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: Angelo Arra
c/o Frank McGahon
19 Jocelyn Street
Dundalk
Co. Louth
A91HPX2

Date: 04/11/2026

Planning Register Number: 2660397

Date Application Received: 19/06/2026

Validation Received: 19/06/2026

Further Information Received: 13/10/2026

Type of Application: PERMISSION

Description of Development: Permission for the change of use from retail/storage/commercial to residential, forming 2 No. one-bedroom apartments and 1 No. studio apartment on the 1st and 2nd floor, together with elevational changes including new entrance doors to existing ground floor retail unit and all associated alterations and site works

Name of Applicant: Angelo Arra

Location of Development: 58 Clanbrassil Street,
Dundalk,
Co. Louth

Date of Decision: 4th November 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 set out in the schedule attached, to **REFUSE** 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 CC - Planning Department - Viewing Purposes Only!

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60397

SCHEDULE

1. The proposed residential units, having regard to their single-aspect, coupled with a lack of any private amenity space, an absence of bicycle parking/storage and the inappropriate location of communal bin storage within an internal circulation area would, cumulatively, result in a substandard form of residential accommodation, would provide an unacceptable standard of residential amenity for future occupants and would fail to comply with the requirements of the Design Standards for Apartments, Guidelines for Planning Authorities (2025). The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

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