



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: Dr Jamal Nasser
c/o BOLA ADENUGA
14d Fitzherbert Court
Slane Road
NAVAN
C15 RX9A

Date: 11/09/2026

Planning Register Number: 2660490

Date Application Received: 22/07/2026

Validation Received: 22/07/2026

Further Information Received:

Type of Application: RETENTION PERMISSION

Description of Development: Retention permission for the addition of an upper floor and a change of use from a residential accommodation to a Communal House of Faith and Prayer

Name of Applicant: Dr Jamal Nasser

Location of Development: 34 Windmill Road
Drogheda
Co Louth

Date of Decision: 11th 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 reasons set out in the schedule attached, to **REFUSE** RETENTION 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).

Anna-Marie McKeown
Senior Staff Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 26/60490

SCHEDULE

1. The applicant has failed to submit sufficient information to enable a proper assessment of the proposed change of use from residential accommodation to a communal house of faith and prayer. In particular, details relating to the capacity of the facility, intended hours of operation, traffic and transport impacts, parking provision and the nature and intensity of the proposed use have not been provided, as required under Section 13.12.2 of the Louth County Development Plan 2021-2027 (as varied). In the absence of such information, the Planning Authority cannot adequately assess the impact of the proposed use on traffic and transportation, residential amenity, or the character of the area, and cannot be satisfied that the development would not give rise to unacceptable traffic congestion, parking difficulties, traffic hazards or nuisance to existing residents. The proposed development would therefore be contrary to the A1 Existing Residential zoning objective, which seeks to protect and enhance the amenity and character of existing residential communities, and contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale, height, depth, footprint, massing and site coverage of the retained development, including the substantial first floor extension extending significantly beyond the original rear building line and the resultant reduction in private open space, the Planning Authority considers that the development constitutes an excessive and disproportionate form of development that is not subordinate to the original dwelling. The development represents an overdevelopment of the site and, by reason of its scale, prominence and design, fails to integrate satisfactorily with the established character and built form of the area, which is characterised by modest single storey terraced dwellings. Furthermore, the development would result in an unduly dominant and overbearing form of development with the potential to adversely affect the residential amenities of adjoining properties. The development would therefore be detrimental to the visual amenities and residential amenities of the area, contrary to the A1 Existing Residential zoning objective, Section 13.8.35 of the Louth County Development Plan 2021-2027 (as varied), and contrary to the proper planning and sustainable development of the area.
3. The applicant has not provided sufficient information in relation to traffic and transport, including a Transport Mobility Assessment, as required under Section 13.12.2 of the Louth County Development Plan 2021-2027 (as varied). In the absence of this information, the Planning Authority cannot satisfactorily assess the traffic, transport, parking and residential amenity impacts arising from the proposed development and cannot be satisfied that the development would not give rise to a traffic hazard. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
4. The applicant has indicated that they are using an existing connection to the public infrastructure for water and wastewater infrastructure. However, the applicant has not provided confirmation of feasibility from Uisce Eireann regarding the availability of adequate water supply and wastewater treatment capacity to serve the proposed development. In the absence of this information, the planning Authority cannot be satisfied that that the development can be adequately serviced without adverse impact on existing infrastructure.