 2000 (as amended), has been prepared by Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, on behalf of Jadex Limited, No. 10 Shop Street, Drogheda, Co. Louth, and relates to a Section 5 Declaration made by Louth County Council on 13th February 2026 under **Reg. Ref. S5/2025/90**, regarding the continued use of No. Shop Street, Drogheda, Co. Louth, to provide residential accommodation to house homeless people.

The property management and staff provision will solely be the responsibility of our client, the property owner. Staff will visit the site to carry out maintenance and cleaning works only. No element of care be it social, physical or emotional will be provided to residents at this property, nor will any nongovernmental organisation or approved housing body be involved.

We request that An Coimisiún Pleanála review the Section 5 Declaration issued by Louth County Council and make a determination that the continued use of residential apartments at No.10 Shop Street, Drogheda, Co. Louth, to house homeless people is deemed not development. In the interests of clarity, we would ask the following question to An Coimisiún Pleanála:

"Whether the continued use of residential apartments at No. 10 Shop Street, Drogheda, Co. Louth, where care is not provided, to house homeless persons, is or is not development?"

The prescribed fee of **€220.00** is enclosed, along with a copy of the declaration issued by Louth County Council (Appendix A). We request that An Coimisiún Pleanála set aside the decision of Louth County Council and issue a declaration stating that the continued use of a residential property to house homeless people does not constitute development.

1.1 Section 5 Declaration of Louth County Council

On 13th February 2026, Louth County Council refused a declaration of exemption for the use of No. Shop Street to provide residential accommodation to house homeless people under **Reg. Ref. S5/2025/90** (See Appendix A). It is submitted that the planning authority has erred in its assessment of the application.

This report will assess the proposed use in the context of the Planning and Development Act 2000 (as amended) and relevant case law.

1.2 Summary of Grounds for Referral

The applicant's grounds for referral can be summarised by the following points:

- The planning authority has erred in its interpretation of the definition of a self-contained residential unit.
- It is submitted the planning authority has failed to adequately consider that given the property was subdivided into 9 units prior to 1963, it should benefit from established residential use.
- The proposed use of a residential building comprising 9 no. units, will not add strain to existing services and amenities at the site. The occupancy level would not materially alter the character of the use of the property and therefore, there will not be an intensification of use on the site.
- It is submitted that an apartment can be used to house homeless people. There will be no discernible change to the use of the building other than the socio-economic class associated with the inhabitants occupying the building, which should never be taken into consideration when having regard to whether a change of use has occurred.
- Having reviewed the report of the planning officer, it is quite apparent that the planning authority did not consider the question put before them in the context of case law and precedent cases put forth before them by the applicant.

2.0 Site Description

The subject site comprises a four-storey period building located in the centre of Drogheda on Shop Street. The ground floor comprises a retail unit, with the remaining floors comprising residential units. The subject site is located a short distance from St Peter's Bus Stop, which is served by bus routes 173 and 168, which provide access to the town centre, the bus station, employment areas, and nearby towns including Dundalk, Dublin and Belfast. The subject site is listed on the Record of Protected Structures.



Figure 1.0 Aerial image showing the locational context of the subject site (shown by red star).



Figure 2.0 Streetview image of the subject site.

3.0 Planning History

A review of Louth County Council's online planning registry did not reveal any planning applications associated with the site. The property served as a hotel in the early 20th century, before converting a retail unit at ground floor and bed sits at upper floors.

It is submitted that this subdivision occurred prior to 1963 (i.e. prior to the commencement of the Local Government (Planning and Development) Act, 1963 on 1st October 1964). This is confirmed in the accompanying photographs which show the presence of 9 no. electric meters and doorbells.

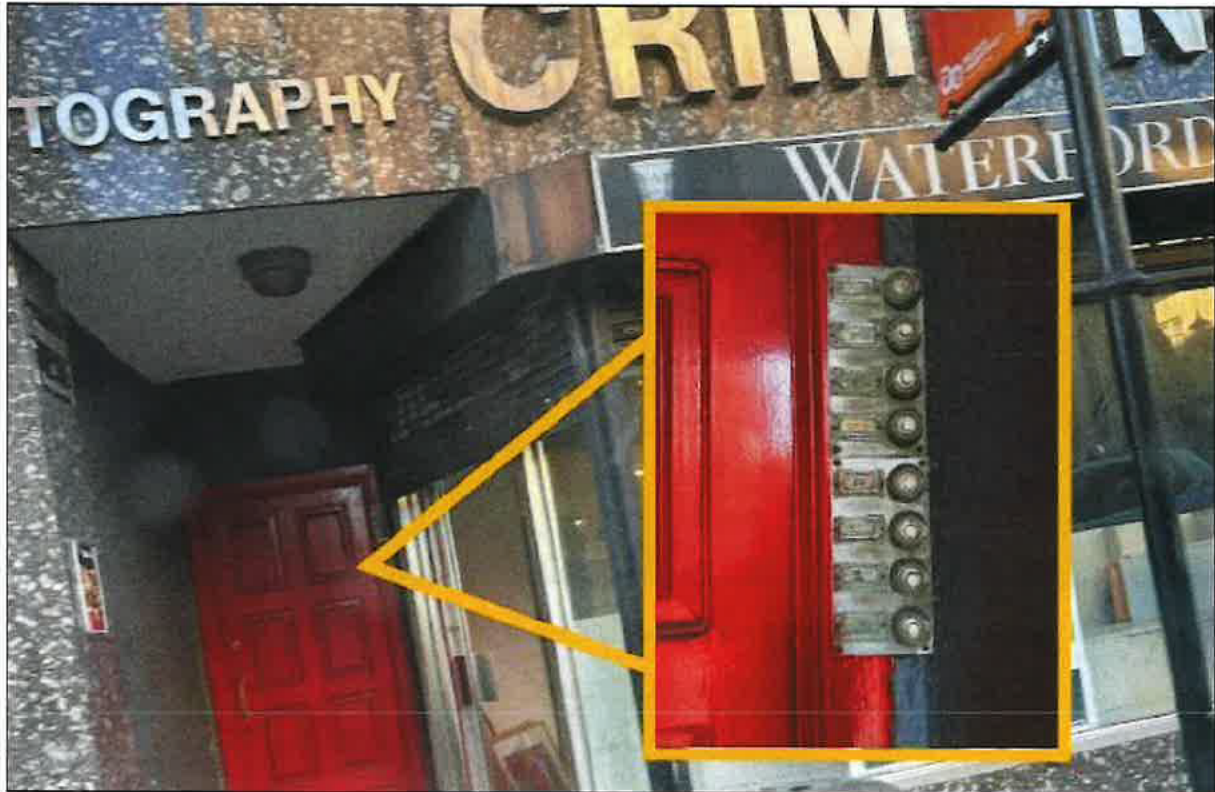


Figure 3.0 Image showing the doorbells for each apartment.



Figure 4.0 Image showing the electric meters for each apartment.

It is therefore submitted that the subdivision of the properties into 9 no. units is exempted development and does not require planning permission given its pre-1963 status. In accordance with the Planning and Development Act 2000 (as amended), development which took place before 1st October 1964, is exempted development, whereby an applicant is exempt from the obligation to obtain planning permission. Section 39(4) of the Planning and Development Act, 2000 as amended, outlines the following in relation to pre-1963 development:

'(4) Notwithstanding anything in this Part, permission shall not be required under this Part, in the case of land which, on 1 October 1964, was normally used for one purpose and was also used on occasions, whether at regular intervals or not, for any other purpose, for the use of the land for that other purpose on similar occasions after 1 October 1964.'

4.0 Planning Context

The Louth County Development Plan 2021-2027 is the relevant statutory development plan for the subject site. The following section is a brief zoning review and land use objective for the site.

As per Map 1.1 in the development plan, the subject site is zoned objective 'B1 – Town Centre'. The zoning matrix included in the Louth County Development Plan 2021-2027 indicates permissible and open-for-consideration uses for each zoning objective. 'Permitted in Principle' uses are generally acceptable subject to the normal planning process and compliance with the relevant policies and objectives, standards and requirements set out in the Plan.

Residential uses are permitted in the zoning objective for the subject site.



Figure 5.0 Extract from Map 1.1 in the Louth County Development Plan 2021-2027 showing the site (red star) zoned objective 'B1 – Town Centre'

We note that residential use is a permissible use on subject lands. As such, the proposed use of the property is in accordance with 'B1' zoning object of the Louth County Development Plan 2021-2027.

5.0 Grounds for Referral

A Section 5 application was submitted to Louth County Council to determine whether the continued use of a residential building as temporary accommodation for homeless people constitutes development, or if it qualifies as exempted development. The Planning Authority determined that the proposal represents development that is not exempted development on the basis that:

- The residential units cannot be reasonably described as 'self-contained apartments'; and
- The current level of residential accommodation represents an intensification of use amounting to a material change of use.

The applicant respectfully submits that the Planning Authority has erred in its assessment of the application.

Upon review of the Planning Officer's report, it is evident that the Planning Authority did not adequately address the question under consideration. In particular, the Planning Authority failed to properly assess the established lawful use of the building as a multi-unit residential property, understood to have been subdivided into 9 units prior to 1963. Given that the question put forth the Council was the continued use of the building for residential purposes, we consider that the use does not constitute development under planning legislation.

5.1 Interpretation of 'Self-Contained Residential Unit'

It is submitted that the Planning Authority has erred in its interpretation of what constitutes a self-contained residential unit. The Planning Officer places significant weight on whether the internal layouts comply with the definition of an apartment contained within the Sustainable and Compact Settlement Guidelines. However, the purpose of a Section 5 referral is to determine whether a particular use or development constitutes development or exempted development, rather than to assess compliance with modern design standards for residential accommodation.

Older residential buildings frequently contain layouts that differ from contemporary apartment design standards but nevertheless function as independent residential accommodation. The Planning Authority's assessment places undue emphasis on internal configuration rather than on the functional residential use of the units within the building.

In the interest of clarity, we submit with this referral, final drawings which clearly illustrate the internal layouts of all 9 no. units within the subject property. An extract from the drawings is provided overleaf, along with the details of occupancy, for the Commission's consideration.

Apartments	Area (Sqm)	Occupancy
Apartment 1	34.1	2-3 individuals
Apartment 2	18.9	2-3 individuals
Apartment 3	22.3	2-3 individuals
Apartment 4	51.2	2-6 individuals
Apartment 5	48.5	2-4 individuals
Apartment 6	50.0	2-4 individuals
Apartment 7	48.4	2-4 individuals
Apartment 8	22.1	2-3 individuals
Apartment 9	47.9	2-4 individuals

Table 1.0 Area and occupancy details of the subject property.

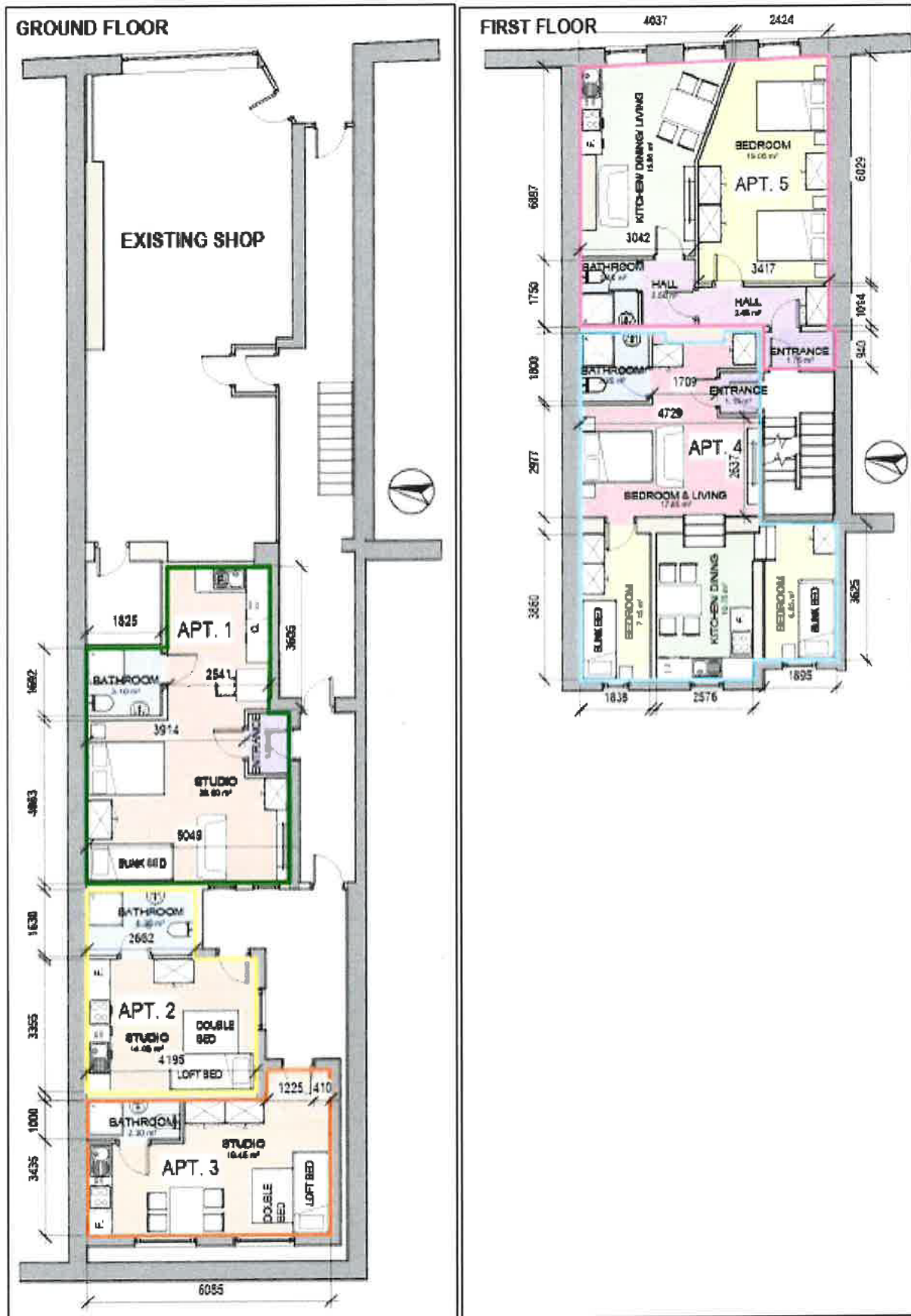


Figure 6.0 Ground Floor (L) and First Floor (R) Plans.



Figure 7.0 Second Floor (L) and Third Floor (R) Plans.

5.2 Failure to Adequately Consider Established Residential Use

It is submitted that the Planning Authority has failed to adequately consider that the property was subdivided into **9 residential units prior to 1963**, prior to the introduction of statutory planning controls. Development and uses which existed prior to the introduction of the planning code are generally recognised as lawful established uses.

Kindly refer to Section 3.0 of this planning report for evidence that the subject property was subdivided into 9 units prior to the Local Government Planning and Development Act of 1963.

The declaration sought from the Planning Authority is to clarify the **continued** use of the 9 no. residential apartments at No. 10 Shop Street as dwellings that provide accommodation to homeless persons but do not provide care. It is contended that this does not constitute development as no change of use has occurred, and the long-established pre-'63 residential use will be maintained.

5.3 No Material Intensification of Use and Nature of Occupancy

It is noted that legislation does not define the phrase 'material change of use' as used in Section 2(1) of the Act. To determine the materiality of the change, the practical impacts and effects of the proposed change of use and whether it would have led to materially different planning considerations by the Planning Authority are considered in this determination.

It is submitted that there will be no discernible change to the use of the building other than the socio-economic class associated with the inhabitants occupying the building which should not be taken into

consideration when having regard to whether a material change of use has occurred as evidenced by the Supreme Court *Dublin Corporation v Moore* [1984] ILRM 339 in which the judge stated:

"I can well understand the objection voiced by Mr Heneghan in his affidavit, to which I have referred - the residents of a quiet suburb naturally resent the presence of what may well be out of keeping with what they conceive to be the standards appropriate to the neighbourhood. There cannot, however, be one law for Cabra and another for Clondalkin - yet others for Finglas and Foxrock. Considerations of this kind are not appropriate to planning law - if they were, they might well offend against rights of equality."

It is considered that if this were a planning application for 9 no. studio apartments, the planning authority would not include conditions prohibiting accommodation to people of socioeconomic backgrounds.

Furthermore, it is noted that, as outlined in Table 1.0 of this planning report, the total proposed occupancy of the residential property could range from 18 to 34 individuals. It is proposed that a single family would occupy each unit.

When considering the residential amenity offered to the occupants, it is submitted that No. 10 Shop Street will operate under the following principles:

- No care or communal living facilities are provided other than shared bin services;
- Each apartment is self-contained;
- The landlord maintains common areas and essential services; and
- Residents are responsible for day-to-day upkeep.

The residential amenity associated with the proposed use has been assessed in the following contexts:

Traffic Volumes:

As noted, the 9 no. apartments would accommodate homeless people. Given the status of the residents, it is reasonable to assume that car ownership and usage at the house would be extremely low. The property is in the town centre and is within walking distance of many major amenities and services, thus negating the need for private cars.

It is noted that the building is located within a 3-minute walking distance from various bus stops, served by Bus Éireann's local and regional routes including route nos. 173, D1, D2, D4, and D5. Additionally, the bus stops are also served by Local Link route no. 163.

On-street parking is available in the immediate area, and parking permits can be sourced from Louth County Council.

Staff employed by our client will be present in the property, with their duties comprising the cleaning and maintenance of the property. This is akin to any apartment building. The number of staff will be minimal and mostly comprise maintenance and management staff. It is considered that there will not be a noticeable increase in traffic volumes at the site.

Waste Collection:

With regards to waste collection, no change is proposed to the current waste collection system at No. 10 Shop Street. It is not anticipated that the increase in residents will result in excessive waste at the residential building that cannot be dealt with by the current waste collection setup.

Noise:

The proposed use will not affect noise levels in the area that may be detrimental to the amenity of adjoining dwellings and businesses. As noted, the residential building will be used to provide accommodation to homeless people. There will not be any increase in noise that would not be in keeping with any residential development. It is also noted that the property is located in the town centre, where noise levels are slightly elevated regardless of the property's use.

Having regard to the above, it is our opinion that the increase in residents at this property does not constitute an intensification of the use. It is our client's submission that the practical differences in the continued use of No. 10 Shop Street for providing residential accommodation to homeless people is, to all intents and purposes, almost indiscernible from its established residential use.

Given the lack of any material change in use, no development requiring planning permission pursuant to the terms of the Planning and Development Act, 2000, has taken place or is proposed to take place in this regard.

5.4 Failure to Properly Consider Case Law and Precedent

We submit that many precedent cases undermine the Planning Authority's decision with regards to the Section 5 Declaration sought.

It is noted that the subject property will provide long-term accommodation with residents living there for a minimum of 12 months or more. It is submitted that the continued use of the property to provide residential accommodation is not development as no material change of use has occurred.

This application is supported by a recent decision by Dublin City Council regarding a similar declaration issued under Reg. Ref. 0267/24. In that case, the Planning Authority declared that,

'...the continued use of a residential building which was subdivided into 12 no. bedsit rooms prior to the coming into force of the Planning & Development Act 1963 to house homeless persons in 11no. net bedrooms, does not constitute a material change of use and, therefore, does not constitute development for the purpose of the Act.'

The circumstances at No. 10 Shop Street, mirror those of the above decision. In considering the above, it is submitted that the use of No. 10 Shop Street as a long-term residential building to house homeless persons, which does not provide care, does not constitute a change of use and therefore, does not constitute development in accordance with the Planning and Development Act 2000 (as amended). This application does not pertain to the retail unit at ground floor. The Planning Authority's refusal is inconsistent with established planning cases.

Furthermore, it is noted that under Section 2(1) of the Planning and Development Act 2000 (as amended), 'development' is assigned the meaning set out under Section 3(1) as follows: -

In this Act, 'development' means, except where the context otherwise requires, the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land.

The Applicant does not intend to carry out works to the property; therefore, this declaration seeks clarification on the continued use of No. 10 Shop Street as a residential building that provides accommodation to homeless people but does not provide care. It is contended that this **does not constitute development** as no change of use has occurred.

In relation to material change of use, the jurisprudence on this topic illustrates that the focus of the planning authority must be on the practical effects of the examined use, when determining whether it is materially different from the prior use. In *Esat Digifone v South Dublin County Council* [2002] 3 I.R. 585, the High Court made the following remarks:

"The consideration to be taken into account in determining materiality must at least be relevant to "proper planning and development and the preservation of amenities" which are the twin objectives of the preamble to the legislation. The question is whether there were sufficient planning considerations raised by the change in activity to justify its submission to development control."

In a similar vein the court quoted Barron J. in *Galway County Council v. Lackagh Rock* [1985] I.R.120 at 127:

To test whether or not the uses are materially different, it seems to me, that what should be looked at are the matters which the planning authority would take into account in the event of a planning application being made either for the use on the appointed day or for the present use.

A further decision in support of that view is that of Budd J. in *Westmeath County Council v. Quirke & Sons* [Unreported, High Court, 23rd May 1996] where the court noted that:

*Many alterations in the activities carried out on the land constitute a change of use, however, not all alterations will be material. Whether such changes amount to a material change in use is a question of fact as is explained in *Monaghan County Council v Brogan* [1987] IR 339. Consideration of the materiality of a change in use means assessing not only the use itself but also its effects.*

No. 10 Shop Street has been in use as private residential accommodation since prior to 1963. The proposed use of the property continues the established private residential use, with the only alteration to have occurred being an increase in the number of residents accommodated upon the site, and their socioeconomic background.

The subject site is a residential complex comprising 3 no. units on the ground floor and 2 no. units each at first floor, second floor, and third floor levels. Each apartment has a kitchen/dining/living room. A central waste collection area is provided on site, and a contracted collection service is in place. Residents are free to enter and exit the property throughout the day like any tenant renting from a private landlord. Staff employed by our client are responsible for the maintenance and management of the property. This building will provide long-term accommodation, with residents living there for a minimum of 12 months.

It is submitted that the continued use of the property to provide residential accommodation does not constitute development, as no material change of use has occurred.

With regard to the intensification of the use, it is submitted that the use of the property to provide accommodation to protected persons does not constitute an intensification of the use. The remarks of Clarke J. in *Cork County Council v. Slattery Pre-Cast Concrete* [2008] IEHC 291 are relevant in assisting the Board in determining whether an intensification of an established use is material:

“The assessment of whether an intensification of use amounts to a sufficient intensification to give rise to a material change in use must be assessed by reference to planning criteria. Are the changes such that they have an effect on the sort of matters which would properly be considered from a planning or environmental perspective? Significant changes in vehicle use (and in particular heavy vehicle use that might not otherwise be expected in the area) are one such example, changes in the visual amenity or noise are others.

The question as to whether an intensification of an existing use at a property constitutes a material change of use is one to be assessed in light of the practical effects of that intensification on relevant planning considerations. These considerations include but are not limited to, increased vehicular traffic, noise, waste collection and impact on the amenity of surrounding residents. Potential impact on residential amenity and services is discussed in Section 5.3 of this planning report.

6.0 Conclusion

It is intended to continue the use of residential apartments at No. 10 Shop Street, Drogheda, Co. Louth, which is a pre-'63 residential building comprising 9 no. apartments, to provide accommodation for homeless people. This property will not provide care to residents. The building has been in use as a residential building since the early 20th century and the continued use of the building to provide residential accommodation does not constitute development as no change of use has occurred, nor have any works been carried out to the property. As shown above, the proposed use will not result in an intensification of use at the site, and we submit that Louth County Council has erred in its assessment of the application for a declaration under Section 5 of the Act.

Therefore, the question before the Commission is:

“Whether the continued use of residential apartments at No. 10 Shop Street, Drogheda, Co. Louth, where care is not provided, to house homeless persons, is or is not development?”

Accordingly, we request An Coimisiún Pleanála to set aside the decision of Louth County Council and decide that the proposed development does not constitute development.

We trust that the Commission will have regard to this submission and look forward to the decision in due course.



Kevin Hughes MIPI MRTPI
Director for HPDC Ltd

Appendix A

Copy of the decision by Louth County Council to refuse a section 5 declaration.



Comhairle Contae Lú
Louth County Council

REGISTERED POST

Jadex Limited
c/o Hughes Planning & Development Consultants
85 Merrion Square
Dublin 2

13th February 2026

Re: Ref. S5 2025/90

Application for Declaration of "Exempted Development" Part 1, Section 5 Planning & Development Act, 2000 (as amended) as to 'Whether the continued use of residential apartments at No. 10 Shop Street, Drogheda, Co. Louth, where care is not provided to house homeless people is or is not development and is or is not exempted development'.

Dear Sir/Madam,

I wish to acknowledge receipt of your application received on 03rd December 2025 and further information received on 28th January 2026 in relation to the above. Having assessed all information and enclosures received with the application, the Planning Authority wishes to advise as follows: -

WHEREAS a question has arisen pursuant to Section 5 of the Planning and Development Act 2000 (as amended) as to whether the following is or is not development and is or is not exempted development.

"...the continued use of residential apartments at No. 10 Shop Street, Drogheda, Co. Louth, where care is not provided, to home homeless persons, is or is not development?".

AND WHEREAS the said question was referred to Louth County Council by Jadex Ltd on 3rd December 2025.

AND WHEREAS Louth County Council, in consideration of this question has had regard particularly to:

- (a) The definition of "development", in Section 2 of the Planning and Development Act 2024 (as amended)

Comhairle Contae Lú
Halla an Bhaile
Sráid Crowe
Dún Dealgan
Contae Lú
A91 W20C

Louth County Council
Town Hall
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Dundalk
County Louth
A91 W20C

+ 353 42 9335457
info@louthcoco.ie
www.louthcoco.ie

Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome
Féach foláirimh faoi Lú ón gComhairle ag www.mapalserter.ie/Louth
View Council alerts for Louth at www.mapalserter.ie/Louth

- (b) Section 4 of the Planning and Development Act 2000 (as amended)
- (c) Plans and particulars provided by the applicant on 3rd December 2025 and 28th January 2026 and in particular the potential number of occupants in the facility and the lack of basic facilities in some of the apartments;

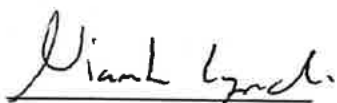
AND WHEREAS Louth County Council has concluded that the continued use of residential apartments at No. 10 Shop Street, Drogheda, Co. Louth, where care is not provided to homeless people, is development and is not exempted development.

In Summary

A Declaration of Exemption is hereby REFUSED for the works as detailed on the plans and particulars submitted on 03rd December 2025 and further information on 28th January 2026.

This decision may be referred by you to An Coimisiún Pleanála for review within 4 weeks of the date of this letter subject to the payment of the appropriate fee.

Yours faithfully,



Niamh Lynch
Planning Section

An Comhaide Chondae Lughai
Pleanála

24 MAR 2026

SS 2025-90

Fuarthas

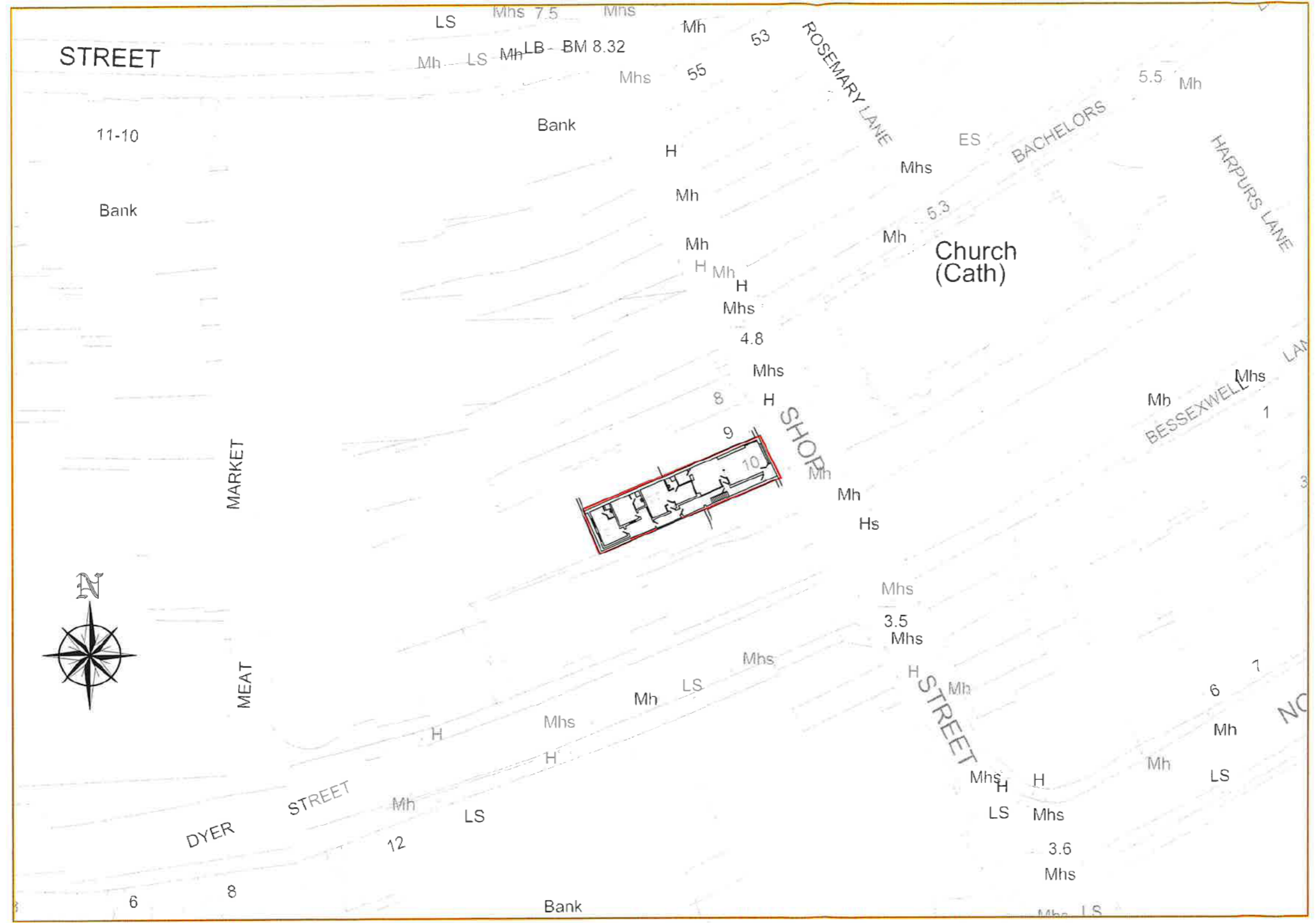
AN COIMISIÚN PLEANÁLA

LDG-
ACP- **324143 26**

12 MAR 2026

Fee: € _____ Type: _____

Time: _____ By: _____



○ Site Location
Scale 1:1000

REV	DATE	CODE	SUITABILITY
P01	2026.03.10	S2	SECTION 5

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RDF ARCHITECTS & PLANNING
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T: 063 30917
E: info@rdfarchitects.com
www.rdfarchitects.com

JOB TITLE
Jadex Limited
10 Shop Street, Drogheda, Co. Louth

DRG. TITLE
PLANNING APPLICATION
SITE LOCATION MAP

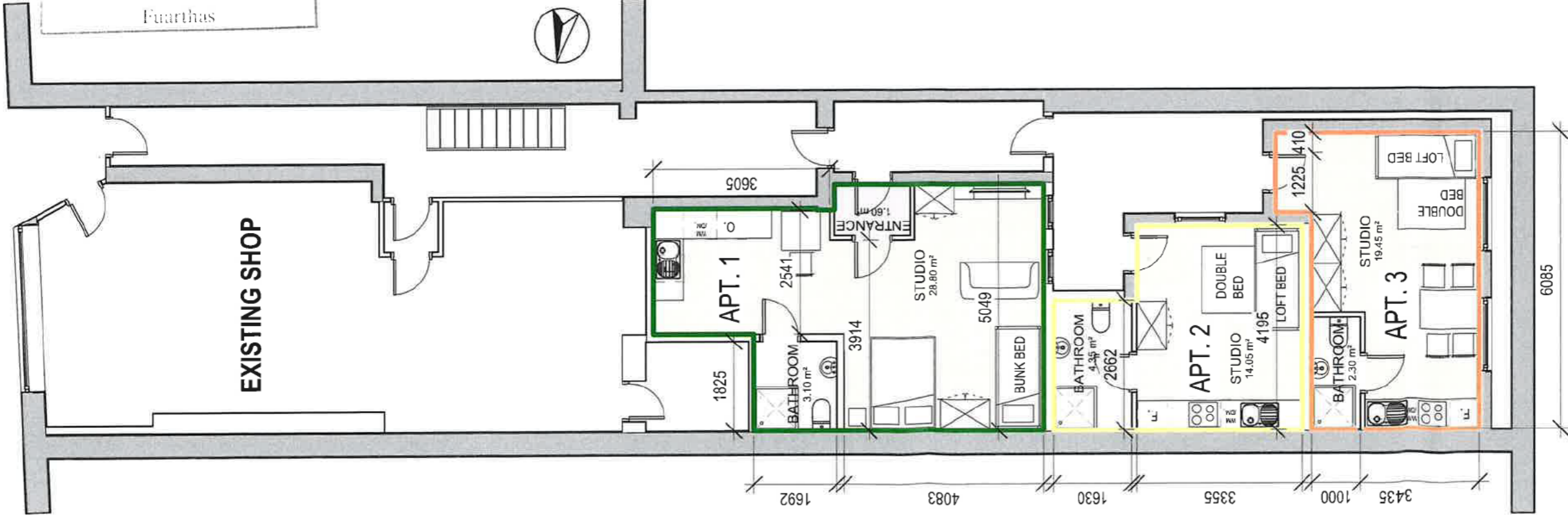
FILE NAME: 224091-RDF-DR-A-2400
AUTHOR: AD
CHECKER: JM

SCALE @A3
DATE: 2026.03.10

STATUS
SECTION 5

JOB NO. 224091	DRG. NO. 2400	STATUS S2	REV NO. P01
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GROUND FLOOR



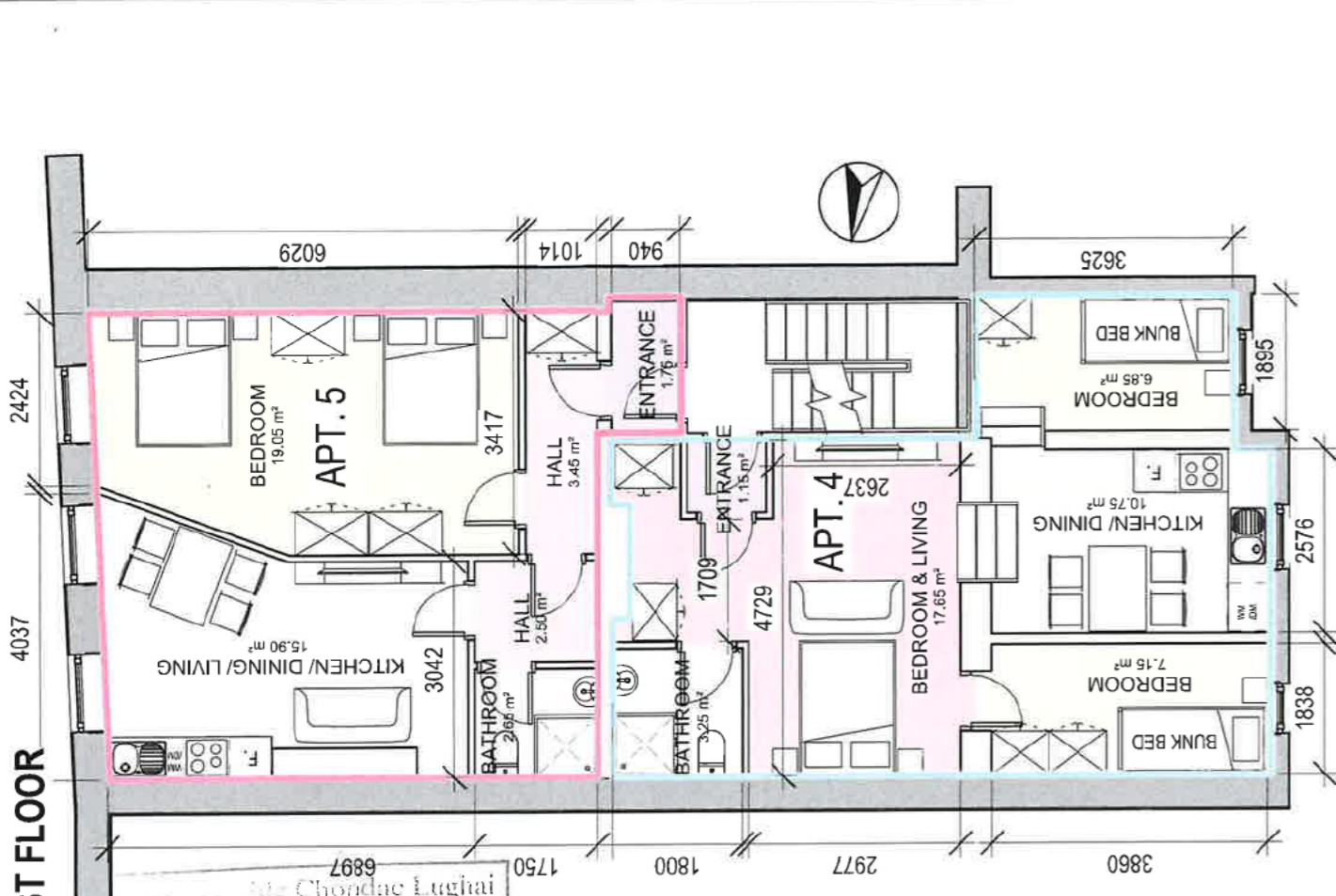
EXISTING SHOP

AN COMISIUN PLEANÁLA
LGD-~~ACP 324143-26~~
12 MAR 2026
 Fee: € _____ Type: _____
 Time: _____ By: _____

2
6501

20 GROUND & FIRST FLOOR
 SCALE - 1 : 100

FIRST FLOOR



Legend

- BATHROOM
- BEDROOM
- BEDROOM & LIVING
- ENTRANCE
- HALL
- KITCHEN/ DINING
- KITCHEN/ DINING/ LIVING
- STUDIO

APARTMENTS	AREA (m ²)
APT 1	34.1 m ²
APT 2	18.9 m ²
APT 3	22.3 m ²
APT 4	51.2 m ²
APT 5	48.5 m ²
APT 6	50 m ²
APT 7	48.4 m ²
APT 8	22.1 m ²
APT 9	47.9 m ²

REV	DATE	CODE	SUITABILITY
P01	2026.03.10	S2	SECTION 5

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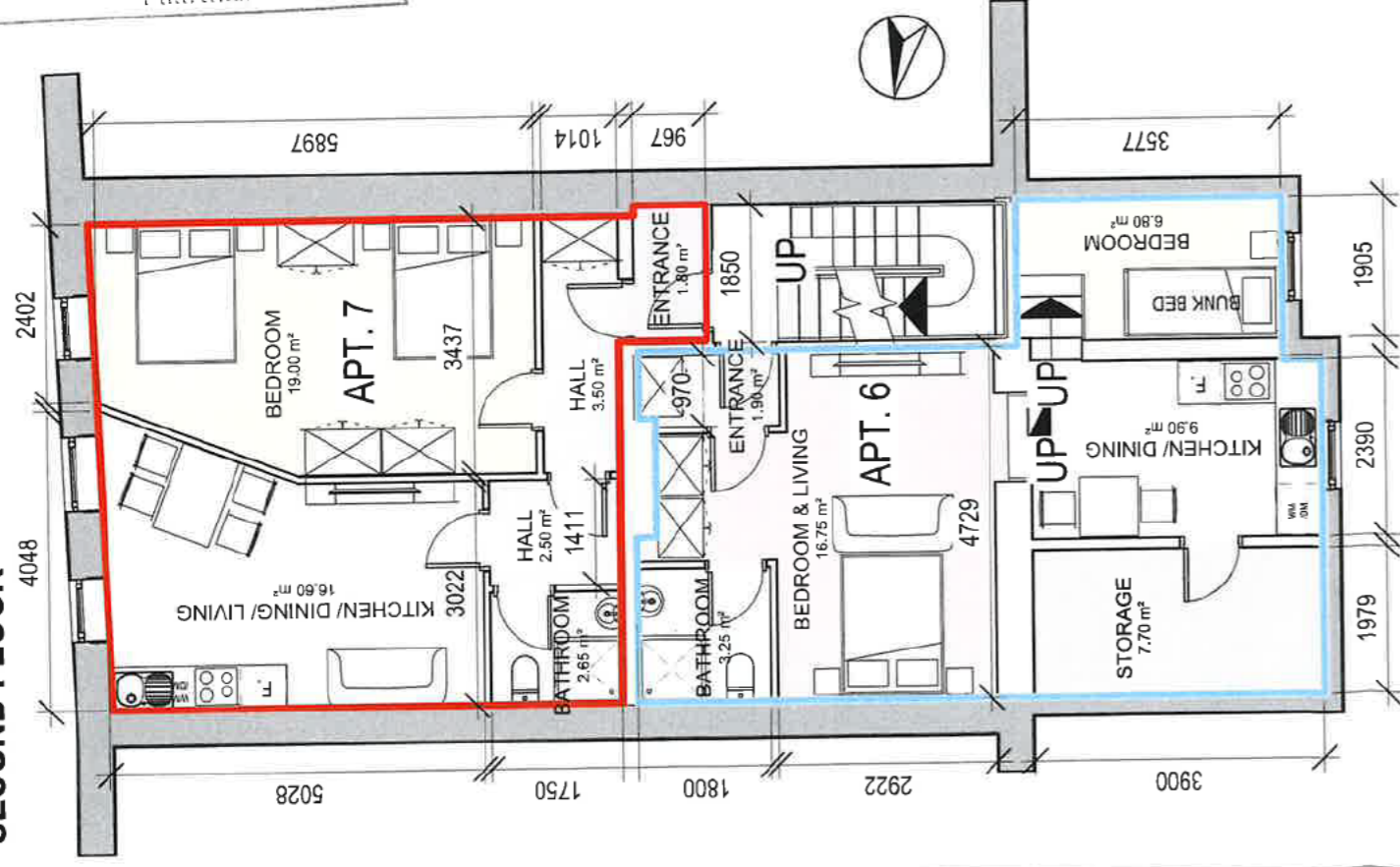
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Jadex Limited
 10 Shop Street, Drogheda, Co. Louth

DRG. TITLE
PROPOSED GROUND & FIRST FLOOR LAYOUT

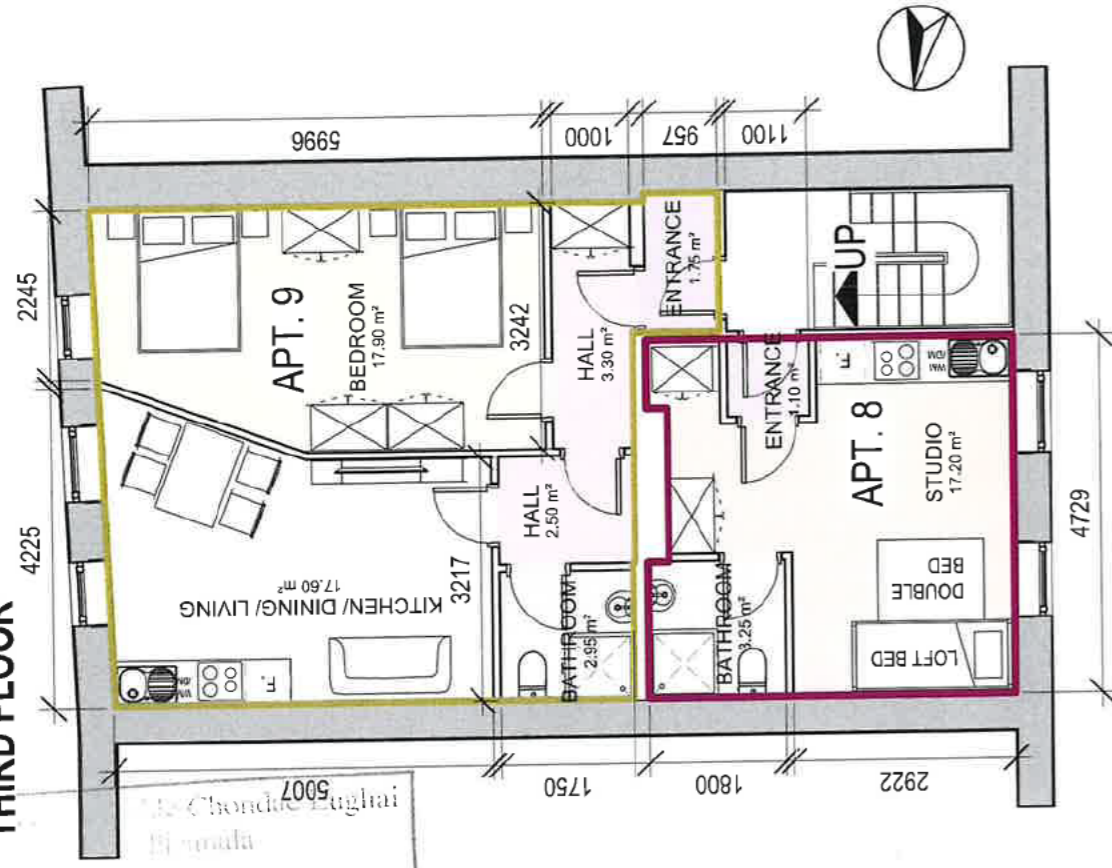
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 AUTHOR
AD
 CHECKER
JM

SCALE @A3
1 : 100
 DATE
2026.03.10
 STATUS
SECTION 5
 JOB NO.
224091
 DRG. NO.
2000
 STATUS
S2
 REV. NO.
P01

SECOND FLOOR



THIRD FLOOR



SS 2025-90
24 MAR 2026
Fuarthas
Chondra Eoghain

APARTMENTS	AREA (m ²)
APT 1	34.1 m ²
APT 2	18.9 m ²
APT 3	22.3 m ²
APT 4	51.2 m ²
APT 5	48.5 m ²
APT 6	50 m ²
APT 7	48.4 m ²
APT 8	22.1 m ²
APT 9	47.9 m ²

Legend

- BATHROOM
- BEDROOM
- BEDROOM & LIVING
- ENTRANCE
- HALL
- KITCHEN/ DINING
- KITCHEN/ DINING/ LIVING
- STORAGE
- STUDIO

AN COIMISIÚN PLEANÁLA
LDG-
ACP-
32414326
26
MAR 2026
Fee: € _____ Type: _____
Time: _____ By: _____

1
6501
20 SECOND & THIRD FLOOR
SCALE - 1 : 100

REV	DATE	CODE	SUITABILITY
POL	2026.03.10	S2	SECTION 5

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JOB TITLE
Jadex Limited
10 Shop Street, Drogheda, Co. Louth

DRG. TITLE
PROPOSED SECOND & THIRD FLOOR LAYOUT

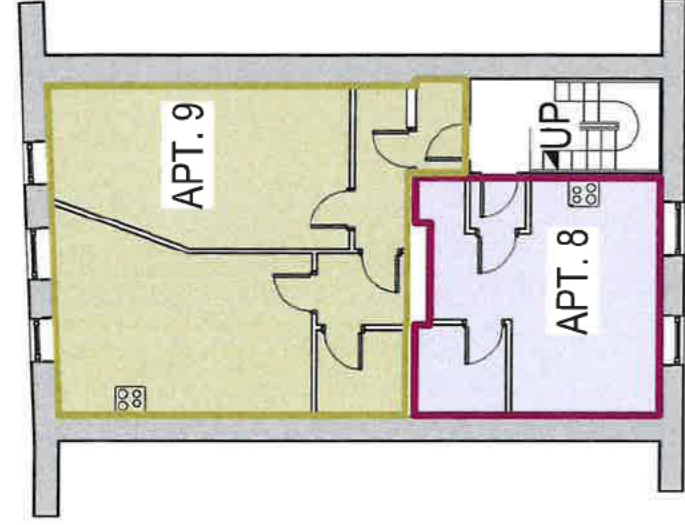
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STATUS
SECTION 5

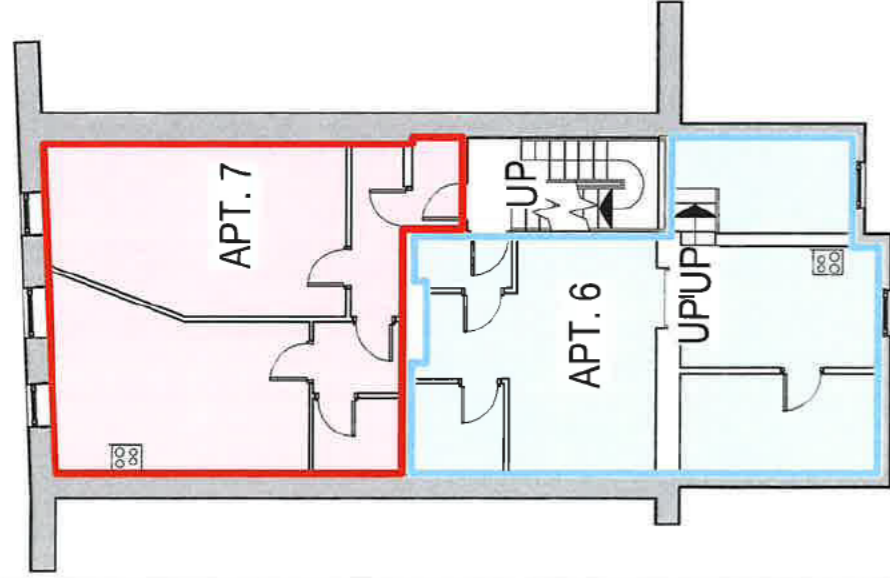
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APARTMENTS	AREA (m ²)
APT 1	34.1 m ²
APT 2	18.9 m ²
APT 3	22.3 m ²
APT 4	51.2 m ²
APT 5	48.5 m ²
APT 6	50 m ²
APT 7	48.4 m ²
APT 8	22.1 m ²
APT 9	47.9 m ²

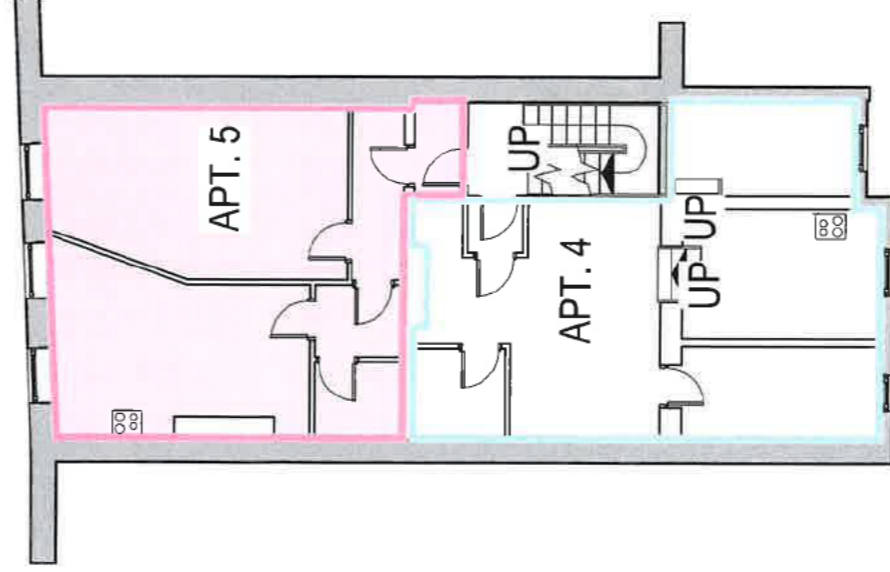
BUILDING FLOOR AREA (mm ²)	
GROUND FLOOR	75.3 m ²
FIRST FLOOR	99.7 m ²
SECOND FLOOR	98.4 m ²
THIRD FLOOR	70.5 m ²
TOTAL	343.9 m ²



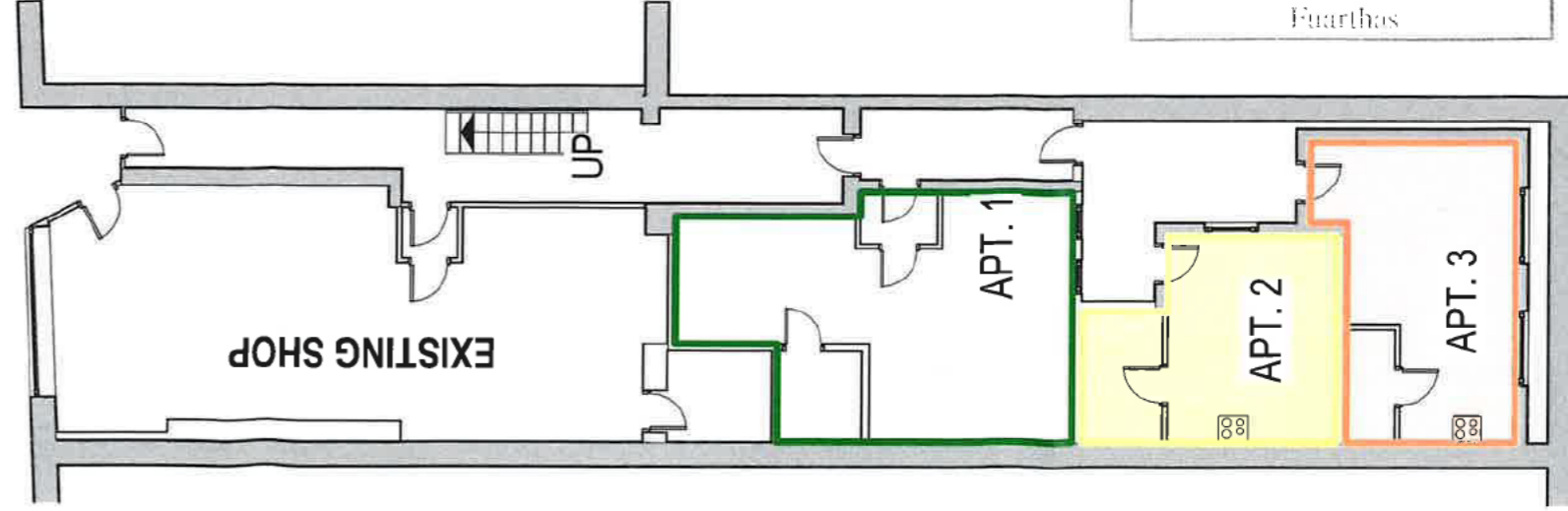
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

REV	DATE	CODE	SUITABILITY
P01	2026.03.10	S2	SECTION 5

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JOB TITLE
Jadex Limited
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DRG. TITLE
KEY PLAN

FILE NAME
224091-RDF-DR-A-2002

SCALE @A3
As indicated

DATE
2026.03.10

CHECKER
JM

AUTHOR
AD

An Comisiún Pleanála
Pleanála
24 MAR 2026
SS 2025-90
Fuarthas

AN COIMISIÚN PLEANALA
LDG- 324143 26
ACP- 12 MAR 2026
Fee: € Type: By:

