



LOUTH COUNTY COUNCIL

Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel:042/9335457

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

NOTIFICATION OF DECISION TO REFUSE

To: Nimrod Cohen and Ruth Glinanski
c/o Colin Mackay
22 Oakley Grove
Blackrock, County Dublin
A94 W5X9

Date: 4th September 2026

Planning Register Number: 2660331

Date Application Received: 27/05/2026

Validation Received: 27/05/2026

Further Information Received: 13/08/2026

Type of Application: RETENTION PERMISSION & PERMISSION

Description of Development: Retention and Permission to Protected structure – Ref DB-192 – This application comprises both (1) Retention permission for the previously unauthorised sub division of the single dwelling into seven flats and (2) The proposed permission for internal alterations to these seven flats including at lower ground floor level, the demolition of existing non-original internal walls and the creation of new internal doorways; at ground floor level the demolition of internal walls and construction of new internal walls in alternative locations and the relocation of existing internal door within hallway; and at first and second floor levels the works comprise the demolition of non-original internal walls and en-suites and the construction of new internal partitions, relocation of internal doors and the sub-division of existing room at the front of the property. Also, the works will include essential repairs to the roof coverings and structure as necessary and structural repairs to external walls where required

Name of Applicant: Nimrod Cohen and Ruth Glinanski

Location of Development: 12 Palace Street
Drogheda, County Louth

Date of Decision: 4th September 2026

In pursuance of the powers conferred upon it by the above mentioned Acts, The Council of the County of Louth, being the Planning Authority for the County of Louth, has decided, for the reason(s) set out in the schedule attached, to **REFUSE RETENTION PERMISSION & PERMISSION** for the development described above.

An appeal against this decision may be made to An Coimisiún Pleanála. The procedure for making an appeal is available on An Coimisiún Pleanála's website (www.pleanala.ie).

Oliver Winters
Administrative Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60331

SCHEDULE

1. While the Planning Authority acknowledges that a degree of flexibility may be appropriate where works are required to secure the preservation and continued use of a Protected Structure, the subject development which relates to the provision of seven residential units within a Protected Structure would result in the overdevelopment of the Protected Structure and would result in accommodation standards below those set out in the Sustainable Urban Housing: Design Standards for Apartments, Guidelines for Planning Authorities (2025) and would be contrary to the residential amenity provisions of the Louth County Development Plan 2021-2027 (as varied). The subject development would provide a substandard level of residential amenity for future occupants which would be contrary to the proper planning and sustainable development of the area.