



LOUTH COUNTY COUNCIL

Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel: 042/9335457 Fax: 0429392910

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)
NOTIFICATION OF DECISION TO GRANT

TO: Darren Quinn
c/o Bright Design Architects
4 Seafield Park
Booterstown, Blackrock
Co. Dublin A94 YP59

Date: 17/07/2026

Register Reference Number: 2560723

Date Application Received: 12/11/2025

Type of Application: RETENTION PERMISSION & PERMISSION

Description of Development: Retention & Permission: Permission for general change of use of site and buildings to use for 63 no. bed hostel and/or sheltered accommodation as follows: Existing 3 storey Bell's Building – change from last known use from office / creche / Montessori to 14 no. bedrooms and 40 no. bedspaces with 14 ensuite bathrooms; Existing adjacent single storey retail unit, formerly 'Rawfit' with frontage onto Scholes Lane; change of use to 3 no. bedrooms and 17 no. bedspaces with 3 ensuite bathrooms; Provision of new windows / doors on north and east elevations with courtyard access to proposed bedrooms (off north elevation); Current shopfront / access from Scholes Lane to be closed up from within with shopfront left in-situ; Existing part single part two storey restaurant building - change from last known permitted use from restaurant to ancillary hostel kitchen, dining facilities, staff office, common room and toilet facilities at ground floor and 1 no. Bedroom with 6 no. bedspaces and ensuite at first floor; Existing single storey former public toilets (last known permitted use) - change of use to ancillary hostel laundry facilities; Demolition of the external three storey fire escape stairs on the west elevation of Bell's Building; All associated site works, drainage and refuse storage to serve the new use. The development for the retention permission consists of: Alterations the restaurant building (approved under Reg. Ref. 82510154), consisting of an internal mezzanine floor, window / door openings at ground / first floor and external staircase accessing same (all on the south elevation); Single storey timber storage shed to rear of Bell's Building; Timber fencing to the rear of Bell's Building; Addition of timber cladding to the existing main entrance gates onto Scholes Lane *Significant Further Information Received 23/06/2026 and Revised Notices received 25/06/2026 - Proposal clarified and will now provide sheltered accommodation. 50 beds now proposed.*

Name of Applicant: Darren Quinn

Location of Development: 'Bells Court', Scholes Lane, and adjacent lands to the rear of Nos. 19-27 Fair Street and to the rear of Nos. 75-84 West Street, Drogheda, Co Louth.

Date of Decision: 17th July 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 to **GRANT RETENTION PERMISSION & PERMISSION** for the development mentioned above, subject to the 10 conditions set out in the schedule attached.

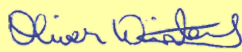
An **appeal** against this decision may be made to An Coimisiún Pleanála. The procedure for making an appeal is available on An Coimisiún Pleanála's website (www.pleanala.ie).

If no appeal is taken against this decision, a grant of RETENTION PERMISSION & PERMISSION will be made on the expiration of the period for the making of an appeal. If an appeal or appeals is/are taken, the grant shall not be made unless the appeal, or, as the case may be, each appeal, is either:

- (a) withdrawn
- (b) dismissed by An Coimisiún Pleanála or
- (c) is subject to a direction by An Coimisiún Pleanála.

N.B. UNTIL THE GRANT IS MADE THE DEVELOPMENT IN QUESTION IS NOT AUTHORISED.

No development may be carried out on foot of an **outline** permission until a **grant of permission consequent on outline** has been obtained.



Oliver Winters
Administrative Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 25/60723

CONDITIONS

1. Subject to the conditions below, the proposed development shall be carried out and retained in strict conformity with the plans, specifications and details received on 12th Nov 2025 and revised plans and specification submitted on the 25th June 2026.

Reason: To prevent unauthorised development.

2. In accordance with the Council's Development Contribution Scheme 2023 made under the provisions of section 48 of the Planning and Development Act 2000 (as amended) the developer shall pay a contribution to the Planning Authority, (or such increased amount in accordance with the changes on an annual basis to the Chartered Surveyors of Ireland Construction Tender Price Index) towards the costs already incurred or to be incurred by the Planning Authority on the provision of each of the public facilities listed below, which will benefit development in the area of the Planning Authority. This contribution shall be paid in full prior within six months of the grant date of this application unless otherwise agreed in writing with the Planning Authority.

Applicable rate:

Class 1 €73 x 47sqm = €3,431 x 1.5 = €5,146.50

Class 2 €17 x 47sqm = €799 x 1.5 = €1,198.50

Total Contribution: €6,345.

Six Thousand, Three Hundred and Forty-Five Euro.

Reason: The provision of such public infrastructure and facilities in the area of the Planning Authority has benefited or will benefit the proposed development and it is considered reasonable that the developer should contribute towards the cost of their provision.

3. The development shall operate as managed temporary emergency accommodation for adults experiencing homelessness.

Reason: In the interests of clarity and in the interests of orderly development.

4. All measures and works as shall be in accordance with the submitted Architectural Heritage Impact Assessment dated 11th November 2025 and with Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2004 reissued 2011).

Reason: In the interest of orderly development.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900, Mondays to Fridays, 0800 to 1400 Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

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6. The public road at the entrance to and adjacent to the site, shall be kept free of soil, clay, gravel, mud or dust or other debris at all stages while the development is taking place. Care shall be taken to ensure that all vehicles leaving the site are free of any material that would be likely to deposit on the road and in the event of such deposition occurring, immediate steps shall be taken to remove the material from the road surface. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.

Reason: In the interests of traffic safety and to protect the visual amenities of the area.

7. The developer shall undertake and be responsible for the full cost of carrying out of road and footpath cleaning work under Planning Authority supervision or alternatively, shall pay to the Planning Authority the full cost of cleaning any such debris.

Reason: To protect the amenities of the area.

8. All service cables associated with the proposed development (such as electrical, telecommunications and television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

9. The developer shall enter into water and wastewater connection agreements with Uisce Éireann prior to commencement of development and all development shall be carried out in compliance with Uisce Éireann Standards codes and practices.

Reason: In the interest of public health.

10. Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a Resource and Waste Management Plan (RWMP) as set out in the Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how construction resources and wastes will be reduced, and as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be always made available for inspection at the site office.

Reason: In the interest of proper planning and sustainable development.

Important Notes for Applicants

1. It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes of legislation affecting the proposal.
2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.
4. It is incumbent on the applicant/developer to note that all necessary arrangements must be made to obtain Road Opening Licence(s) from Louth County Council for construction of, all other services in public roadways/footpaths or grass verge. The applicant/developer shall abide by the conditions in the road opening licence.
5. The applicant/developer shall liaise with statutory bodies and the Public Utility Authorities and carry out all diversions, re-routing, modifications, etc. as required during the construction of the works. Prior to the commencement of the works, the applicant/ developer shall arrange to carry out any works required by statutory bodies and the Public Utility Authorities.
6. The procedure for making an appeal is available on An Coimisiún Pleanála website. (www.pleanala.ie)

Uisce Éireann Standard Notes

1. Under the provisions of Section 55(1)(a) of the Water Services Act 2007 (the Act) it is an offence for a person to cause or permit the connection of a premises to the public water supply network, either directly or indirectly, or to otherwise take a water supply without the agreement of Uisce Éireann. Similarly, under the provisions of Section 61(1) (a) of the Act, it is an offence for a person to cause or permit the connection of a premises to the public wastewater collection network, either directly or indirectly, without the agreement of Uisce Éireann.
2. Where the applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the applicant must sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
3. In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.