

MEA Ref: 360028
6th May 2026

Planning Section
Louth County Council
Town Hall
Crowe Street
Dundalk
Co. Louth
A91 W20C

Re: Section 5 Declaration

Re-instate shell and core *advance technology building* from the current manufacturing / process fit-out which was to accommodate Pentagon Technologies P7 facility at Advance Technology Building site in Mullagharlin, Dundalk.

Dear Sir / Madam,

We submit the attached Section 5 Declaration application for the exempted development at the existing Advanced Technology Building site in Mullagharlin, Dundalk on behalf of Pentagon Technologies (Ireland) Limited.

Please find enclosed the following documentation with respect to our Section 5 Declaration for the above development.

1. This Cover Letter
2. Section 5 Declaration application form
3. Appendix A attached which sets out question 7 for determination by the planning authority
4. Drawing register and drawings
5. Site owner letter of consent
6. Application fee of €80

Please note that this Declaration has been emailed to Louth County Council Planning department.

We trust this is satisfactory however should you have any queries, please contact the undersigned.

Yours Sincerely



Minka McInerney
For McElroy Associates

CC Mr. A Fogarty Pentagon Technologies (Ireland) Ltd

Section 5 Declaration

Application Form

1. Name and address of person seeking the declaration:

Pentagon Technologies (Ireland) Limited ,Alan Fogarty & Daichi Otsuka

Byrne Casey & Associates, Clonminch Hi-Technology Park, Clonminch, Tullamore,Co.Offaly R35 A2Y4
Company Registration Number 543036



2. Name and address of agent (if any):

Minka McNerney, McElroy and Associates, 69 Leeson Street Lower, Dublin, D02 YP04



3. Name and address for all correspondence

(if not completed, correspondence will be sent to person seeking declaration)

Minka McNerney, McElroy Associates Ltd, 69 Leeson Street Lower, Dublin, D02 YP04

4. Interest in site of the person seeking declaration:

Leasee

**(If applicant is not freehold owner of the property in question, please
provide name and address of owner if known)**

IDA Ireland, Three Park Place, Hatch Street Upper,

Dublin 2, D02 FX65 .

5. Location and full address of development referred to in Question 7

Dundalk Science & Technology Park, Mullagharlin Road, Mullagharlin, Dundalk, Co. Louth

6. Eircode OR Grid Co-ordinates must be submitted. Grid references

may be found on Google Maps or at <https://irish.gridreferencefinder.com>

Centre Point Coordinates X,Y= 704949.04195,803792.195

7. Question for determination under Section 5 (See Note 1 above).

The question must be framed in the following format, i.e. Is the construction of a shed development and is it or is it not exempted development:

See attached Appendix A -Section 5 Question 7 for determination.

8. Does the development consist of works to be carried out to an

existing or proposed protected structure?

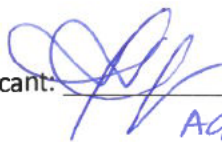
Yes

No **X**

If Yes, has a Declaration under Section 57 of the Planning and Development Act 2000 been requested or issued for the property by the Planning Authority? _____

I certify that the aforementioned is correct.

Signature of Applicant: _____


AGENT.

Date 06/05/2026

Please include one copy of the following documents with this application form:

- Site Location Map: (Scale 1:1000)
- Site Layout Map: (Scale 1:200 or 1:500)
- Floor Plans & Elevations: (Scale 1:50, 1:100 or 1:200)

Existing & Proposed, where applicable

- Application fee: (€80)

Completed Application Form & Fee of €80.00 may be sent to:

Planning Office, Louth County Council, Town Hall, Crowe Street,
Dundalk, County Louth, A91W20C

OR

by email to planninggroup@louthcoco.ie with contact details to arrange payment of fee.

TRÍ, PLÁS NA PÁIRCE | THREE PARK PLACE
SRÁID HAISTE UACHTARACH | HATCH STREET UPPER
BAILE ÁTHA CLIATH 2, D02 FX65 | DUBLIN 2, D02 FX65
EIRE | IRELAND

www.idaireland.com

+353 1 603 4000

@IDAIRELAND

Mr. Alan Fogarty
Pentagon Technologies (Ireland) Limited
Byrne Casey & Associates,
Clonminch Hi-Technology Park,
Tullamore,
Co. Offaly
R35 A2Y4

Date: 29th April 2026

Re: IDA Ireland Consent to apply for Section 5 Planning Permission – Pentagon Technologies (Ireland) Limited at IDA Advanced Building Solution, Dundalk Science & Technology Park, Mullagharlin, Dundalk.

Dear Mr Forgarty,

IDA refer to your request for the consent of IDA (Ireland) (“the IDA”) to a Section 5 planning application for works to IDA Advanced Building Solution, Dundalk Science & Technology Park, Mullagharlin, Dundalk as per the drawings submitted for review namely;

- 360028-PNT-MEA-ZZ-XX-DR-A-0501-SECTION 5 - SITE LOCATION & RECORD PLACE MAP
- 360028-PNT-MEA-ZZ-XX-DR-A-0502-SECTION 5 - SITE LAYOUT PLAN - EXISTING & DEMOLITION
- 360028-PNT-MEA-ZZ-XX-DR-A-0503-SECTION 5 - SITE LAYOUT PLAN - PROPOSED
- 360028-PNT-MEA-ZZ-XX-DR-A-0504-SECTION 5 - GA PLAN - GROUND & FIRST FLOOR
- 360028-PNT-MEA-ZZ-XX-DR-A-0505-SECTION 5 - GA PLAN - ROOF - EXISTING & DEMOLITIONS
- 360028-PNT-MEA-ZZ-XX-DR-A-0506-SECTION 5 - CONTIGUOUS ELEVATIONS - EXISTING & PROPOSED
- 360028-PNT-MEA-ZZ-XX-DR-A-0507-SECTION 5 - GA ELEVATIONS - EXISTING & PROPOSED
- MEA Appendix A Section 5 Project description for Question 7
- PNT-Section 5 Cover Letter
- Section 5 Application Declaration Form

IDA consents to your lodging the Planning Application subject to the following conditions:

1. No amendment may be made to the Planning Application submitted in respect of the Premises without the prior written consent of IDA.

2. A copy of the final grant of planning permission to be provided to IDA within 10 workings days of issue with any related reports, plans, drawings, specifications.
3. Compliance with all conditions of any planning permission as may issue on foot of the Planning Application in respect of works carried out to the Premises.
4. Compliance with all statutory requirements and appropriate regulations including the Building Control (Amendment) Regulations 2014 in respect of works carried out to the Premises.
5. Compliance with the rights of lessees and occupiers of adjoining and surrounding properties.
6. Prompt Reinstatement to the satisfaction of IDA, of any damaged areas/services adjoining/neighbouring the Premises or any part thereof as a result of or related to the works to the Premises.
7. IDA to be notified and satisfied with the proposed start and completion dates of any works to the Premises.
8. IDA being indemnified by you against all expenses and liabilities arising out of the Planning Application.

It should be noted that this confirmation does not affect IDA Ireland's right to make observations or to object to the proposed development.

Please execute one part hereof to confirm your agreement to its terms and your intention to be bound by same.

Yours sincerely,



Emmet Devereux
IDA Ireland

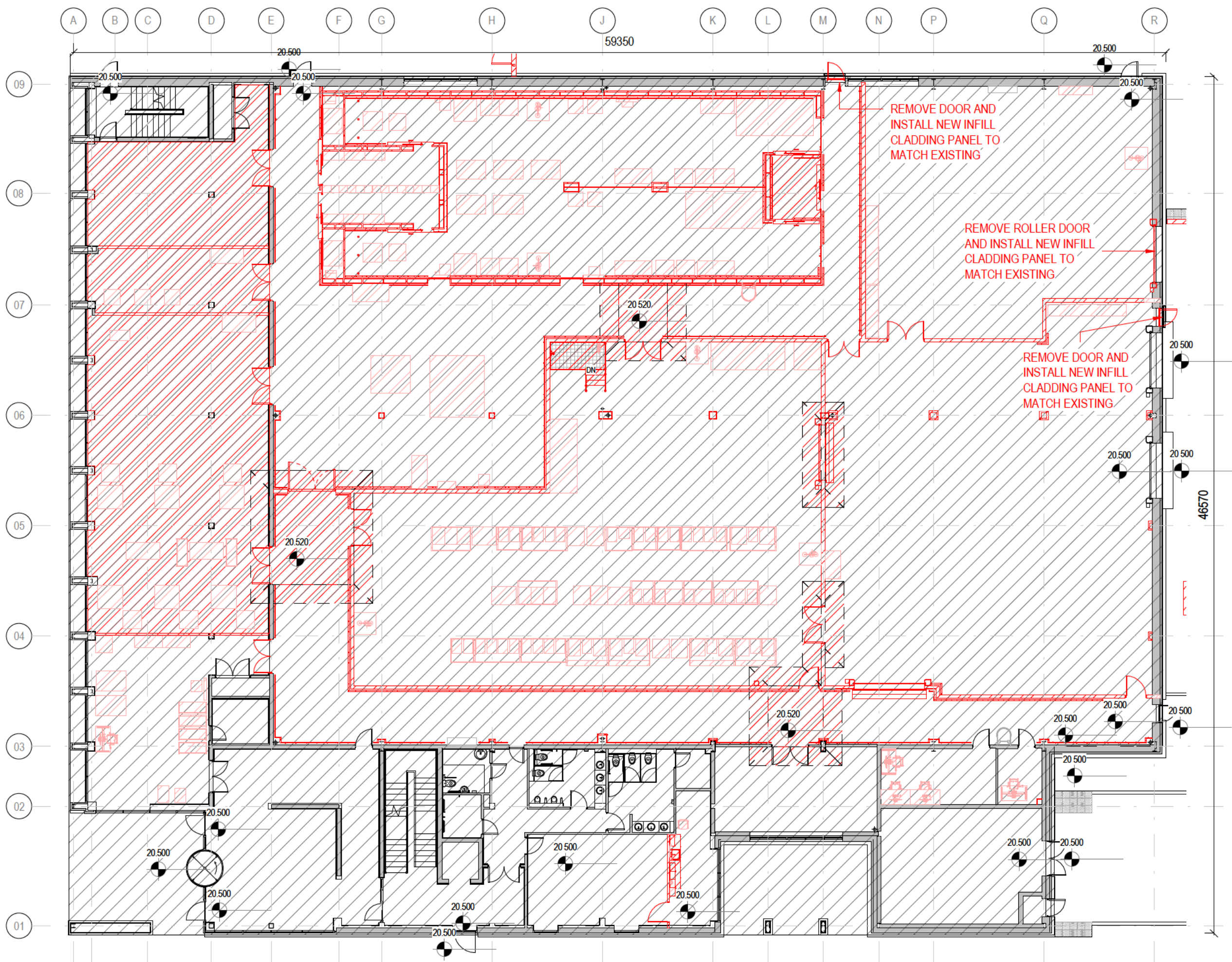


Claire McGovern
IDA Ireland

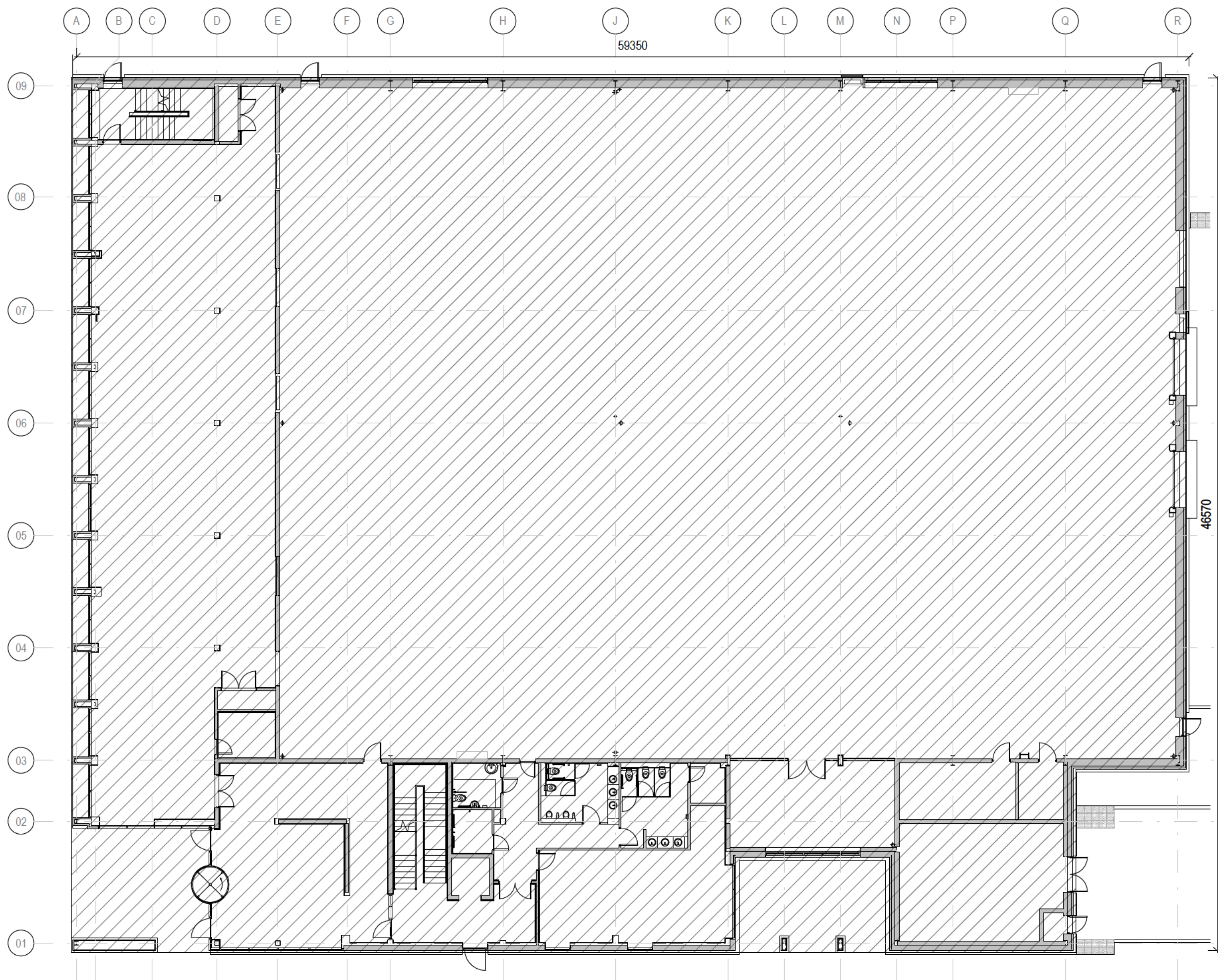
Signed: _____

Alan Fogarty

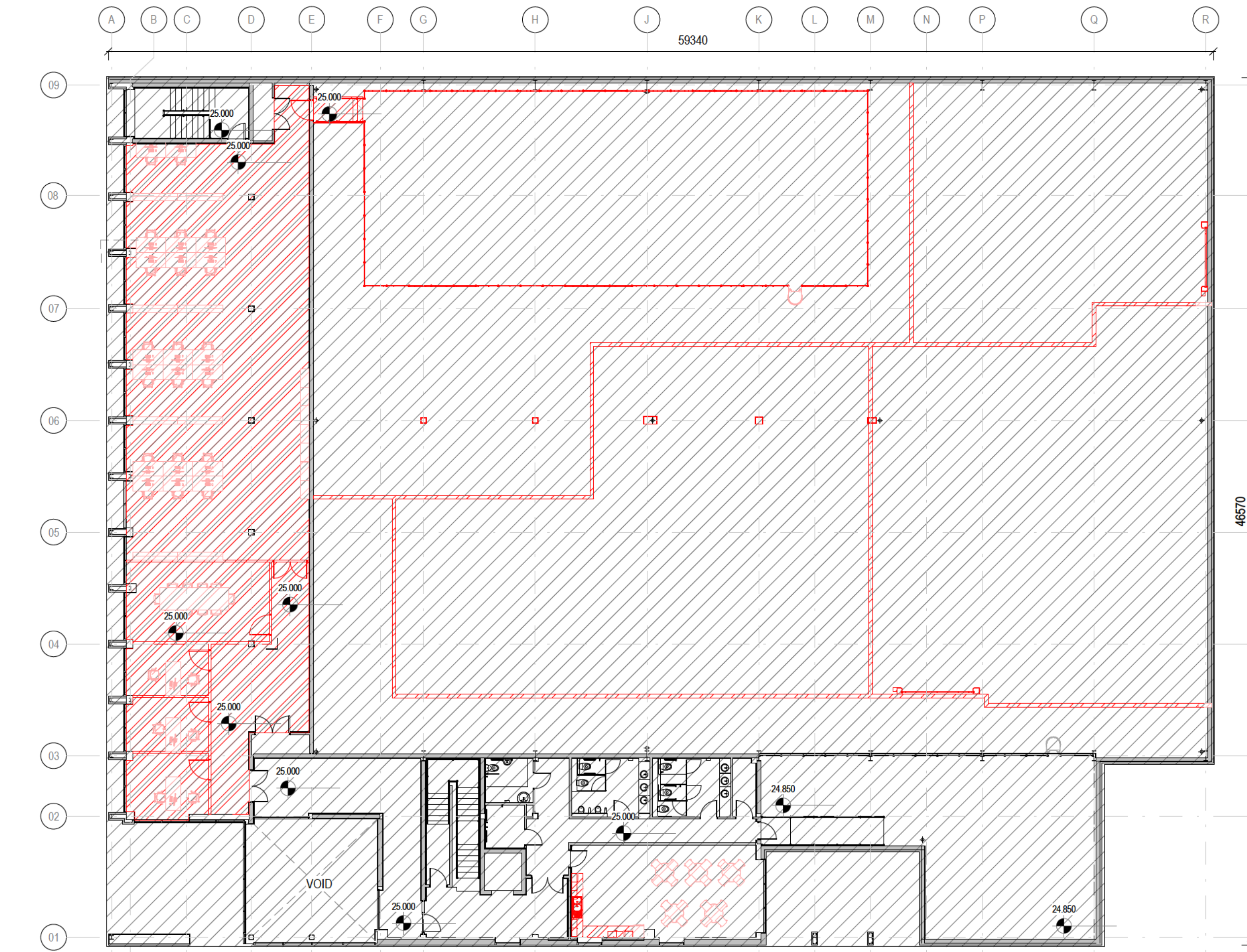
Authorised signatory on behalf Of the Applicant



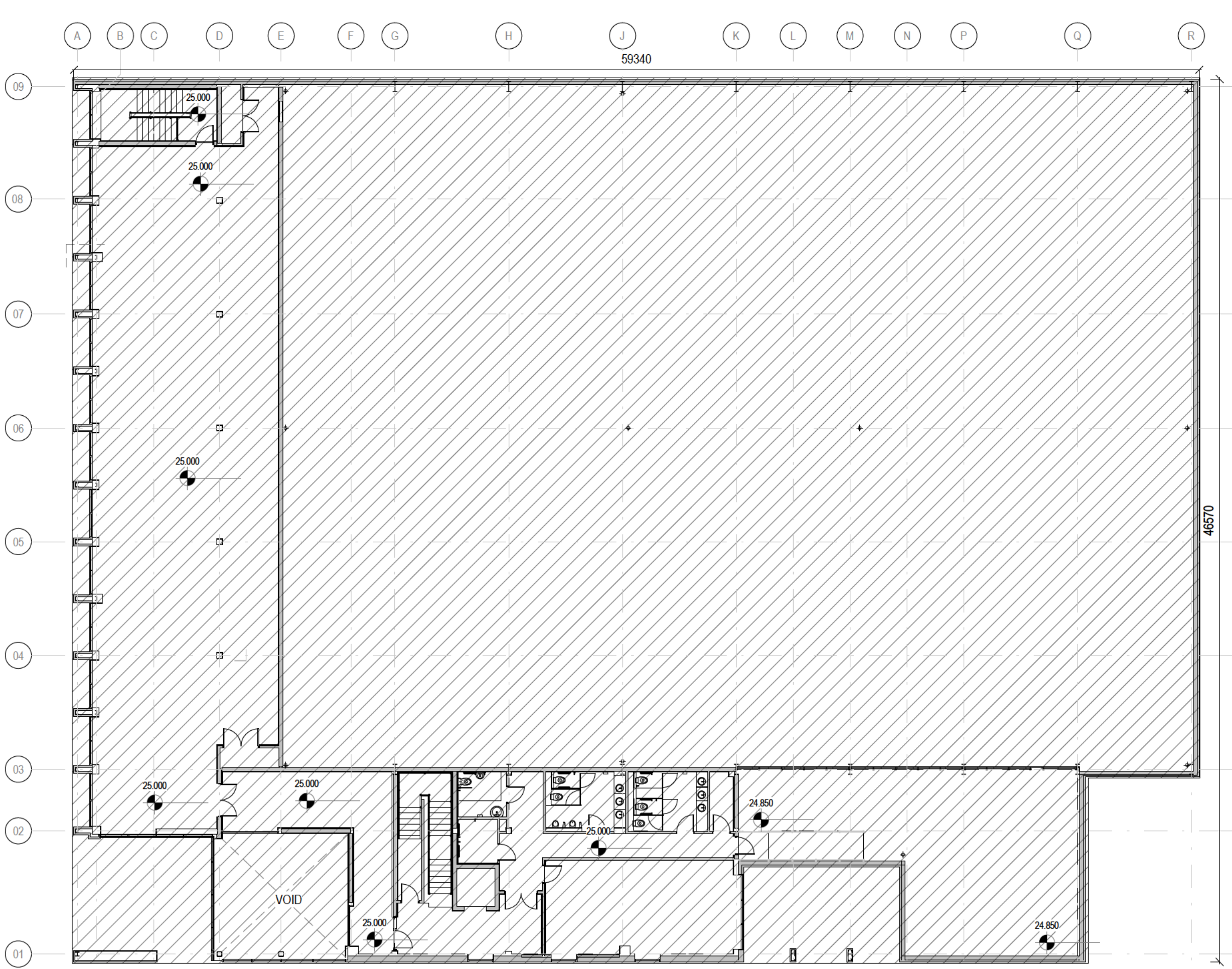
SECTION 5 - GA PLAN - GROUND FLOOR - EXISTING & DEMOLITION
SCALE: 1 : 200 @ A1



SECTION 5 - GA PLAN - GROUND FLOOR - PROPOSED
SCALE: 1 : 200 @ A1



SECTION 5 - GA PLAN - FIRST FLOOR - EXISTING & DEMOLITION
SCALE: 1 : 200 @ A1



SECTION 5 - GA PLAN - FIRST FLOOR - PROPOSED
SCALE: 1 : 200 @ A1

NOTES

All dimensions in millimetres unless otherwise stated. Levels are structural levels in meters to ordnance datum. Use figured dimensions only - do not scale off the drawing. All dimensions to be checked on site and any discrepancies between site and figured dimensions to be brought to the immediate attention of the Architect.

Only information in hard copy can be relied upon for conformity and accuracy.

Subcontractors to confirm site dimensions with the main contractor prior to manufacture. Subcontractors to supply fabrication drawings for Architects approval prior to manufacture.

Drawing to be read in conjunction with Civil, Structural, Mechanical and Electrical drawings and specifications and any inconsistencies brought to the immediate attention of the Architect.

Works to be carried out using proper materials which are fit for the use which they are intended and for the conditions in which they are to be used, all in compliance with the Construction Products Regulations (CPR)(EU) no. 305/2011.

All products to be installed in strict accordance with Manufacturers details and specifications.

Any deviation from the proposed specifications to be brought to the Architects attention for approval. All product substitutions to meet the project performance requirements and Building Regulations.

CAD files, Revit model files or any other editable information issued by MEA shall be used for information and reference only and not to be used as a basis for construction/fabrication/set out of any building elements. The building information to be used in the following sequence of priority:
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LEGEND

LEASE FIT OUT TO BE REMOVED TO REINSTATE BUILDING TO ADVANCE TECHNOLOGY BUILDING AS PER ORIGINAL PLANNING APPLICATION GRANTED PLANNING 23rd SEPT 2019 PLAN REF NO. 19232

NOTE:

FOR INFORMATION ONLY NOT REQUIRED FOR A SECTION 5 DECLARATION .

P00 ISSUE TO CLIENT FOR REVIEW09/04/2025GB
REV. | DESCRIPTION: | DATE: | BY:

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MEA

McElroy Associates

ENGINEERS TO INDUSTRY

69 Lower Leeson Street, Dublin 2, D02YP04. Tel: 660 9000 E-Mail: info@mea.ie Web: www.mea.ie

CLIENT:

PENTAGON TECHNOLOGIES

PROJECT TITLE:

PENTAGON DUNDALK

DRAWING TITLE:

SECTION 5 - GA PLAN - GROUND & FIRST FLOOR

DESIGNED BY:GB
AUTHOR:LC

CHECKED BY:GB
DATE:09/04/2025

APPROVED BY:MMCI
SCALE:@ A1
As indicated

DRAWING NO:

360028 - PNT- MEA- A1- 00- DR- A - 0504

STATUS:

S2

REVISION:

P00

NOTES

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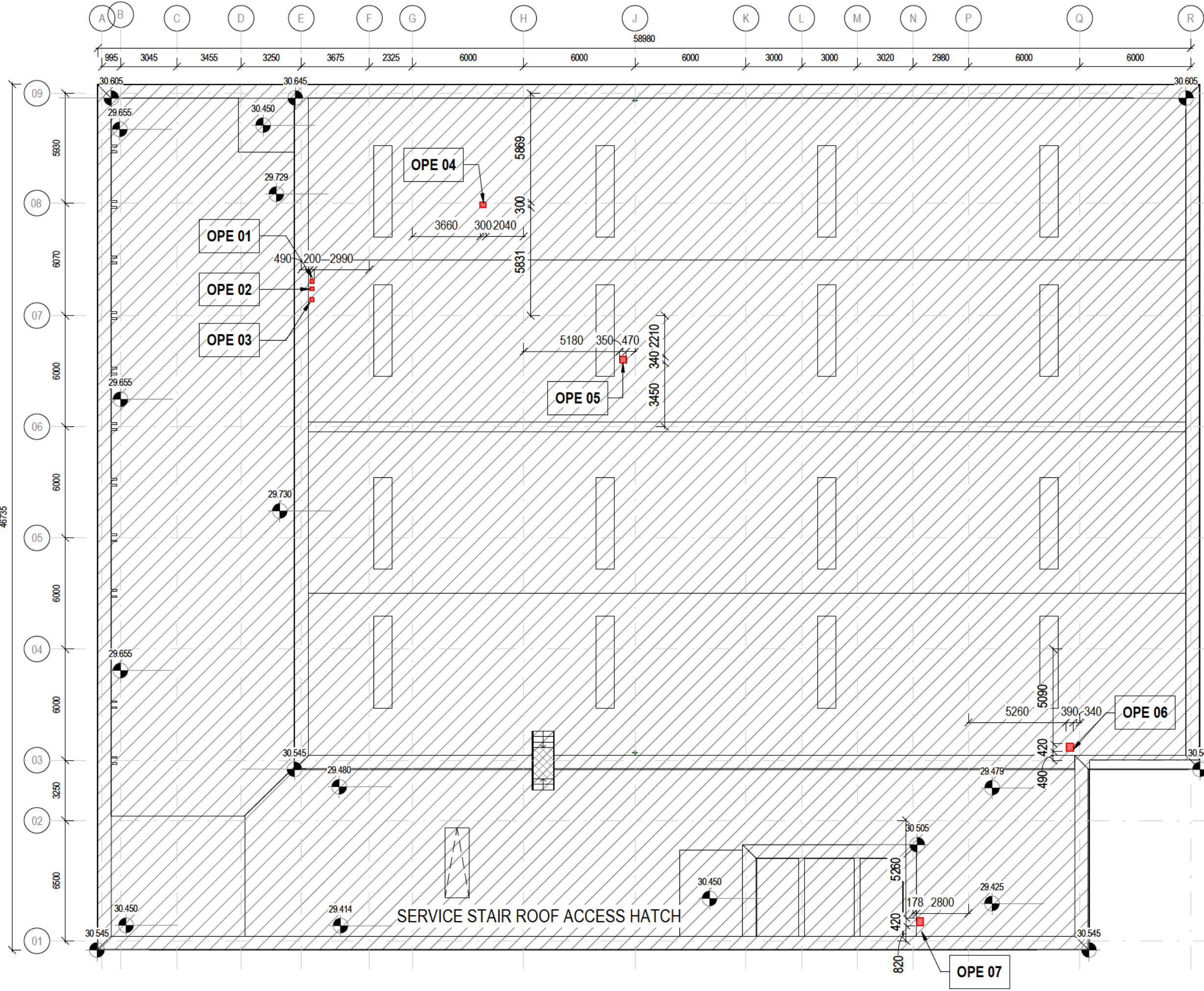
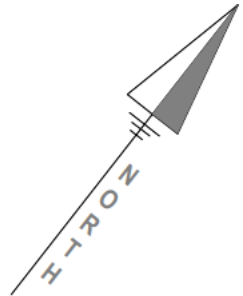
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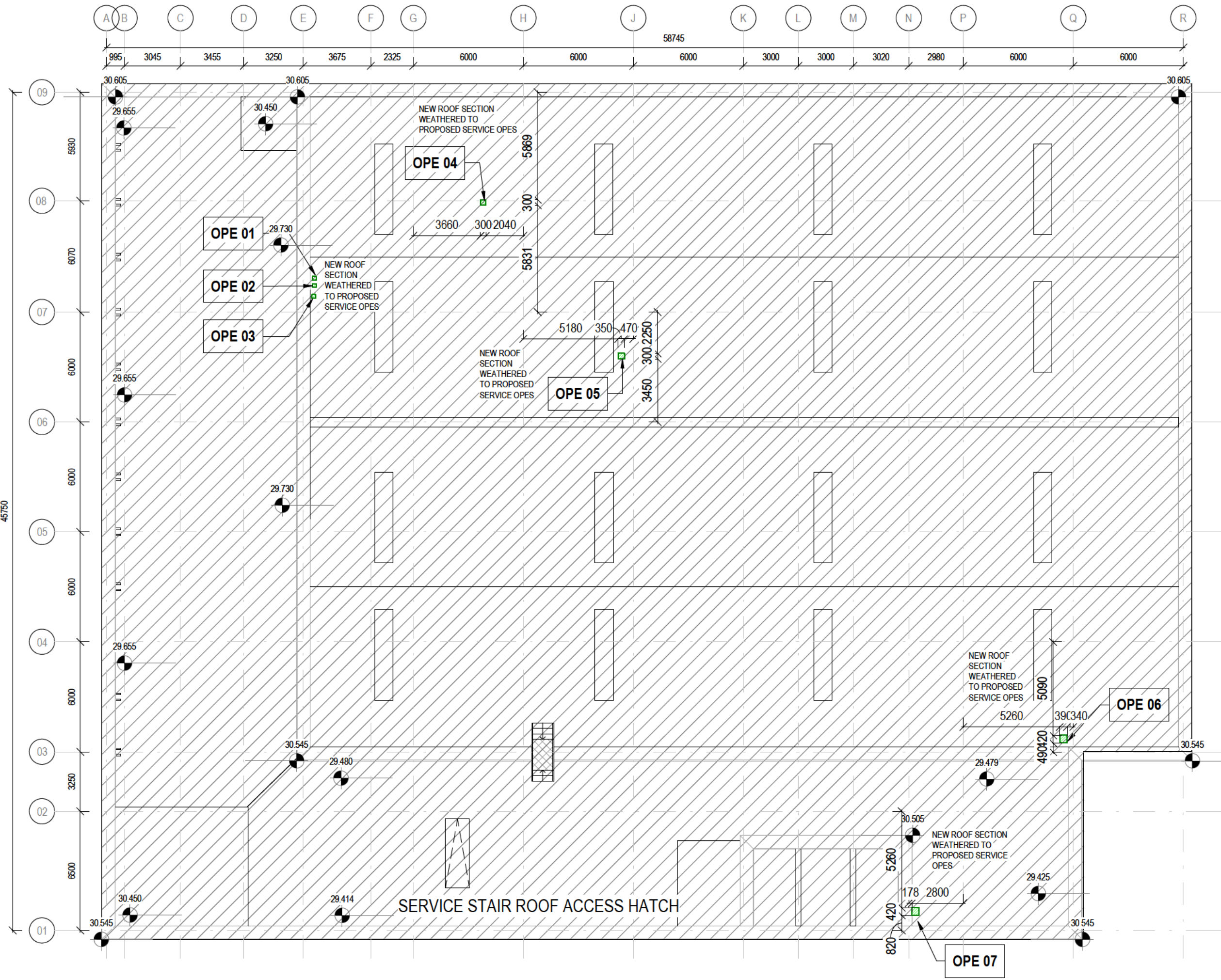
- 1 Contractor to check all dimensions on site prior to commencing works.
- 2 Drawings, schedules and other Dated and Revised/ design information in PDF format to be used as basis of construction works. Only the figured dimensions, named and annotated specifications to be used as basis of works.
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LEGEND

- EXISTING EXTERNAL ENVELOPE CHANGES GRANTED PLANNING 11TH DECEMBER 2023 PLAN REF NO. 2380372 & RETENTION PLANNING 31ST MARCH 2025 PLAN REF NO. 2560007 TO BE REMOVED TO REINSTATE BUILDING AS PER ORIGINAL PLANNING APPLICATION GRANTED PLANNING 23rd SEPT 2019 FOR AN ADVANCED TECHNOLOGY BUILDING
- REINSTATEMENT OF EXTERNAL ENVELOPE WITH PIC ALUMINIUM CLADDING, ROOFING & FLASHING AS REQUIRED TO MATCH EXISTING CLADDING
- EXISTING BUILDING



SECTION 5 - GA PLAN - ROOF - EXISTING AND DEMOLITIONS
SCALE: 1 : 200 @ A1



SECTION 5 - GA PLAN - ROOF - PROPOSED
SCALE: 1 : 200 @ A1

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REV. 1 DESCRIPTION: DATE: BY:

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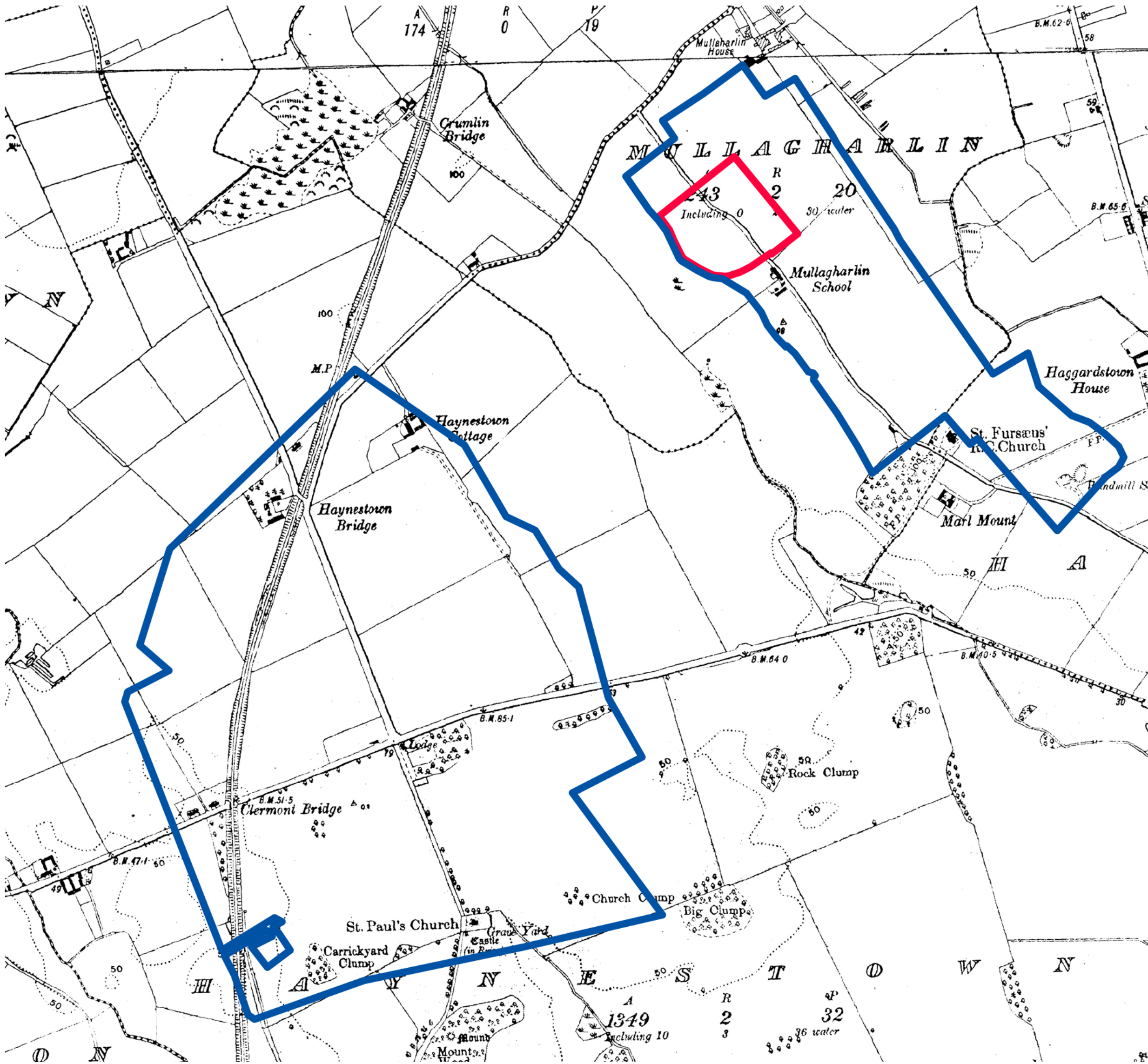
69 Lower Leeson Street, Dublin 2, D02YP04. Tel: 660 9000 E-Mail: info@mea.ie Web: www.mea.ie

PENTAGON
TECHNOLOGIES

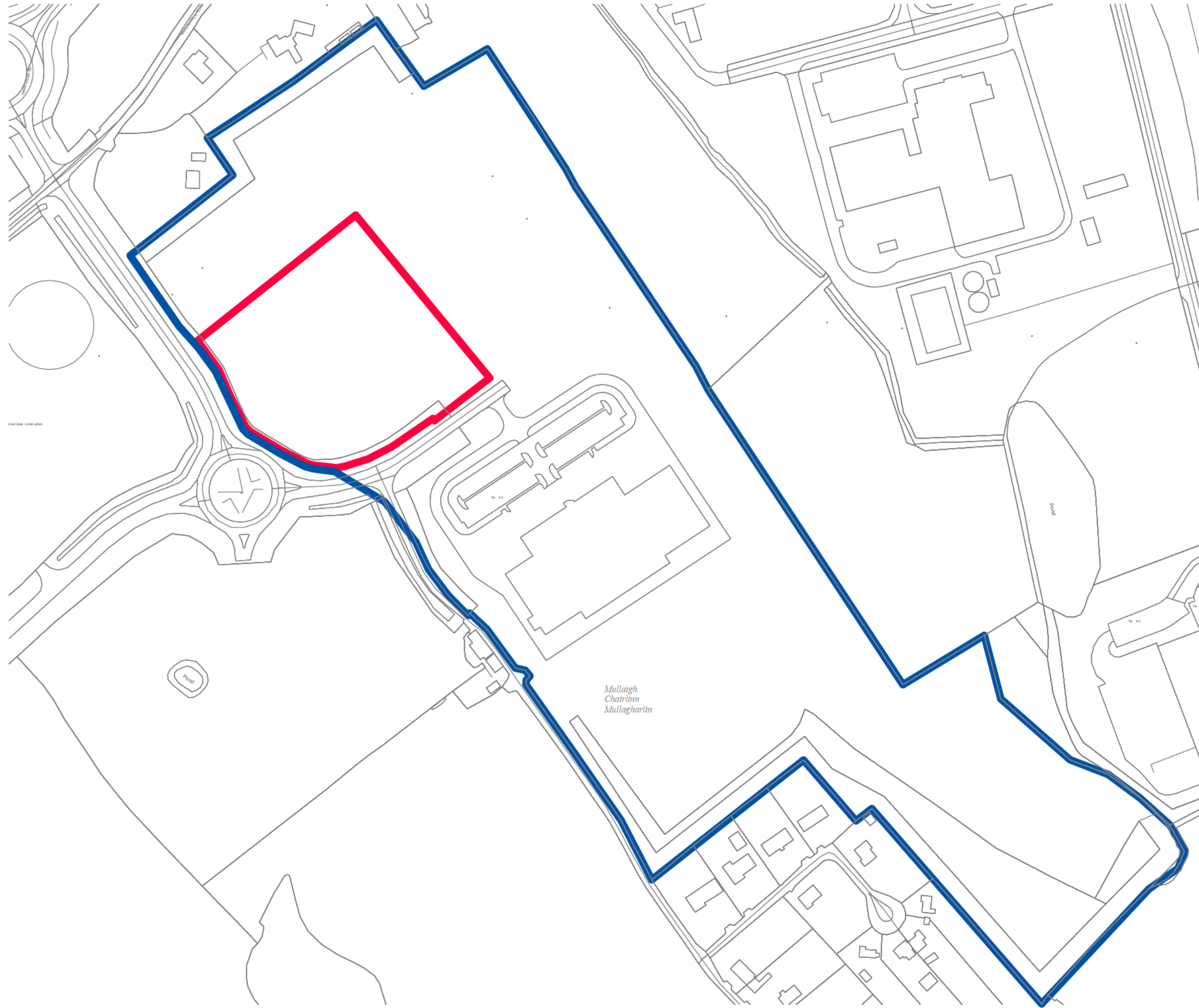
PROJECT TITLE:
PENTAGON DUNDALK

DRAWING TITLE:
SECTION 5 - GA PLAN - ROOF - EXISTING & DEMOLITIONS

DESIGNED BY:	CHECKED BY:	APPROVED BY:
GB	GB	MMCI
AUTHOR:	DATE:	SCALE @ A1
LC	09/04/2025	As indicated
DRAWING NO:	STATUS:	REVISION:
360028 - PNT- MEA- A1- RF- DR- A - 0505	S2	P00



SECTION 5 - RECORD PLACE MAP
SCALE: 1 : 5000 @ A1



SECTION 5 - SITE LOCATION MAP
SCALE: 1 : 2500 @ A1

NOTES

All dimensions in millimetres unless otherwise stated. Levels are structural levels in meters to ordnance datum. Use figured dimensions only - do not scale off the drawing. All dimensions to be checked on site and any discrepancies between site and figured dimensions to be brought to the immediate attention of the Architect.

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SITE BOUNDARY

ADJACENT / ADJOINING LAND UNDER OWNERSHIP OF THE APPLICANT

The Map Centre invoice number / license number: 50356125

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Description:
Digital Landscape Model (DLM)

Publisher / Source:
Ordnance Survey Ireland (OS)

Data Source / Reference:
PR ME2

File Format:
Autodesk AutoCAD (DWG_R2013)

File Name:
v_50356125_1.dwg

Clip Extent / Area of Interest (AOI):
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LRXLR= 705356.5011 803446.2516
ULXULY= 704541.5828 804138.1384
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Projection / Spatial Reference:
Projection= RENNET5_Web_Transverse_Mercator

Centre Point Coordinates:
X,Y= 704849.04195 803792.195

Reference Index:
Map Series / Map Sheets
1:2,500 | 1771-A
1:2,500 | 1702-C

Data Extraction Date:
Date= 08-Sep-2023

Source Data Release:
DCMLS Release V1.157.115

Product Version:
Version= 1.4

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Sírásonn aitéagadh neamhdáraithe cóipeacht Suirbhíneacht Ordánais Éireann agus Rialtas na hÉireann.

Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhóilseachán seo a chóipeáil, a aitéagadh nó a fhanúir in aon fhoirm ná ar aon bhealach gan cead i scríbhinn nómh ré ó úinéir an chóipeacht.

Ní hionann bóthar, bealach nó cossán a bheith ar an léarscáil seo agus fánaisce ar chead sáil.

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Description:
Historic O'Latest Edition

Publisher / Source:
Ordnance Survey Ireland (OS)

Data Source / Reference:
LH07
Revision Date =
Survey Date = 31-Dec-1940
Levelled Date = 31-Dec-1942

LH012
Revision Date =
Survey Date =
Levelled Date = 31-Dec-1911

File Format:
Renet5_Web_Transverse_Mercator
Tagged Image File Format (TIFF)

File Name:
R_50341799_1.tif

Clip Extent / Area of Interest (AOI):
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LRXLR= 708322.0 801339.0
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Projection / Spatial Reference:
Projection= RENNET5_Web_Transverse_Mercator

Centre Point Coordinates:
X,Y= 704817.0 803936.0

Data Extraction Date:
Date= 22-Jun-2023

Product Version:
Version= 1.3

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Ní bfuaiséann léarscáil de chuid Ordánais Suirbhíneacht na hÉireann leann phoiblí deaithúil de mháson nómh, ná úinéireacht de ghníthe fhaicil.



P00 ISSUE TO CLIENT FOR REVIEW
REV / DESCRIPTION: 09/04/2026 GB
DATE: BY:

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69 Lower Leeson Street, Dublin 2. D02YP04. Tel: 660 9000 E-Mail: info@mea.ie Web: www.mea.ie



PROJECT TITLE:
PENTAGON DUNDALK

DRAWING TITLE:
SECTION 5 - SITE LOCATION & RECORD PLACE MAP

DESIGNED BY: CHECKED BY: APPROVED BY:

GB GB MMcl

AUTHOR: DATE: SCALE: @ A1

LC 09/04/2026 As indicated

DRAWING NO: 360028 - PNT-MEA-ZZ-XX-DR-A-0501

STATUS: S2 REVISION: P00



NOTES

All dimensions in millimetres unless otherwise stated. Levels are structural levels in metres to Ordnance Datum. Use figure dimensions only. Do not scale off the drawing. All dimensions to be checked on site and any discrepancies between site and figure dimensions to be brought to the immediate attention of the Architect.

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1. Contractor to check all dimensions on site prior to commencing work.
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3. CAD files, Revit model files or any other electronic information (can be used as a reference. None of such files shall form part of contract documents, unless explicitly stated.

LEGEND

PLANT & EQUIPMENT SUBJECT OF PREVIOUSLY GRANTED PLANNING 11TH DECEMBER 2023 PLAN REF NO. 2360372 & RETENTION PLANNING 31ST MARCH 2025 PLAN REF NO. 2560007 TO BE REMOVED

EXISTING ELEMENTS GRANTED PLANNING 11TH DECEMBER 2023 PLAN REF NO. 2360372 & RETENTION PLANNING 31ST MARCH 2025 PLAN REF NO. 2560007 TO REMAIN

EXISTING ELEMENTS GRANTED PLANNING 11TH DECEMBER 2023 PLAN REF NO. 2360372 & RETENTION PLANNING 31ST MARCH 2025 PLAN REF NO. 2560007 TO REMAIN

EXISTING BUILDINGS GRANTED PLANNING 23RD SEPT 2019 PLAN REF NO. 19232 TO REMAIN

SECTION 5 - SITE LAYOUT PLAN - EXISTING & DEMOLITION
SCALE: 1:200 @ A1

P&O ISSUE TO CLIENT FOR REVIEW
REV. DESCRIPTION
DATE
BY

09/04/2025
GB

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MEA McElroy Associates

ENGINEERS TO INDUSTRY

69 Lower Leeson Street, Dublin 2, D02YF54. Tel: 003 5303 5003 E-Mail: info@mea.ie W: www.mea.ie

CLIENT

PENTAGON
TECHNOLOGIES

PROJECT TITLE
PENTAGON DUNDALK

DESIGNED BY
GB

CHECKED BY
MAG

APPROVED BY
MAG

AUTHOR
L.C.

DATE
09/04/2025

SCALE @ A0
As indicated

DRAWING NO.
360028 - PNT-MEA-A1-XX-DR-A-0502

STATUS
S2

REVISION
P00



SECTION 5 - SITE LAYOUT PLAN - PROPOSED - REINSTATED TO ORIGINAL PLANNING
REF.

NOTES

All dimensions in millimetres unless otherwise stated. Levels are structural levels in meters to ordnance datum. Use figured dimensions only - do not scale off the drawing. All dimensions to be checked on site and any discrepancies between site and figured dimensions to be brought to the immediate attention of the Architect. Only information in hard copy can be relied upon for conformity and accuracy.

Works to be carried out using proper materials which are fit for the use which they are intended and for the conditions in which they are to be used, all in compliance with the Construction Products Regulations (CPR)(EU) no. 305/2011.

Any deviation from the proposed specifications to be brought to the Architects attention for approval. All product substitutions must meet the project performance requirements and Building Regulations.

CAD files, Revit model files or any other editable information issued by MEA shall be used for information and reference only and not to be used as a basis for construction/ fabrication/ out of any building elements. The following information to be used in the following sequence of priority:

- 1) CAD files to check all dimensions and details for construction.
- 2) Drawings, schedules and other Dataed and Revised design information in PDF format to be used as basis of construction works. Only the figured dimensions, named and annotated specifications to be used as basis of construction.

Work from CAD files, Revit model files or any other editable information can be used as a reference. None of such files shall form part of contractual documents, unless explicitly stated.

LEGEND

EXISTING ELEMENTS GRANTED PLANNING
14TH DECEMBER 2020 PLAN REF NO.

11TH DECEMBER 2023 PDW REF NO.
2360372 TO REMAIN

 EXISTING BUILDING GRANTED PLANNING GRANTED

PLANNING 31ST MARCH 2025 PLAN REF NO. 2560007
TO REMAIN

 SITE BOUNDARY

ADJACENT / ADJOINING LAND UNDER OWNERSHIP OF THE APPLICANT

OVERALL SITE WIDTH

POD ISSUE TO CLIENT FOR REVIEW
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McElroy Associates
ENGINEERS TO INDUSTRY
69 Lower Leeson Street, Dublin 2, D02YF04. Tel: 050 9000 E Mail: info@mea.ie Web: www.mea.ie

CLIENT:

 **PENTAGON**
TECHNOLOGIES

PROJECT TITLE:
PENTAGON DUNDALK

DRAWING TITLE:
SECTION 5 - SITE LAYOUT PLAN - PROPOSED

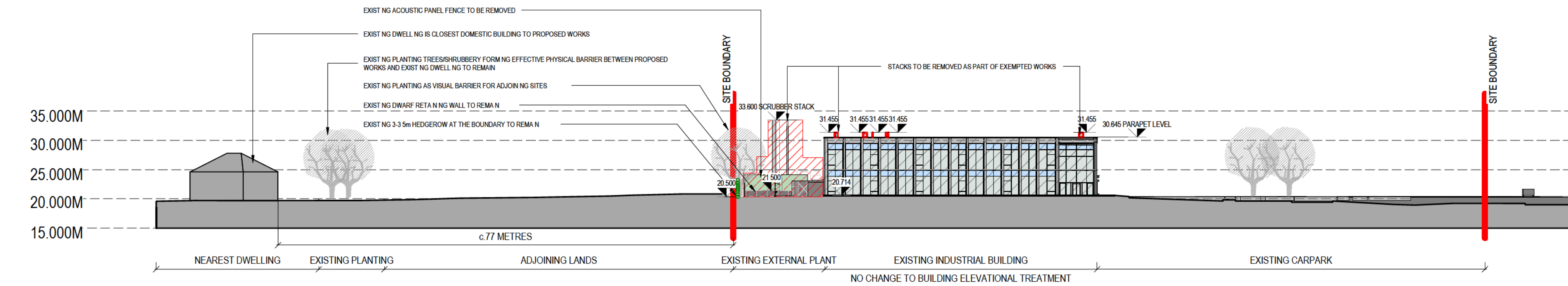
DESIGNED BY: _____ CHECKED BY: _____ APPROVED BY: _____

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AUTHOR:	DATE:	SCALE (1/10)
LC	09/04/2026	As indicated

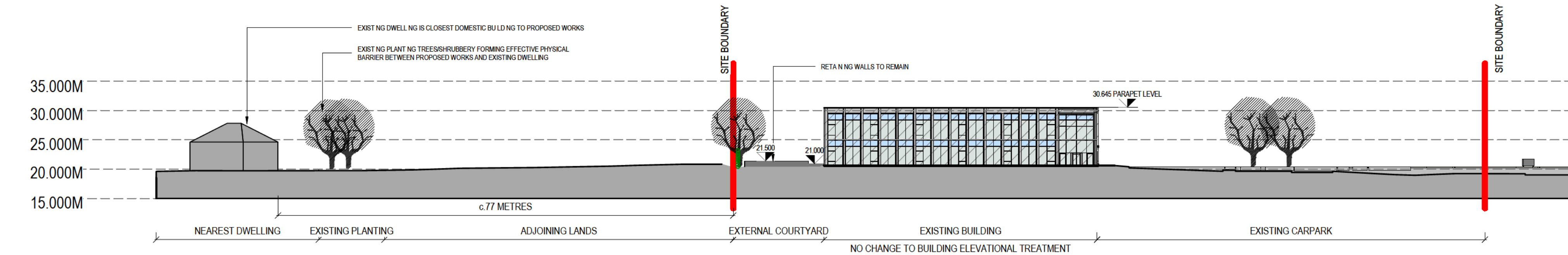
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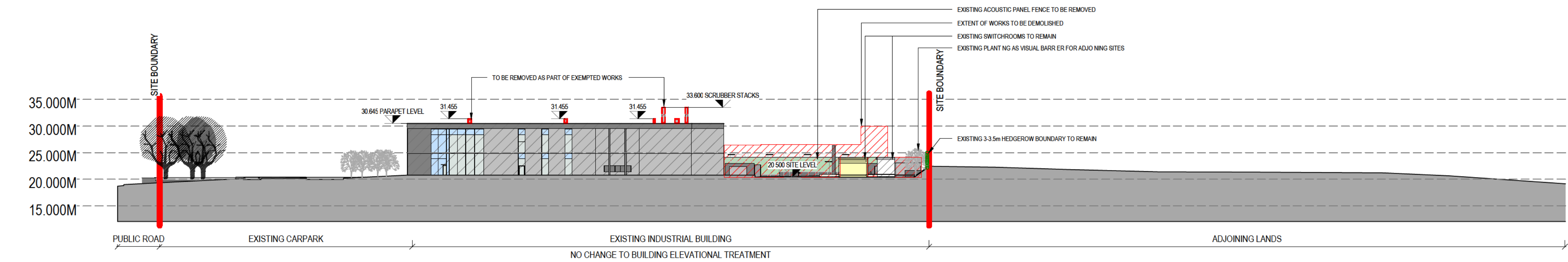
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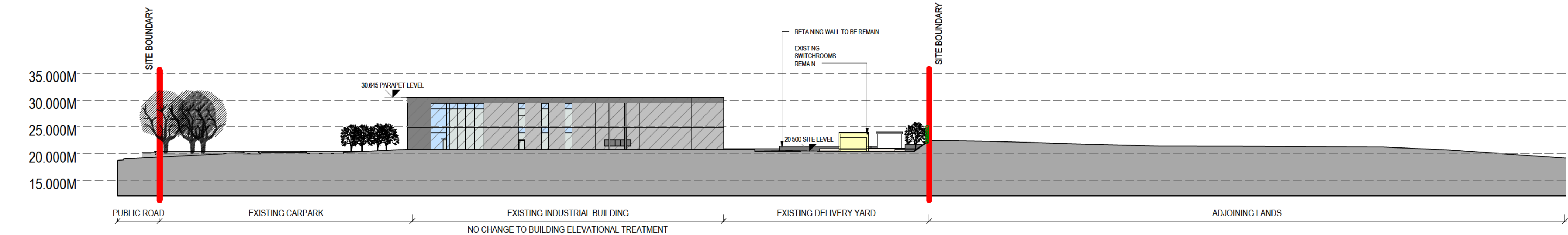
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SCALE: 1 : 500 @ A1



SECTION 5 - EXISTING CONTIGUOUS ELEVATION 2-2

SCALE: 1 : 500 @ A1



SECTION 5 - PROPOSED CONTIGUOUS ELEVATION 2-2

SCALE: 1 : 500 @ A1

NOTES

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Subcontractors to confirm site dimensions with the main contractor prior to manufacture. Subcontractors to supply fabrication drawings for Architects approval prior to manufacture.

Drawing to be read in conjunction with Civil, Structural, Mechanical and Electrical drawings and specifications and any inconsistencies brought to the immediate attention of the Architect.

Works to be carried out using proper materials which are fit for the use which they are intended and for the conditions in which they are to be used, all in compliance with the Construction Products Regulations (CPR)(EU) no. 305/2011.

All products to be installed in strict accordance with Manufacturers details and specifications.

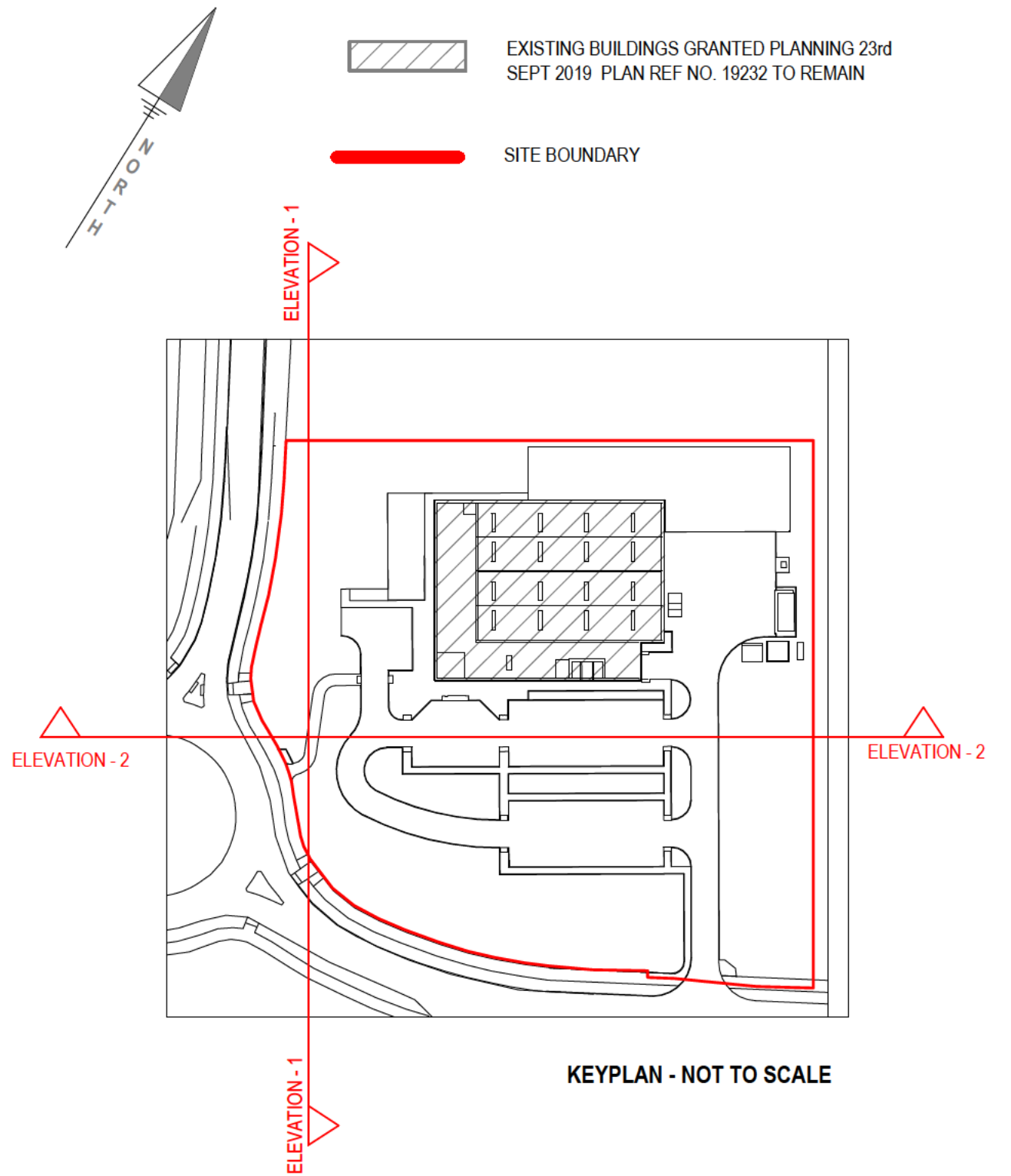
Any deviation from the proposed specifications to be brought to the Architects attention for approval. All product substitutions to meet the project performance requirements and Building Regulations.

CAD files, Revit model files or any other editable information issued by MEA shall be used for information and reference only and not to be used as a basis for construction/fabrication/set out of any building elements. The building information to be used in the following sequence of priority:

- 1 Contractor to check all dimensions on site prior to commencing works.
- 2 Drawings, schedules and other dated and revised design information in PDF format to be used as basis of construction works. Only the figured dimensions, named and annotated specifications to be used as basis of works.
- 3 CAD files, Revit model files or any other editable information can be used as a reference. None of such files shall form part of contractual documents, unless explicitly stated.

LEGEND

- PLANT & EQUIPMENT SUBJECT OF PREVIOUSLY GRANTED PLANNING 11TH DECEMBER 2023 PLAN REF NO. 2380372 & RETENTION PLANNING 31ST MARCH 2025 PLAN REF NO. 2560007 TO BE REMOVED
- EXISTING ELEMENTS GRANTED PLANNING 11TH DECEMBER 2023 PLAN REF NO. 2380372 & RETENTION PLANNING 31ST MARCH 2025 PLAN REF NO. 2560007 TO REMAIN
- EXISTING ELEMENTS GRANTED PLANNING 11TH DECEMBER 2023 PLAN REF NO. 2380372 & RETENTION PLANNING 31ST MARCH 2025 PLAN REF NO. 2560007 TO REMAIN
- EXISTING BUILDINGS GRANTED PLANNING 23rd SEPT 2019 PLAN REF NO. 19232 TO REMAIN
- SITE BOUNDARY



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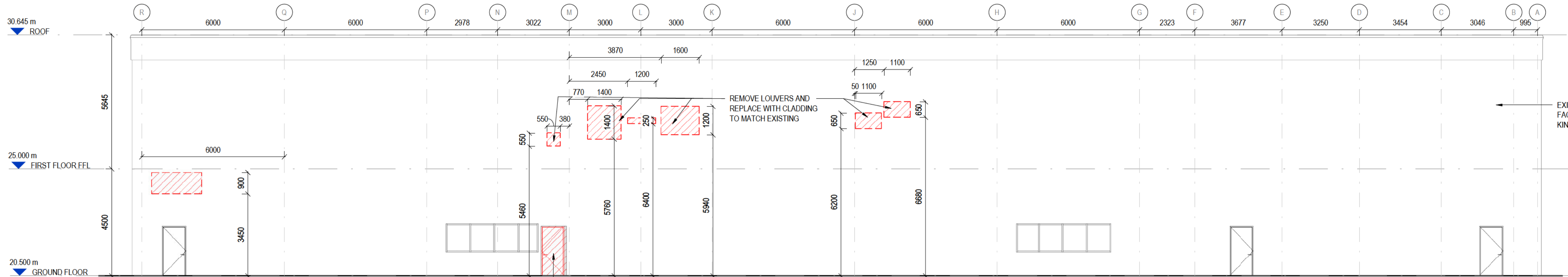
MEA McElroy Associates
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69 Lower Leeson Street, Dublin 2, D02YP04. Tel: 660 9000 E-Mail: info@mea.ie Web: www.mea.ie

CLIENT:
PENTAGON
TECHNOLOGIES

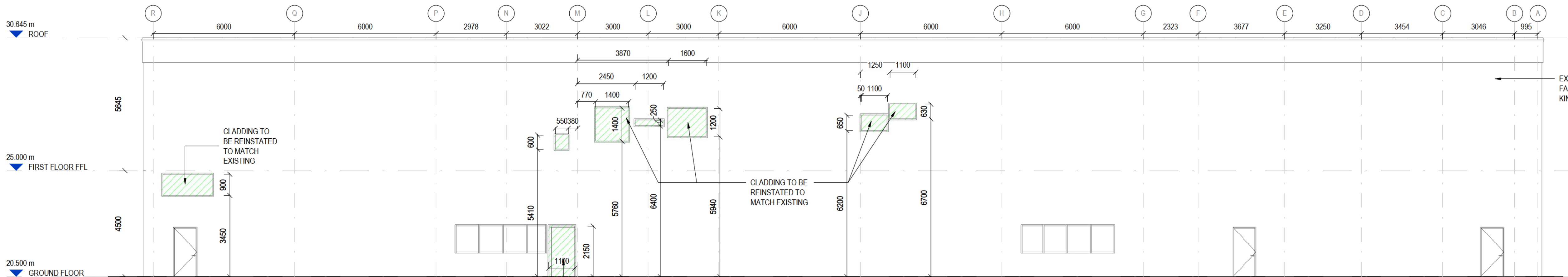
PROJECT TITLE:
PENTAGON DUNDALK

DRAWING TITLE:
SECTION 5 - CONTIGUOUS ELEVATIONS - EXISTING & PROPOSED

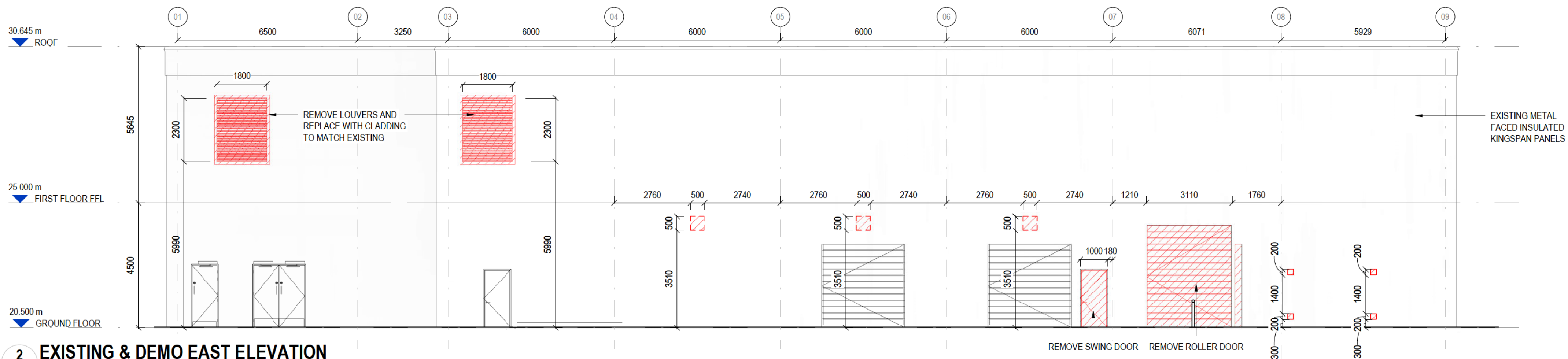
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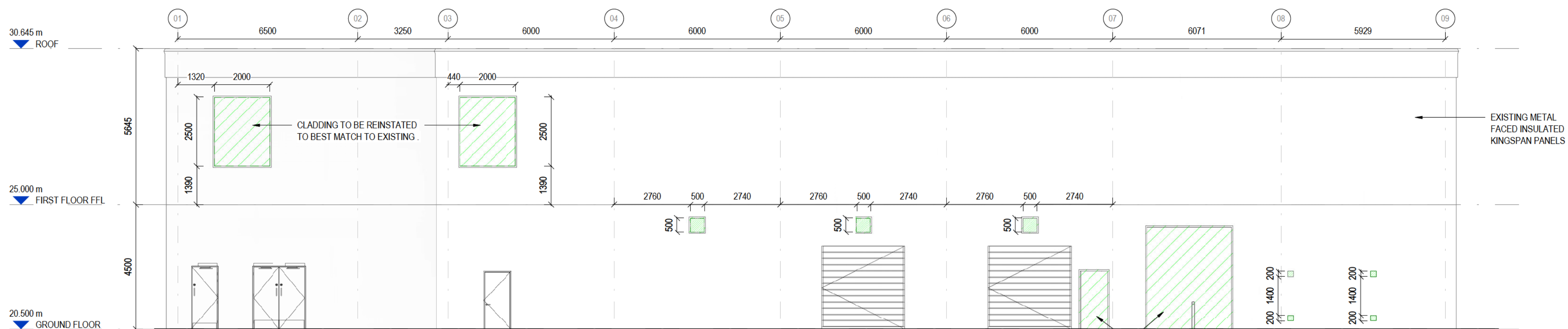
3 EXISTING & DEMO NORTH ELEVATION
SCALE: 1: 100 @ A1



1 PROPOSED - NORTH ELEVATION
SCALE: 1: 100 @ A1



2 EXISTING & DEMO EAST ELEVATION
SCALE: 1: 100 @ A1



4 PROPOSED - EAST ELEVATION
SCALE: 1: 100 @ A1

NOTES

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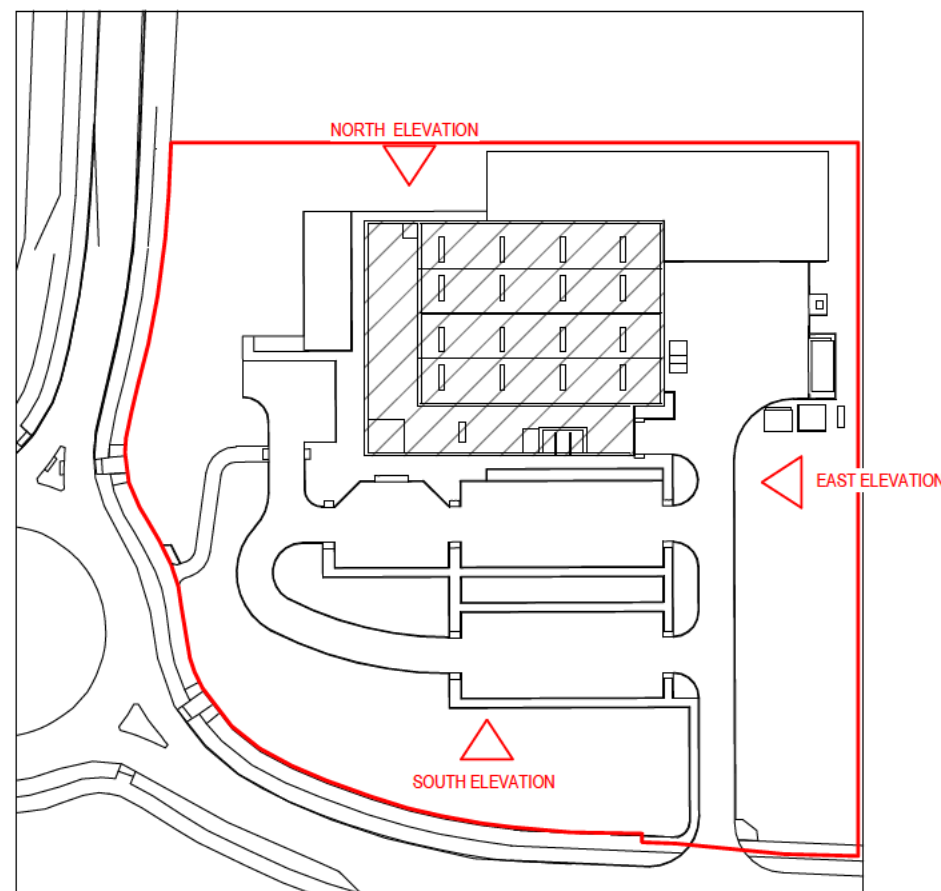
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- 3 CAD files, Revit model files or any other editable information can be used as a reference. None of such files shall form part of contractual documents, unless explicitly stated.

LEGEND

EXISTING EXTERNAL ENVELOPE CHANGES GRANTED PLANNING 11TH DECEMBER 2023 PLAN REF NO. 2360372 & RETENTION PLANNING 31ST MARCH 2025 PLAN REF NO. 2560007 TO BE REMOVED TO REINSTATE BUILDING AS PER ORIGINAL PLANNING APPLICATION GRANTED PLANNING 23rd SEPT 2019 FOR AN ADVANCED TECHNOLOGY BUILDING

REINSTATEMENT OF EXTERNAL ENVELOPE WITH P/C ALUMINIUM CLADDING, ROOFING & FLASHINGS AS REQUIRED TO MATCH EXISTING CLADDING & FLASHINGS



KEYPLAN - NOT TO SCALE

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69 Lower Leeson Street, Dublin 2, D02YP04. Tel: 660 9000 E-Mail: info@mea.ie Web: www.mea.ie

CLIENT:
PENTAGON TECHNOLOGIES

PROJECT TITLE:
PENTAGON DUNDALK

DRAWING TITLE:
SECTION 5 - GA ELEVATIONS - EXISTING & PROPOSED

DESIGNED BY:	CHECKED BY:	APPROVED BY:
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LC	09/04/2025	As indicated

DRAWING NO:	STATUS:	REVISION:
360028 - PNT- MEA- A1- XX- DR- A - 0507	S2	P00

CLIENT: PENTAGON TECHNOLOGIES (IRELAND) LTD

REF: 360028

PROJECT: PENTAGON P7 DUNDALK

DATE: 06/05/2026.

Excerpt Question 7 for determination from Section 5 Declaration application.**7. Question for determination under Section 5 (See Note 1 above).**

Is the proposed reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations) development, and if so, is it exempted development under the Planning and Development Act 2000?

This document sets out the proposed development and rationale for requesting a Section 5 determination regarding proposed reinstatement of the existing Advance Technology Building at Dundalk Science & Technology Park, Mullagharlin, Dundalk. The existing Lease of the building from the IDA by Pentagon is concluding and the building and site must be reinstated as much is practically possible under the conditions of the lease.

The building was originally leased from the IDA as a shell and core Advance Technology Building and was subject to both internal and external modifications to facilitate the processes to be carried out by Pentagon i.e. cleaning services to the Semi-conductor Manufacturing Industry.

A number of these modifications were subject to planning applications lodged by Pentagon Technologies and subsequently granted. However, upon completion of the modifications the intended use did not commence and the lease will be surrendered. The building is now to be returned to its original shell and core status as an Advance Technology Building as per original planning Grant Reg Ref. No. 19/232 along with the removal of all plant and equipment installations from the site as far as is practicable.

The following summarises the planning history with proposed items to be removed & reinstated or to remain listed in **red bold italics**:

Plan Reference no/applicant/date:	Development:
Planning ref: 19232 Applicant: IDA Granted: 23 rd September 2021	Permission for a new Advance Technology Building. Permission is also sought for signage, new timber post and rail site boundaries, car parking, cycle shelter, landscaping, underground water storage tank, ESB substation/switch room and all associated site works. – to remain
Planning ref: 2360372 Applicant: Pentagon Technologies (Ireland) Limited Granted:	Modifications to the existing building's façade and roof to include: 3 No. flue and 3 No. roof exhaust ducts of 0.86m max height above the parapet level – to be removed & reinstated to match existing building fabric 1 No. personnel door and 5 No. ductwork penetrations to the North Façade – to be removed & reinstated to match existing building fabric

CLIENT: PENTAGON TECHNOLOGIES (IRELAND) LTD

REF: 360028

PROJECT: PENTAGON P7 DUNDALK

DATE: 06/05/2026.

11th December 2023

- 1 No. personnel door, 1 No. 3.7m x 3m plant access roll-up door, 3 No. 500mm dia exhaust fans and 4 No. pipework penetrations on the East Façade- **to be removed & reinstated to match existing building fabric**
- Proposed cable tray penetration into East façade of an existing ESB substation- **to be removed & reinstated to match existing building fabric**

Construction of:

- A new 110sqm external MV Switchroom Compound consisting of a 13sqm single storey Client MV Substation building of 3m total height and a transformer within 2.5m security fencing enclosure – **to remain**
- A 355sqm external plant compound with 2 No. air handling units, 2 No. scrubbers, associated fans and exhaust stacks of 13.1m max height, all within a 3.5m high acoustic enclosure – **concrete yard to remain with all plant, equipment along with the acoustic enclosure to be removed**
- An 860sqm external plant yard to consist of Waste Water Treatment Plant with 9 No. tanks of varying sizes of maximum 2.5m dia x 5m high, 6 No. chemical tanks and associated pumps, 2 No. heat pumps within 3.5m high acoustic enclosure, 8.5m high liquid nitrogen tank and vaporiser within 2.5m high security fencing enclosure, a generator, and a 5.5m high elevated steel pipe bridge with associated pipework and cable tray penetrations into the North Façade- **concrete yard as amended to remain with all plant & equipment along with associated acoustic enclosure to be removed**

Construction of a 22sqm external waste store – **to be removed** with associated amendments to both soft and hard landscaping and paving and all other ancillary site works **-to remain**

CLIENT: PENTAGON TECHNOLOGIES (IRELAND) LTD

REF: 360028

PROJECT: PENTAGON P7 DUNDALK

DATE: 06/05/2026.

Planning ref: 2560007 Applicant: Pentagon Technologies (Ireland) Limited Retention permission granted: 31st March 2025	Retention of the following: • 10sqm single storey electrical meters building – to remain Main industrial building: • Roof: 7 No. flues to max 1.6m height above the parapet level - to be removed & reinstated to match existing building fabric • North Elevation: 9 No. services penetrations and a 0.5m x 0.5m façade mounted grill - to be removed & reinstated to match existing building fabric • East Elevation: 4 No. services penetrations and 2 No. 2.5m x 2.5m louvred screens - to be removed & reinstated to match existing building fabric Previously approved 1215sqm external yard to North-East of site increased to 1340sqm to include all associated security and acoustic fencing. – concrete yard as amended to remain with all plant & equipment along with associated security & acoustic enclosure to be removed. Dwarf retaining wall to remain Previously approved 8.5m high nitrogen tank increased to 11.8m high. - to be removed Minor amendment to location of the previously approved MV Switchroom building with associated fencing amendments. – to remain Updated landscaping plan inclusive of amendments to screening to Northern and Eastern site boundaries . – to remain
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Note the works above are in addition to the removal of the internal fitout of the existing building in order to bring the building back to its original shell and core Advance Technology Building.

All these works are considered exempted because they comprise

CLIENT: PENTAGON TECHNOLOGIES (IRELAND) LTD**REF:** 360028

PROJECT: PENTAGON P7 DUNDALK**DATE:** 06/05/2026.

“Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures”

Ref Planning & Development Act 2000 section 4(h)

In summary these works seek to reinstate the site and building as far as is practicable to the original planning application ref 19232 i.e. Advance Technology Building, associated substation/switch room & site works in addition to keeping the external concrete yard and additional substation & switch room subject of subsequent granted planning application reg ref 2360372 & retention permissions no 2560007.

The proposed changes are exempt because they either affect only the interior of the structure or do not materially affect the external appearance of the building and its overall setting within the industrial park to render it inconsistent with the character of the structures and neighbouring structures.

Project Document Register

PROJECT: Pentagon Dundalk Facility

JOB NO.: 360028



CLIENT: Pentagon Technologies

SITE: Dundalk Science & Technology Park, Mullagharlin Road, Mullagharlin, Dundalk, Co. Louth

Issue Date	Day:	07					
	Month:	05					
	Year:	26					
	Issued By:	ET					

Distribution	Company Name						
Planning Authority	Louth County Council	/					
Client	Pentagon Technologies						
M&E Engineers	McElroy Associates						
Civil / Structural Engineer	McElroy Associates						
Fire Consultant	McElroy Associates						
Quantity Surveyor	Build Cost						
PSDP (Project Supervisor Design Process)	McElroy Associates						
Main Contractor	Collen						
Mechanical Contractor	Quinn Downes						
Electrical Contractor	CJK						
Process Engineers	PFGI						
Environmental Consultant	AWN						

E = Email P = Paper R = Reduced Set D = Disk W = Web Based Project System	E					
Suitability Status : Code - Description						
S0 = WIP, S1 = For Co-ordination, S2 = For Information, S3 = For Review & Comment, S4 = For Stage Approval						
D1 = For Costing, D2 = For Tender, A1 = For Contract, A2 = For Construction, A2 = For Construction, CR = Construction Record	S4					

Drawing/ Document Name	Latest Rev.	Scale	Size						
Project Code - Originator - Volume - Level - Type - Role - Number (Refer: ISO 19650)									
00 - Documents									
IDA Planning Consent	P00	n/a	A4	P00					
Section V Application Form	P00	n/a	A4	P00					
Section V Cover Letter	P00	n/a	A4	P00					
Appendix A SectionV Project description for Question 7	P00	n/a	A4	P00					
00 - Drawings									
0500 - SECTION 5									
360028-PNT-MEA-ZZ-XX-DR-A-0501	SECTION 5 - SITE LOCATION & RECORD PLACE MAP	P00	Var	A1	P00				
360028-PNT-MEA-A1-XX-DR-A-0502	SECTION 5 - SITE LAYOUT PLAN - EXISTING & DEMOLITION	P00	1:200	A0	P00				
360028-PNT-MEA-A1-XX-DR-A-0503	SECTION 5 - SITE LAYOUT PLAN - PROPOSED	P00	1:200	A0	P00				
360028-PNT-MEA-A1-00-DR-A-0504	SECTION 5 - GA PLAN - GROUND & FIRST FLOOR	P00	1:100	A1	P00				
360028-PNT-MEA-A1-RF-DR-A-0505	SECTION 5 - GA PLAN - ROOF - EXISTING & DEMOLITIONS	P00	1:100	A1	P00				
360028-PNT-MEA-A1-XX-DR-A-0506	SECTION 5 - CONTIGUOUS ELEVATIONS - EXISTING & PROPOSED	P00	1:100	A1	P00				
360028-PNT-MEA-A1-XX-DR-A-0507	SECTION 5 - GA ELEVATIONS - EXISTING & PROPOSED	P00	1:100	A1	P00				

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**Louth County Council
Section 5 Declaration**

Planning Ref:	2026/28
Applicant's Name:	Pentagon Technologies Ltd
Type of Application:	Section 5 Declaration
Development:	<i>Is the proposed reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations) development, and if so, is it exempted development under the Planning and Development Act 2000</i>
Site Location:	Dundalk Science & Technology Park, Mullagharlin Road, Mullagharlin, Dundalk, Co Louth
Due Date:	3 rd June 2026
Report Date:	21 st May 2026

1. Site Location and Description

The site lies within the settlement boundary of Dundalk on a large site within the Dundalk Science and Technology Park. The existing site, which operates as an Advanced Technology facility is access via the L-7163. The structure is in use by Pentagon Technologies Ltd which operates in the semi-conductor manufacturing Industry.

A cover letter has been submitted, outlining the question for determination and further details of the proposal. The cover letter, prepared by McElroy Associates, dated 6th May 2026, provides the context to the proposal as follows:

“The existing Lease of the building from the IDA by Pentagon is concluding and the building and site must be reinstated as much is practically possible under the conditions of the lease. The building was originally leased from the IDA as a shell and core Advance Technology Building and was subject to both internal and external modifications to facilitate the processes to be carried out by Pentagon i.e. cleaning services to the Semi-conductor Manufacturing Industry.

A number of these modifications were subject to planning applications lodged

by Pentagon Technologies and subsequently granted. However, upon completion of the modifications the intended use did not commence and the lease will be surrendered. The building is now to be returned to its original shell and core status as an Advance Technology Building as per original planning Grant Reg Ref. No. 19/232 along with the removal of all plant and equipment installations from the site as far as is practicable.”

2. Planning History

2560007	Conditional	Retention of the following: 10sqm single storey electrical Meters Building. Main industrial building: Roof: 7 No. flues to max 1.6m height above the parapet level. North Elevation: 9 No. services penetrations and a 0.5x0.5m façade mounted grill. East Elevation: 4 No. services penetrations and 2 No. 2x2.5m louvred screens. Previously approved 1215sqm external yard to North-East of site increased to 1340sqm to include all associated security and acoustic fencing. Previously approved 8.5m high nitrogen tank increased to 11.8 m high. Minor amendment to location of the previously approved MV Switchroom building with associated fencing amendments. Updated landscaping plan inclusive of amendments to screening to Northern and Eastern site boundaries
2460812		Retention of the following: 10sqm single storey electrical Meters Building. Main industrial building: Roof: 7 No. flues to max 1.6m height above the parapet level. North Elevation: 9 No. services penetrations and a 0.5x0.5m façade mounted grill. East Elevation: 4 No. services penetrations and 2 No. 2x2.5m louvred screens. Previously approved 1215sqm external yard to North-East of site increased to 1340sqm to include all associated security and acoustic fencing. Previously approved 8.5m high nitrogen tank increased to 11.8 m high. Minor amendment to location of the previously approved MV Switchroom building with associated fencing amendments. Updated landscaping plan inclusive of amendments to screening to Northern and Eastern site boundaries
2360372	Conditional	Modifications to the existing building's façade and roof to include: 3 No. flue and 3 No. roof exhaust ducts of 0.86m max height above the parapet level, 1 No. personnel door and 5 No. ductwork penetrations to the North Façade, 1 No. personnel door, 1 No. 3.7m X 3m plant access roll-up door, 3 No. 500mm dia exhaust fans and 4 No. pipework penetrations on the East Façade; Proposed cable tray penetration into East façade of an existing ESB substation; Construction of a new 110sqm external MV Switchroom Compound consisting of a 13sqm single storey Client MV Substation building of 3m total height and a transformer

within 2.5m security fencing enclosure; Construction of a 355sqm external plant compound with 2 No. air handling units, 2 No. scrubbers, associated fans and exhaust stacks of 13.1m max height, all within 3.5m high acoustic enclosure; Construction of a 860sqm external plant yard to consist of Waste Water Treatment Plant with 9 No tanks of varying sizes of maximum 2.5dia x 5m high, 6 No. chemical tanks and associated pumps, 2 No. heat pumps within 3.5m high acoustic enclosure, 8.5m high liquid nitrogen tank and vaporiser within 2.5m high security fencing enclosure, a generator, and 5.5m high elevated steel pipe bridge with associated pipework and cable tray penetrations into the North façade; Construction of a 22sqm external waste store with associated 2m high screens; together with associated amendments to both soft and hard landscaping & paving and all other ancillary site works

12	451	Conditional	Permission for the erection of 1 no wind turbine with hub height of up to 65m, blade radius of up to 28m & overall height from ground to tip of blade of up to 88.5m, construction of 1 no electrical substation, internal site tracks & all other associated works. An Environmental Report & Natura Impact Statement will be submitted to the Planning Authority
19	232	Conditional	Permission for a new Advance Technology Building. Permission is also sought for signage, new timber post and rail site boundaries, car parking, cycle shelter, landscaping, underground water storage tank, ESB substation/switch room and all associated site works. The development has been the subject of Screening for Appropriate Assessment and Natura Impact Statement in accordance with Part XAB of the Planning and Development Act 2000 (as amended) and under Regulation 42 of the Birds and Natural Habitats Regulations 2011 (as amended).
99	149	Conditional	SITE DEVELOPMENT WORKS FOR PROPOSED INDUSTRIAL DEVELOPMENT
99	792	Refused	110KV ELECTRICAL SUBSTATION & CONTROL ROOMS

3. Declaration Sought

The applicant states within Question 7 of the application form that the question for determination is as follows;

“Is the proposed reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations) development, and if so, is it exempted development under the Planning and Development Act 2000”

4. EIA Screening and Determination

Council Directive 85/337/EEC (as amended) on the assessment of the effects of certain public and private projects on the environment ('the EIA Directive') is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of their environmental effects prior to development consent being given. The latest amendments to the EIA Directive are provided under Directive 2014/52/EU and Circular letter PL 1/2017. Based on information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such as EIAR is not required.

5. Appropriate Assessment

Having regard to the nature and scale of the proposed development and the nature of the receiving environment, within Dundalk Science park located within the settlement boundary of Dundalk, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site (Special Area of Conservation or Special Protected Area) and as such an Appropriate Assessment (Stage 2 AA) is not required.

6. Legislative Context

S.I. No. 662/2024 - The Planning and Development Act 2024 (Commencement) Order 2024

The Planning and Development Act 2024 (Commencement) Order 2024 states:

"The 2nd day of December 2024 is appointed as the day on which the following provisions of the Planning and Development Act 2024 (No. 34 of 2024) shall come into operation:

(a) Sections 1 to 5;

(b) Part 26

The Planning and Development Act 2024

Section 2 states:

"development" means—

(a) the carrying out of works—

(i) on, in, over or under land, or

(ii) on, in, over or under the maritime area,

Or

(b) the making of a material change in the use of—

- (i) land or any structure on land, or
- (ii) the sea, seabed or any structure, in the maritime area,
and includes the reclamation of land in the nearshore area;

“exempted development” means—

- (a) development of a class prescribed under section 9, or
- (b) development that is exempted development by virtue of section 152 ;

“alteration” includes, in relation to a structure—

- (a) plastering or painting,
- (b) the removal of plaster or stucco, and
- (c) the replacement of a door, window or roof,
that materially alters the external appearance of a structure so as to render
the appearance inconsistent with the character of the structure or
neighbouring structures;

“architectural Conservation Area” means –

- (a) a place, area, group of structures or townscape to which an objective
referred to in [section 331](#) applies, or
- (b) an architectural conservation area (within the meaning of the [Act of 2000](#))
to which an objective in a development plan under the [Act of 2000](#)—
 - (i) that continues in force by virtue of [section 68](#), or
 - (ii) prepared, or varied, in accordance with [section 69](#), applies:]

“area of special planning control” means—

- (a) an architectural conservation area, or
- (b) a part of an architectural conservation area,
to which a special planning control scheme applies;

“structure” means—

- (a) a building, edifice, construction, excavation, or other thing constructed or
made on, in or under any land, or a maritime site, or any part thereof, or
- (b) the land or maritime site on, in or under which such building, edifice,
construction, excavation, other thing or part is situated;

“Works” includes an act or operation—

- (a) of construction, excavation, demolition, extension, alteration, repair or
renewal (including in relation to a protected structure, a proposed
protected structure or a
structure situated in an architectural conservation area), on, in, over or
under land or a maritime site,
- (b) consisting of the application of plaster, paint, wallpaper, tiles or other
material to the surface of a protected structure or proposed protected

structure or the removal of plaster, paint, wallpaper, tiles or other material from such surface, and

- (c) consisting of the application of plaster, paint, wallpaper, tiles or other material to the exterior of a structure situated in an architectural conservation area or the removal of plaster, paint, wallpaper, tiles or other material from such exterior.*

“unauthorised development” means, in relation to land or a maritime site—

- (a) unauthorised works (including the construction, erection or assembly of an unauthorised structure), or*
- (b) an unauthorised use;*

“unauthorised structure” means a structure on, in, over or under land or a maritime site, other than—

- (a) exempted development,*
- (b) development carried out in accordance with—*
 - (i) a permission granted under Part IV of the Act of 1963 or deemed to be so granted under section 92 of that Act,*
 - (ii) a permission granted under section 34, 37G, 37N or 293 of the Act of 2000,*
 - (iii) a permission granted under section 9 of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, or*
 - (iv) a permission granted under Part 4,*
- (c) Chapter 6 State authority development within the meaning of Part 4,*
- (d) development required by—*
 - (i) a notice under section 339,*
 - (ii) an order under section 341,*
 - (iii) an enforcement notice under section 350, or*
 - (iv) a planning injunction under section 351,*
- or*
- (e) development carried out in accordance with—*
 - (i) a licence under section 13, or*
 - (ii) a licence under section 254 of the Act of 2000;*

“unauthorised use” means, in relation to land or a maritime site, a use that is a material change in use of the land or maritime site, other than—

- (a) exempted development, or*
- (b) development carried out in accordance with—*
 - (i) a permission granted under Part IV of the Act of 1963 or deemed to be so granted under section 92 of that Act,*
 - (ii) a permission granted under section 34, 37G, 37N or 293 of the Act of 2000,*
 - (iii) a permission granted under section 9 of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, or*
 - (iv) a permission granted under Part 4,*
- (c) Chapter 6 State authority development within the meaning of Part 4,*

- (d) development required by—
- (i) a notice under section 339,
 - (ii) an order under section 341,
 - (iii) an enforcement notice under section 350, or
 - (iv) a planning injunction under section 351,

or

- (e) development carried out in accordance with—
- (i) a licence under section 13, or
 - (ii) a licence under section 254 of the Act of 2000;

“unauthorised works” means any works on, in, over or under land or a maritime site, other than—

- (a) exempted development,
 - (b) development carried out in accordance with—
 - (i) a permission granted under Part IV of the Act of 1963 or deemed to be so granted under section 92 of that Act,
 - (ii) a permission granted under section 34, 37G, 37N or 293 of the Act of 2000,
 - (iii) a permission granted under section 9 of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, or
 - (iv) a permission granted under Part 4,
 - (c) Chapter 6 State authority development within the meaning of Part 4,
 - (d) development required by—
 - (i) a notice under section 339,
 - (ii) an order under section 341,
 - (iii) an enforcement notice under section 350, or
 - (iv) a planning injunction under section 351,
- or
- (e) development carried out in accordance with—
 - (i) a licence under section 13, or
 - (ii) a licence under section 254 of the Act of 2000;

The Planning and Development Act, 2000 (as amended)

Section 4:

Section 4(1) provides a list of statutory exempted development.

Section 4(2) further provides for the making of regulations by the Minister relating to exempted development. The Planning & Development Regulations (PDR) 2001 (as amended) give effect to Section 4(2).

Exempted Development

4(1) The following shall be exempted developments for the purposes of this Act-

(h) - *development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;*

Section 5 states:

- (1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.
- (2) (a) Subject to *paragraph (b)*, a planning authority shall issue the declaration on the question that has arisen and the main reasons and considerations on which its decision is based to the person who made the request under *subsection (1)*, and, where appropriate, the owner and occupier of the land in question, within 4 weeks of the receipt of the request.
- (b) A planning authority may require any person who made a request under *subsection (1)* to submit further information with regard to the request in order to enable the authority to issue the declaration on the question and, where further information is received under this paragraph, the planning authority shall issue the declaration within 3 weeks of the date of the receipt of the further information.
- (c) A planning authority may also request persons in addition to those referred to in *paragraph (b)* to submit information in order to enable the authority to issue the declaration on the question.

Section 9

Section 9 (4) states that Development (other than development that is exempted development by virtue of *subsection (1)* or (2) of *section 152*) shall not be exempted development for the purposes of this Act if—

- (a) in the case of a protected structure or a proposed protected structure, it materially affects or would materially affect the character of—
 - (i) the structure, or
 - (ii) any element of the structure that contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest

- (b) it is situated, or proposed to be situated, in an area of special planning control and it contravenes or would, if carried out, contravene a special planning control scheme applying to that area, or
- (c) in the case of development carried out or proposed to be carried out to the exterior of a structure situated in an architectural conservation area, it materially affects or would, if carried out, materially affect the character of that area.

Section 32:

Section 32 sets out a general obligation to obtain planning permission in respect of any development of land, not being exempted development, and in the case of development, which is unauthorised, for the retention of that unauthorised development.

Development in architectural conservation areas.

Section 82:

- (1) [Notwithstanding *paragraph (a), (h), (i), (ia), (j), (k) or (l) of section 4(1), or any regulations made under section 4(2),*] the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.
- (2) In considering an application for permission for development in relation to land situated in an architectural conservation area, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.

Planning and Development Regulations 2001, (as amended)

Article 6 (1) Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Restrictions on Exemption: Article 9

Article 9(1) Development to which article 6 relates shall not be exempted development for the purposes of the Act-

- (a) if the carrying out of such development would-
 - (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,

- (ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,
- (iii) endanger public safety by reason of traffic hazard or obstruction of road users
- (iiia) endanger public safety by reason of hazardous glint and/or glare for the operation of airports, aerodromes or aircraft,
- (iv) except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,
- (v) consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies,
- (vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,
- (vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

- (viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12 (1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,
- (viiB) comprise development in relation to which a planning authority or An Bord (now Coimisiún) Pleanála is the competent authority in relation to appropriate assessment, and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,
- (viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000. (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,
- (ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,
- (x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,
- (xi) obstruct any public right of way,
- (xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan

or the draft development plan and the development would materially affect the character of the area.

7.0 ASSESSMENT

It is proposed to remove the existing fit-out/plant and reinstate the façade/roof penetrations as previously approved.

Do the works constitute “development”?

The definition of “development” in Section 2(a)(i) of the Planning and Development Act, 2024 (as amended) includes the carrying out of works on, in, over or under land. I consider that the removal of existing fit-out/plant and reinstatement of the façade/roof penetrations as previously approved would constitute “works” and therefore would constitute “development” within the meaning provided in Section 2 of the Planning and Development Act, 2024 (as amended).

Do the works constitute exempted development?

Section 4(1)(h) of the 2000 Act states that the following shall be exempted development for the purposes of the Act

*“Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or **which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures**”.*

The building is in industrial in use. Its external appearance is dominated by large solid areas. I consider that the removal of plant equipment within the northeastern yard, along with associated security & acoustic enclosure will not render the appearance of this industrial structure inconsistent with its character. In addition the reinstatement of the main buildings elevations and internal fit out, to reduce roller shutter door and window openings, replaced with cladding to match the existing building, will result in fewer additions to the existing elevations, I consider the removal of these will not materially affect the external appearance of the structure so as to render it inconsistent with the character of the neighbouring structures within the Dundalk Science Park, predominantly industrial and business and technology lands. As such, the proposal would constitute exempted development having regard to Section 4(1)(h).

8.0 CONCLUSION:

It can be concluded, given the foregoing, and having regard to the relevant provisions of the Planning and Development Act, 2000, (as amended), Sections

1-5 inclusive of the Planning and Development Act, 2024, and the Planning and Development Regulations, 2001 (as amended), the proposal *reinstate to include removal of fit-out/plant and reinstatement of façade/roof penetrations* constitutes “development”, within the meaning given under Section 2 and is exempted development having regard to Section 4(1)(h) of the 2000 Act.

WHEREAS a question to whether “*proposed reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations)*” at Dundalk Science & Technology Park, Mullagharlin Road, Mullagharlin, Dundalk, Co Louth is development and whether it is exempted development

AND WHEREAS the said question was referred to Louth County Council by Pentagon Technologies Limited,

AND WHEREAS Louth County Council in considering this reference, had regard reference particularly to –

- a) The definition of “works” and “development”, in Section 2 of the Planning and Development Act 2024,
- b) Section 4(1)(h) of the Planning and Development Act 2000 (as amended) which relates to Exempted Development,
- c) Plans and particulars received by the Planning Authority on 7th May 2026,
- d) The planning history of the site.

AND WHEREAS Louth County Council has concluded that on the basis of the information submitted that

- a) The works are considered to constitute a form of “works” which are considered to be a form of “development” under Section 2 of the Planning and Development Act, 2024
- b) It is considered that the proposed ‘reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations)’ would not materially affect the external appearance of the building so as to render its appearance inconsistent with the character of the structure or of neighbouring structures within Dundalk Science & Technology Park.
- c) The proposed works are therefore exempt development under section 4 (1) (h).

NOW THEREFORE Louth County Council in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the ‘preinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations)’ is **development** and is **exempted development**.



Niamh Boyle
Assistant Planner
Date: 21/05/2026



Turlough King
A/Senior Planner
Date: 25/05/2026



Thomas McEvoy
Director of Services
Date: 29/05/2026

LOUTH COUNTY COUNCIL

CHIEF EXECUTIVE'S ORDER

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Section 5 Exempted Development

Chief Executive's Order No:	382/2026
Reference No:	S5 2026/28
Date Application Received:	07/05/2026
Description of Development:	Whether the proposed reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations) is development, and if so, is it exempted development
Name of Applicant:	Pentagon Technoligies
Location of Development	Dundalk Science & Technology Park, Mullagharlin Road, Mullagharlin, Dundalk, Co Louth

WHEREAS a question to whether “*proposed reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations)*” at Dundalk Science & Technology Park, Mullagharlin Road, Mullagharlin, Dundalk, Co Louth is development and whether it is exempted development

AND WHEREAS the said question was referred to Louth County Council by Pentagon Technologies Limited,

AND WHEREAS Louth County Council in considering this reference, had regard reference particularly to –

- a) The definition of “works” and “development”, in Section 2 of the Planning and Development Act 2024,
- b) Section 4(1)(h) of the Planning and Development Act 2000 (as amended) which relates to Exempted Development,
- c) Plans and particulars received by the Planning Authority on 7th May 2026,
- d) The planning history of the site.

AND WHEREAS Louth County Council has concluded on the basis of the information submitted that:

- a) The works are considered to constitute a form of “works” which are considered to be a form of “development” under Section 2 of the Planning and Development Act, 2024
- b) It is considered that the proposed ‘reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations)’ would not materially affect the external appearance of the building so as to render its appearance inconsistent with the character of the structure or of neighbouring structures within Dundalk Science & Technology Park.
- c) The proposed works are therefore exempt development under section 4 (1) (h).

NOW THEREFORE Louth County Council in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the ‘preinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations)’ is **development** and is **exempted development**.



SIGNED: _____
Niamh Boyle
Assistant Planner

Date: 26/05/2026

ORDER: In pursuance of the powers conferred upon the Council by the above Act, I concur with the above recommendation and I hereby direct that a **Declaration of Exemption be GRANTED** for the development as described above.

Signed:  _____
Thomas McEvoy
Director of Service

Date: 29/05/2026

To whom this function has been delegated in accordance with the provisions of Section 154 of the Local Government Act, 2001 by Order No. CE.S. 201/25 dated the 14th day of May 2025.



Comhairle Contae Lú
Louth County Council

Pentagon Technologies (Ireland) Ltd
c/o Minka McInerney
McElroy & Associates
69 Leeson Street Lower
Dublin
D02 YP04

By email only to [REDACTED]

29th May 2026

Re: Ref. S5 2026/28

Application for Declaration of “Exempted Development” Part 1, Section 5 Planning & Development Act, 2000 (as amended) as to ‘Whether the proposed reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations) is development, and if so, is it exempted development under the Planning and Development Act 2000’.

Dear Sir/Madam,

I wish to acknowledge receipt of your application received on 7th May 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 to whether “*proposed reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations)*” at Dundalk Science & Technology Park, Mullagharlin Road, Mullagharlin, Dundalk, Co Louth is development and whether it is exempted development

AND WHEREAS the said question was referred to Louth County Council by Pentagon Technologies Limited,

AND WHEREAS Louth County Council in considering this reference, had regard reference particularly to –

- a) The definition of “works” and “development”, in Section 2 of the Planning and Development Act 2024,
- b) Section 4(1)(h) of the Planning and Development Act 2000 (as amended) which relates to Exempted Development,
- c) Plans and particulars received by the Planning Authority on 7th May 2026,
- d) The planning history of the site,

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Féach foláirimh faoi Lú ón gComhairle ag www.mapalerter.ie/Louth
View Council alerts for Louth at www.mapalerter.ie/Louth

AND WHEREAS Louth County Council has concluded on the basis of the information submitted that:

- a) The works are considered to constitute a form of "works" which are considered to be a form of "development" under Section 2 of the Planning and Development Act, 2024
- b) It is considered that the proposed 'reinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations)' would not materially affect the external appearance of the building so as to render its appearance inconsistent with the character of the structure or of neighbouring structures within Dundalk Science & Technology Park.
- c) The proposed works are therefore exempt development under section 4 (1) (h).

NOW THEREFORE Louth County Council in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the 'preinstatement (removal of fit-out/plant and reinstatement of façade/roof penetrations)' is **development** and is **exempted development**.

In Summary

A Declaration of Exemption is hereby GRANTED for the development as detailed on the plans and particulars submitted on 7th May 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,



Brian Duffy
Planning Section