

Planning Report

Planning Ref: 2560786

Applicants Name: Barry Sullivan

Date of Site Inspection: 08/01/2026

Site Notice: Yes

Type of Application: Planning permission

Development Description: Retention of steel structure/canopy to the southern end of the existing workshop, placement on site of 2 mobile homes and erection of perimeter fencing to the northern end of the site and all associated site works.

Site Location: Wallaces Row Ballymakenny Road,
Yellowbatter Drogheda A92YK47

File Due Date: 07/02/2026

Part 1 – Overview

1. Introduction

Retention permission is sought for the steel structure/canopy to the southern end of the existing workshop, placement on site of 2 mobile homes and erection of perimeter fencing to the northern end of the site and all associated site works.

The subject site has a stated area of 0.330ha and is zone as 'A2 – Residential'.

2. Site Location and Description:

The subject site is located off the eastern side of Ballymakenny Road, approximately 2.5 km north of Drogheda town centre. The site comprises one main industrial building with a roofed canopy structure to the rear. Two mobile homes are situated along the north-west boundary; these are largely screened from public view by a timber fence. A dwelling is located immediately to the north-west of the site, with another dwelling positioned along the south-east boundary. Industrial buildings are situated to the east. To the south, the adjoining lands are currently under development for residential use. The lands to the west remain undeveloped but are the subject of a pending planning application for residential development

3. Site History:

File.ref: 021453: Planning permission GRANTED for extension to workshop and stores

File.ref:94743: Planning permission GRANTED for a dwelling house and septic tank

File.ref:79941: Planning permission GRANTED for extension to furniture factory

File.ref 77749: Outline permission GRANTED for a dwelling

File.ref: 728: Planning permission GRANTED for a factory

Enforcement Cases:

UD/24/221: Active enforcement case for unauthorised construction of steel structure / canopy to the southern end of the workshop / site and unauthorised mobiles homes x 2 and perimeter fencing to the northern end of the site.

4. Pre-Planning Consultations:

None undertaken.

5. Relevant Planning Policy Context:

6.

a. National Policy Documents:

- Project Ireland 2040 National Planning Framework.
- Project Ireland 2040 National Development Plan 2018-2027
- Design Manual for Urban Roads and Streets (DMURS), 2013
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018.
- Quality Housing for Sustainable Communities, 2007.

Louth County Development Plan 2021-2027, as varied

The operational Development Plan for this area is the Louth County Development Plan 2021 – 2027, as varied (herein referred to as the 'LCDP').

The following policy objectives and sections of the LCDP are considered relevant to the proposed development:

- Chapter 3 - Housing
- Chapter 5 – Economy and Employment
- Chapter 10 – Utilities
- Chapter 13 – Development Management Guidelines
 - Section 13.10 – Temporary Residential Structures

7. Overview of Proposed Development:

The applicant is seeking retention permission for steel structure/canopy to the southern end of the existing workshop. Retention permission is also sought for the provision of two mobile homes on site, which are located along the north-western boundary of the site. Permission is also sought for the erection of a perimeter fence along the northern end of the site. The fence comprises of 2.6m concrete posts and timber panels.

8. Submissions / Observations:

No submissions received within the statutory timeframe.

9. Statutory Consultees:

None consulted.

10. Internal Referrals:

- Placemaking and Physical Development: Report dated 02/01/2026 – request for further information.

Part 2 – Environmental Impact Assessment and Appropriate Assessment:

11. EIA Screening and Determination:

The proposed development is not listed in Schedule 5 (part 1 or part 2) of the Planning and Development Regulations 2001 (as amended). No Environmental Impact Assessment (EIA) is therefore required.

12. Appropriate Assessment:

Having regard to the nature and scale of the development and the nature of the receiving environment and the absence of any direct link with a Natura 2000 site, no appropriate assessment issues arise and it is not considered that the 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.

Part 3 – Planning Assessment

13. Principle of Development:

The development relates to the retention of a steel structure / canopy to the end of an existing warehouse unit and the retention of two mobile homes on site. The subject site is zoned as 'A2 – New Residential', with an objective to provide for new residential neighbourhoods and supporting community facilities.

Steel structure / canopy:

The retention of the steel canopy structure relates to an ancillary extension to the existing industrial building. The applicant indicates that the structure is required to facilitate deliveries during adverse weather conditions and forms an important element of the business. While the site is zoned 'A2 – New Residential', and industrial/warehouse uses are not generally consistent with the zoning objective, it is noted that the existing commercial use has been established on the site since the 1970s. Given the ancillary nature of the canopy structure, its retention is considered acceptable in principle.

Mobile structures:

Retention permission is also sought for the placement of two mobile homes within the industrial yard. Residential structures of this nature are not listed as being generally permitted or open for consideration under this land zoning, and therefore, will be assessed on their individual merits and compliance with the relevant policy objectives, standards and requirements of the LCDP and the proper planning and sustainable development of the area.

Section 13.10 of the LCDP states that temporary residential structures such as mobile homes represent a substandard and haphazard form of accommodation and will generally not be permitted. Having regard to the policy presumption against such development, the retention of the mobile homes is not considered acceptable in principle. Therefore, it is recommended that this element of the proposal be refused planning permission.

14. Layout, Design and Visual Impact:

The roofed steel canopy structure is located to the rear of the existing industrial building. While the applicant has not provided details of the floor area or ridge height, it is noted that the structure is lower in height than the main industrial unit and appears visually subordinate. The overall layout and design of this element of the proposal are considered acceptable.

Retention permission is also sought for the 2.6-metre-high boundary fence, comprising concrete blockwork with timber panels. Given the industrial context of the site, this boundary treatment is considered acceptable.

With regard to the mobile homes, it is noted that although the structures are largely screened from public view by the 2.6m boundary fencing and are generally enclosed within the wider industrial premises, their external appearance does not appear to be maintained to a high standard. During a site inspection, there was no evidence of appropriate refuse storage, and the surrounding area appeared to be used for the storage of old pallets and materials associated with the industrial unit. Owing to the poor aesthetic quality of the mobile homes and the likelihood of further deterioration over time given the materials used, it is considered that this element of the proposal

would result in a discordant and substandard form of development. It is further considered that it which would set an undesirable precedent for similar types of development and as such, it would fail to comply with Section 13.8.13 of LCDP.

15. Residential Amenity:

Section 13.10 of the LCDP states that temporary structures such as mobiles homes are considered to represent a substandard for of development. It is noted that the mobile homes are used to accommodate security staff operating on site. The Planning Officer is of the opinion that the accommodation provides poor residential amenity, having regard to its location within an existing industrial premises, the lack of adequate amenity space, and with limited room sizes and overall space.

16. Traffic and Transportation Considerations:

The proposed development has been reviewed by the Placemaking and Physical Development Section, who have raised no concerns in relation to traffic or transport.

17. Environmental Considerations:

a. Flood Risk:

This site is not identified as being vulnerable to flooding on OPW mapping.

b. Water and wastewater connections:

The applicant has indicated that water supply and wastewater disposal will be provided via the public water main and public sewer. However, no connection agreement from Uisce Éireann has been submitted to support this. As it is recommended that planning permission be refused for the two mobile homes, it is not considered necessary to seek further information on this matter.

c. Surface Water and Drainage:

The applicant has indicated on the Site Layout Plan that surface water from the proposed development is to be disposed of via soakpits; however, no supporting details or design information have been submitted. The applicant is therefore requested to address this matter by way of further information.

18. Developer Contributions:

Developer contributions will be calculated upon receipt of further information.

19. Conclusion:

The applicant is seeking retention permission for a steel structure/canopy located at the southern end of the existing workshop unit. While this element of the proposal is considered acceptable in principle, the applicant has not adequately demonstrated compliance with Sustainable Drainage Systems (SuDS) requirements, as set out under Policy Objective IU 19 of the LCDP. The applicant is therefore requested to

address this matter by way of further information before a planning decision can be made on this aspect of the proposal.

With regard to the proposed placement of the two mobile homes on site, this aspect of the development is not acceptable in principle and is contrary to Section 13.10 of the LCDP. In addition, the mobile homes are considered to constitute a substandard form of development that is visually discordant and fails to provide an adequate level of residential amenity for intended occupants. The proposal would also set an undesirable precedent for similar forms of development. Accordingly, it is recommended that this element of the proposal be refused permission as it would be contrary to the proper planning and sustainable development of the area.

18: Recommendations:

Further Information:

I recommend that the following Further Information is sought.

1. The retention of the two mobile homes on the subject site is not acceptable in principle and would give rise to undue visual and residential amenity impacts. This element of the proposal would be contrary to the proper planning and sustainable development of the area. The development, as proposed, should therefore be modified to omit this element of the proposal (i.e. the retention for the placement of 2 mobile homes). The applicant is required to submit revised site notices and updated plans and particulars reflecting this omission.
2. The applicant has indicated on the Site Layout Plan the method of surface water disposal for the proposed development shall be via soakpits however no details on the proposal have been submitted.

The applicant shall note that the Planning Authorities preference is for all surface water arising from the proposed development to be disposed of within the development site, subject to soil infiltration rates, water table levels and appropriate design. The applicant shall be advised that Policy IU19 of the "Louth County Development Plan" 2021-2027 (as varied) states *"To require the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development (including extensions to existing developments). All development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality"*.

The applicant shall also be advised that Policy IU21 of the “Louth County Development Plan” 2021-2027 (as varied) states *“To seek to avoid the discharge of additional surface water to combined sewers and promote Sustainable Urban Drainage Systems (SuDS) and solutions to maximise the capacity of towns with combined drainage systems”*.

It is generally proposed an integrated approach to drainage is to be adopted and all development proposals shall be accompanied by a comprehensive SuDS assessment which will address run-off quantity, run-off quality and impacts on habitat and water quality. Best practice guidance is available from the Greater Dublin Strategic Drainage Study and development proposals will be required to meet with design criteria (adjusted to reflect local conditions) and material designs therein.

The applicant is requested to submit proposals for storm water management for the development. All design and construction details shall be in accordance with BRE Digest 365 “Soakaway Design”. If it is to be via a soakaway, The applicant shall be requested to submit: -

- a) A soakaway design to demonstrate that the required half empty time of less than 24 hours is achievable for the full suite of Storm Durations as specified per BRE 365, i.e. 10, 15, 30, 60, 120 & 240 minutes. Show the figures in the formula when calculating the “half-empty” time for the proposed soakaways. The formula in symbol format alone will not suffice.
 - b) Photographic evidence of trial soak pits (minimum size of trial pit as per BRE Digest 365 “Soakaway Design”) undertaken within the development site showing local site landmarks and the date the test was carried out.
 - c) Details of the silt trap/s that must be incorporated into any drains discharging into the soakaway system and all inflow from permeable paved areas must pass through a suitable geotextile membrane to ensure filtration of fines.
 - d) Provide calculation details clearly demonstrating how the site infiltration rate was arrived at for this development site. An estimated infiltration rate from previous tests carried out in the area is not acceptable.
3. The applicant is requested to provide a site plan showing the location of the proposed surface water layout, proposed soakaway/s, its design dimensions and the distance between the soakaway/s and adjacent structures and foundations etc. Showing how/where the surface water from all the proposed hard standing areas will be disposed.
 4. The applicant is requested to provide details on the floor area of the steel structure / canopy area.



Helen Conlon
Executive Planner
Date: 30/01/2026



Turlough King
Acting Senior Planner
Date: 30/01/2026



Thomas McEvoy
Director of Services
Date: 3rd February 2026