



## Section 5 Declaration - Application Form

### Declaration as to whether development constitutes Exempted Development

**Please read “Guidance Notes” before completing this form**

#### **Guidance Notes**

1. The purpose of Section 5 of the Planning and Development Act 2000, as amended, is to establish if a particular development is or is not development and if it is or is not exempted development within the meaning of the Planning Act.
  - (a) A person seeking a determination must ensure under Question 7 (of the application form below) that a question is posed and that the question is clear, for example, is the construction of a shed development and is it or is it not exempted development. Details are then required of the shed so the planning authority can determine if the shed is exempt.
  - (b) The question to be determined should be clear as to whether it relates to an existing development or a proposed development. Details of the nature, size and location of the proposed development should be submitted and appropriate plans and elevations.
  - (c) If the question is not clear to the Planning Authority, the Section 5 application will be returned as invalid.
2. Any person may, on payment of the prescribed fee, currently €80.00 request in writing from the Planning Authority a declaration on a question as whether a particular type of development is exempt.
3. The Planning Authority is required to make a decision within 4 weeks of receipt of a valid Declaration Request however the Planning Authority can also request Additional Information if it is considered that insufficient information has been submitted.
4. Any person issued with a declaration may, on payment to the Board of such fee as may be prescribed, currently €220.00 refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
5. A planning authority is required to consider whether the development or proposed development identified in the request would be likely to have significant effects on the environment by virtue, at the least, of the nature, size or location of such development.

## Section 5 Declaration - Application Form

**1. Name and address of person seeking the declaration:**

Double Visas Investments Limited

Phone Number: [REDACTED] E-Mail: [REDACTED]

**2. Name and address of agent (if any):**

RDF Architects & Planning Ltd

Office 7, Charleville Town Centre, Bakers Road, Charleville, Co. Cork, P56 EH79

Phone Number: [REDACTED] E-Mail: [REDACTED]

**3. Name and address for all correspondence (if not completed, correspondence will be sent to person seeking declaration)**

RDF Architects & Planning Ltd as above.

**4. Interest in site of the person seeking declaration:**

Purchaser Pending

(If applicant is not freehold owner of the property in question, please provide name and address of owner if known)

Owner: [REDACTED]

**5. Location and full address of development referred to in Question 7**

The Shamrock Bar, Seatown Place, Dundalk, Co. Louth

**6. Eircode OR Grid Co-ordinates must be submitted. Grid references may be found on Google Maps or at**

<https://irish.gridreferencefinder.com>

Coordinates: 705599, 807439

7. Question for determination under Section 5 (See Note 1 above).

The question must be framed in the following format, i.e. Is the construction of a shed development and is it or is it not exempted development:

Please see enclosed Appendix 1

---

---

---

---

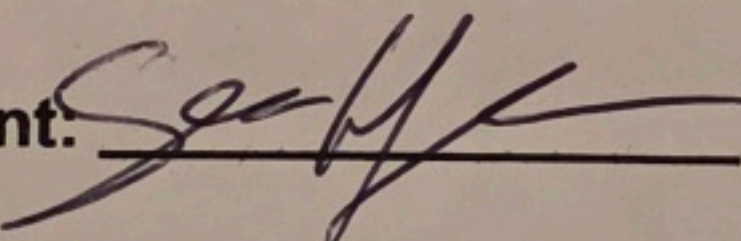
8. Does the development consist of works to be carried out to an existing or proposed protected structure? Yes  No

If Yes, has a Declaration under Section 57 of the Planning and Development Act 2000 been requested or issued for the property by the Planning Authority?

---

---

I certify that the aforementioned is correct.

Signature of Applicant:  Date 10/03/26

Please include one copy of the following documents with this application form:

- Site Location Map: (Scale 1:1000)
- Site Layout Map: (Scale 1:200 or 1:500)
- Floor Plans & Elevations: (Scale 1:50, 1:100 or 1:200)  
Existing & Proposed, where applicable
- Application fee: (€80)

Completed Application Form & Fee of €80.00 may be sent to:

Planning Office, Louth County Council, Town Hall, Crowe Street,  
Dundalk, County Louth, A91W20C  
OR

by email to [planninggroup@louthcoco.ie](mailto:planninggroup@louthcoco.ie) with contact details to arrange payment of fee.

## Appendix 1

### **Overview:**

The proposal is for the change of use of an existing public house at Ground floor located in an Architectural Conservation Area ( Jocelyn Street/Seatown Place ) , into 4 no. 1 Bed Apartments at The Shamrock Bar, Seatown Place, Dundalk, Co. Louth. This proposed change of use applies to the ground floor only. The bars existing basement floor ( ancillary to bar ) is proposed to be taken out of operation and floored over. The buildings first/upper floor contains 3 existing apartments, granted under planning ref: 02520221, and will remain unchanged and not part of this application/submission.

### Proposed external works:

- Existing painted timber shopfront maintained and repaired and re-flashed as required.
- Existing timber windows replaced with factory finished timber double glazed units with maintained vertical fenestration and proportions and colour to match existing.
- Existing plaster and painted render to be maintained and repaired and re-painted as required.
- Existing entrance door altered to form window integrated within elevation/shopfront
- New painted vertical sheeted external door with colour to match existing.
- Existing window structural ope altered to lower window cills to harmonize with facade. New window cill to match existing.

Our proposal is within Article 10/ Sub section 6/ Planning and Development Regulations 2001, Sustainable Urban Housing: Design Standards for New Apartments along with the Bringing Back Homes: Manual for the reuse of existing buildings. The proposed apartments meet these exemptions as follows:

- a) The proposed works are to be carried out during the ‘relevant period’ from 8th February 2018 until 31st December 2028.
- b) Planning & Development Regulations 2001 – 2021, (Part 4) (Exempted Development) Classes of Use:  
Class 12: Use as a Public House
- c)
  - (i) It was completed prior to the making of the regulations on 8 February 2018 as it is a pre’63 development/ when was the building constructed.
  - (ii) The Shamrock Bar building is over 100 years old and has been in operation as a public house for over 40 years.
  - (iii) The ground floor unit has been vacant for more than two years prior to the commencement of development.
- d)
  - (i) The proposed works are to be carried out during the ‘relevant period’ with completion before 31 December 2028.
  - (ii) (I) The proposed works primarily affect the interior of the structure. Minor external works are proposed and will be consistent with the character of the structure and neighbouring properties.  
(II) Minor external works are proposed to the existing ground floor façade and more than 50% of the existing external fabric of the building will be maintained.

(III) The proposed works will be consistent with the character of the structure and neighbouring properties.

- (iii) The proposed external works to the existing ground floor facade will be consistent with the fenestration details and architectural and street scape character of the remainder of the structure and neighbouring structures.
- (iv) The specific and limited external works as shown on Drawing Nos. [insert], comprising:
  - Existing painted timber shopfront maintained and repaired and re-flashed as required.
  - Existing timber windows at GF level replaced with factory finished timber double glazed units with maintained vertical fenestration and proportions and colour to match existing.
  - Existing plaster and painted render to be maintained and repaired and re-painted as required.
  - Existing entrance door altered to form window which is visually integrated within elevation/shopfront fenestration and proportions.
  - New painted vertical sheeted external door with colour to match existing.
  - Existing windows off St.Alphonsus Rd, structural ope altered to lower window cills to harmonize with façade with new window cill to match existing.

together with minor associated façade repair and making-good works only, are or are not exempted development having regard to section 82 of the Planning and Development Act 2000, as amended, and Article 10(6) of the Planning and Development Regulations 2001, as amended.

- (v) RDF are of the view that the proposed ground floor change of use to apartments would not conflict with the objectives of the County Louth Development Plan 2021-2027 or the Dundalk Local Area Plan 2025-2031 to remain in commercial use, as follows:

Zoning: C1- Mixed Use, general development, opportunity/ proposal site.

Zone Description: To provide for commercial business and supporting residential uses.

- (vi) There are 4 no. 1 bed residential units proposed in this application.
- (vii) The proposed apartment floor areas and storage spaces comply with the minimum floor requirements and minimum storage space requirements of the ‘Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities’.
- (viii) All habitable rooms will have adequate natural light.
- (ix) The Shamrock Bar, Seatown Place, Dundalk, Co. Louth is not a protected structure however it is located within an Architectural Conservation Area.
- (x) The proposed change of use from a public house in an Architectural Conservation Area does contravene a condition attached to a permission under the act or be inconsistent with any use specified or included in such a permission.
- (xi) This development does not relate to any structure in a Special Amenity Area, Special Planning Control or where major Accident Regulations apply.
- (xii) This development does not consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment system.

- e)
- i) Following on from a Section 5 being granted, it is our intention to submit an application for 4 no. apartments on the ground floor of the Shamrock Bar, Seatown Place under S.I. No. 648 of 2025 - Planning and Development Act (Exempted Development (Act of 2000)) Regulations 2025 and Planning and Development Regulations 2001 to 2025.
  - ii) We have no issue with information relating to this property/ submission being available for public viewing.
  - iii) We have no issue with information relating to this property/ submission being provided to the Minister.

#### **QUESTIONS FOR DETERMINATION:**

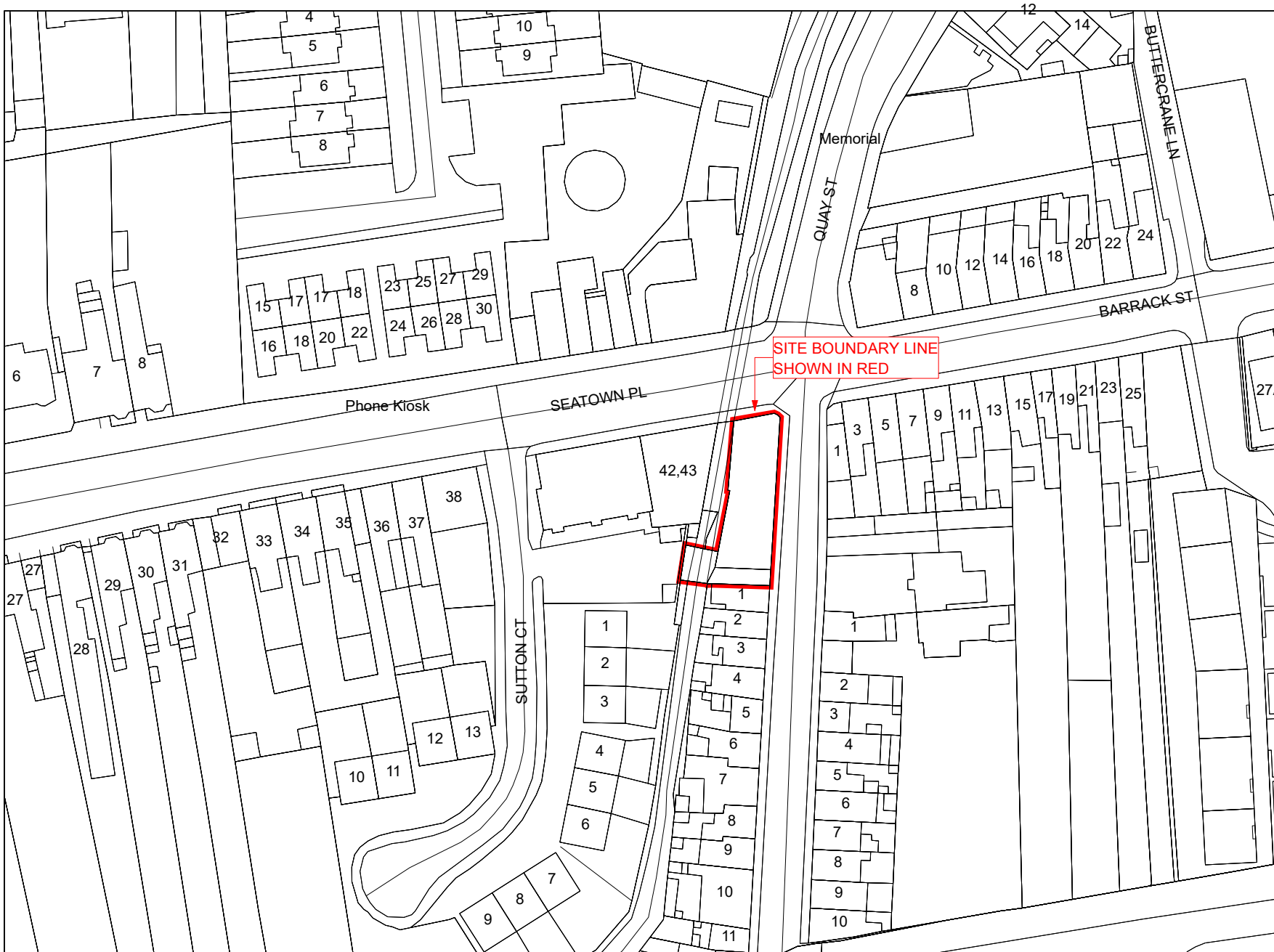
- 1) RDF are of the opinion that the change of use works would be deemed an Exempted Development under S.I. No. 648 of 2025 - Planning and Development Act (Exempted Development (Act of 2000)) Regulations 2025 and Planning and Development Regulations 2001 to 2025, as the proposal is for the change of use of an existing public house into 4 No. 1 bed Apartments at ground/street floor level only.

Our proposal meets the criteria of all the above as this ground floor unit has been vacant for more than 2 years, it falls under Class 12 of the Planning & Development Regulations 2001-2025, C1-Mixed Use Zone with residential being a permissible use and the proposed external works are minor and in keeping with the character of the structure and the neighbouring properties and under

Is this classed as Development and if so, is it Exempted Development under the Planning and Development Act 2000 – 2002?

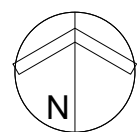
- 2) The specific and limited external works ( within ACA ) as shown on Drawing No. 1071 Proposed Elevation & 1031 Proposed Ground Floor Plan, comprising;
  - Existing painted timber shopfront maintained and repaired and re-flashed as required.
  - Existing timber windows at GF level replaced with factory finished timber double glazed units with maintained vertical fenestration and proportions and colour to match existing.
  - Existing plaster and painted render to be maintained and repaired and re-painted as required.
  - Existing entrance door altered to form window which is visually integrated within elevation/shopfront fenestration and proportions.
  - New painted vertical sheeted external doors with colour to match existing.
  - Existing windows off St.Alphonsus Rd, structural ope altered to lower window cills to harmonize with façade with new window cill to match existing.

together with minor associated façade repair and making-good works only, are or are not exempted development having regard to section 82 of the Planning and Development Act 2000, as amended, and Article 10(6) of the Planning and Development Regulations 2001, as amended.



LOCATION MAP

1:1000



— Site Boundary

**SITE AREA**  
= 314m<sup>2</sup> / 0.031 Ha

Description:  
Digital Landscape Model (DLM)

Publisher / Source:  
Tailte Éireann

Data Source / Reference:  
PRIME2

File Format:  
Autodesk AutoCAD (DWG\_R2013)

File Name:  
v\_50520637\_1.dwg

Clip Extent / Area of Interest (AOI):  
LLX,LLY= 705482.2681,807353.469  
LRX,LLY= 705715.2681,807353.469  
ULX,ULY= 705482.2681,807525.469  
URX,URY= 705715.2681,807525.469

Projection / Spatial Reference:  
Projection= IREN95\_Irish\_Transverse\_Mercator

Centre Point Coordinates:  
X,Y= 705598.7681,807439.469

Reference Index:  
Map Series | Map Sheets  
1:1,000 | 1632-22  
1:1,000 | 1632-23

Data Extraction Date:  
Date= 26-Feb-2026

Source Data Release:  
DCMLS Release V1.196.121

Product Version:  
Version= 1.4

License / Copyright:  
Compiled and published by:  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

© Tailte Éireann, 2026  
All rights reserved.  
Gach cead ar cosnamh.

**SUITABILITY STATUS CODES**

- S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)
- S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)
- S2 - SUITABLE FOR INFORMATION
- S3 - SUITABLE FOR REVIEW & COMMENT
- S4 - SUITABLE FOR STAGE APPROVAL
- D1 - SUITABLE FOR COSTING
- D2 - SUITABLE FOR TENDER
- D3 - SUITABLE FOR CONTRACTOR DESIGN
- D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT
- A4 - CONTRACT DOCUMENTS (CONTRACTUAL)
- A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)
- CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

The copyright of this drawing is vested with RDF Architects and Planning Limited and may only be reproduced with permission from RDF Architects and Planning Limited. Do not scale from this drawing - use figured dimensions only. All dimensions must be verified on site. ONLY DRAWINGS MARKED WITH **STATUS CODE A5** MAY BE USED FOR CONSTRUCTION

Office 7, Charleville Town Centre, Bakers Road,  
Charleville, Co. Cork P56EH79

T: 063 30917  
E: info@rdfarchitects.com  
www.rdfarchitects.com

JOB TITLE  
**THE SHAMROCK BAR, DUNDALK,  
TOWNPARKS, DUNDALK,  
CO.LOUTH EIRCODE: A91 XY00**

DRG. TITLE  
**SECTION 5  
LOCATION MAP**

FILE NAME <b>26011-RDF-DR-A- 1000</b>	AUTHOR <b>AM</b>	CHECKER <b>PD</b>
--	---------------------	----------------------

SCALE @A3 <b>1:1000</b>	DATE <b>10/03/2026</b>
----------------------------	---------------------------

STATUS  
**FOR INFORMATION**

JOB NO. <b>26011</b>	DRG. NO. <b>1000</b>	STATUS <b>S2</b>	REV NO. <b>P02</b>
-------------------------	-------------------------	---------------------	-----------------------



Site Boundary

SITE AREA  
= 314m<sup>2</sup> / 0.031 Ha

- SUITABILITY STATUS CODES**
- S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)
  - S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)
  - S2 - SUITABLE FOR INFORMATION
  - S3 - SUITABLE FOR REVIEW & COMMENT
  - S4 - SUITABLE FOR STAGE APPROVAL
  - D1 - SUITABLE FOR COSTING
  - D2 - SUITABLE FOR TENDER
  - D3 - SUITABLE FOR CONTRACTOR DESIGN
  - D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT
  - A4 - CONTRACT DOCUMENTS (CONTRACTUAL)
  - A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)
  - CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

The copyright of this drawing is vested with RDF Architects and Planning Limited and may only be reproduced with permission from RDF Architects and Planning Limited.  
Do not scale from this drawing - use figured dimensions only.  
All dimensions must be verified on site.  
ONLY DRAWINGS MARKED WITH STATUS CODE A5 MAY BE USED FOR CONSTRUCTION



Office 7, Charleville Town Centre, Bakers Road,  
Charleville, Co. Cork P56EH79

T. 063 30917  
E. info@rdfarchitects.com  
www.rdfarchitects.com

JOB TITLE  
**THE SHAMROCK BAR, DUNDALK,  
TOWNPARKS, DUNDALK,  
CO. LOUTH EIRCODE: A91 XY00**

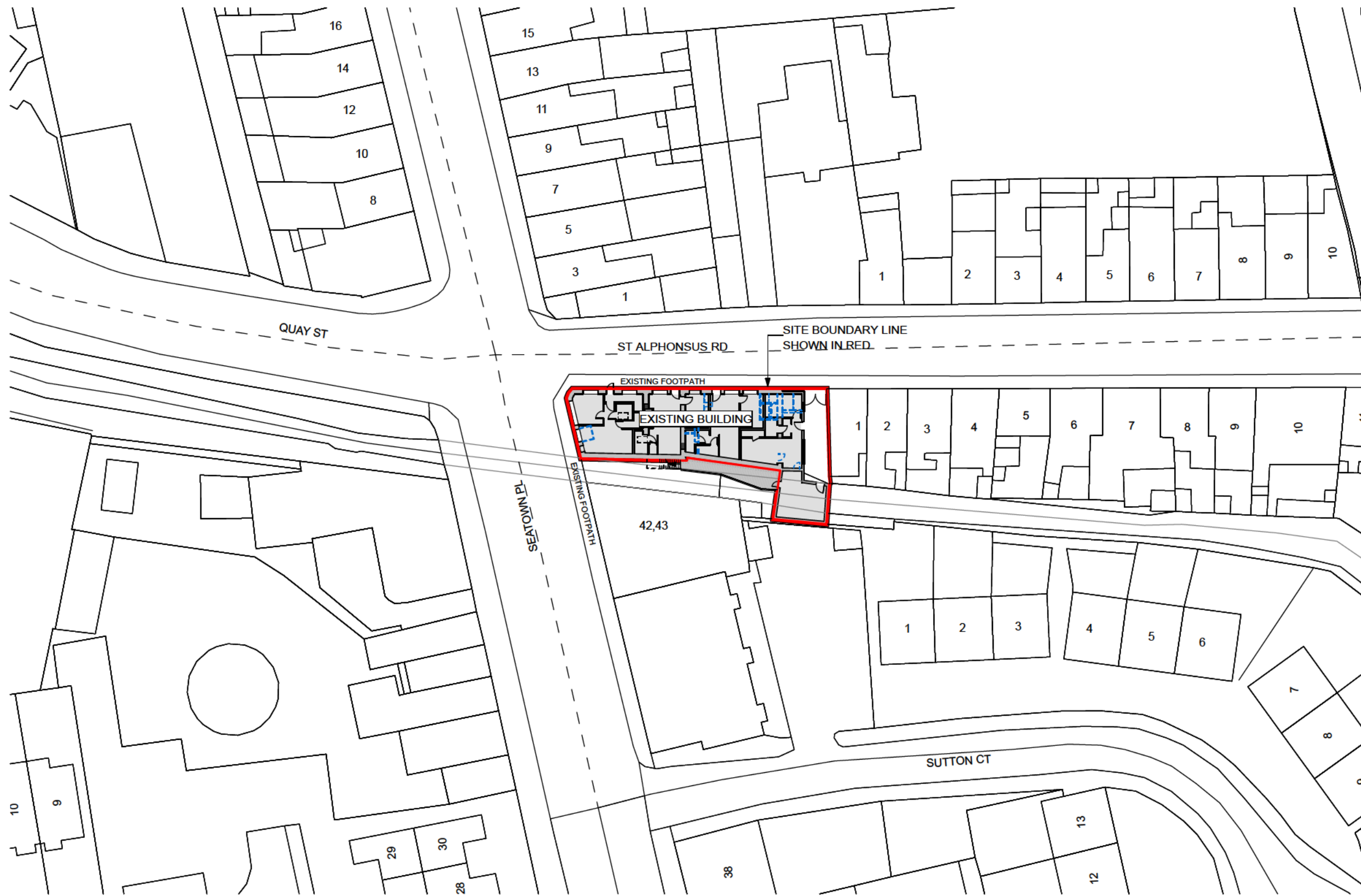
DRG. TITLE  
**SECTION 5  
PROPOSED SITE PLAN**

FILE NAME <b>26011-RDF-DR-A- 1002</b>	AUTHOR <b>AM</b>	CHECKER <b>PD</b>
--	---------------------	----------------------

SCALE @A3 <b>1:500</b>	DATE <b>10/03/2026</b>
---------------------------	---------------------------

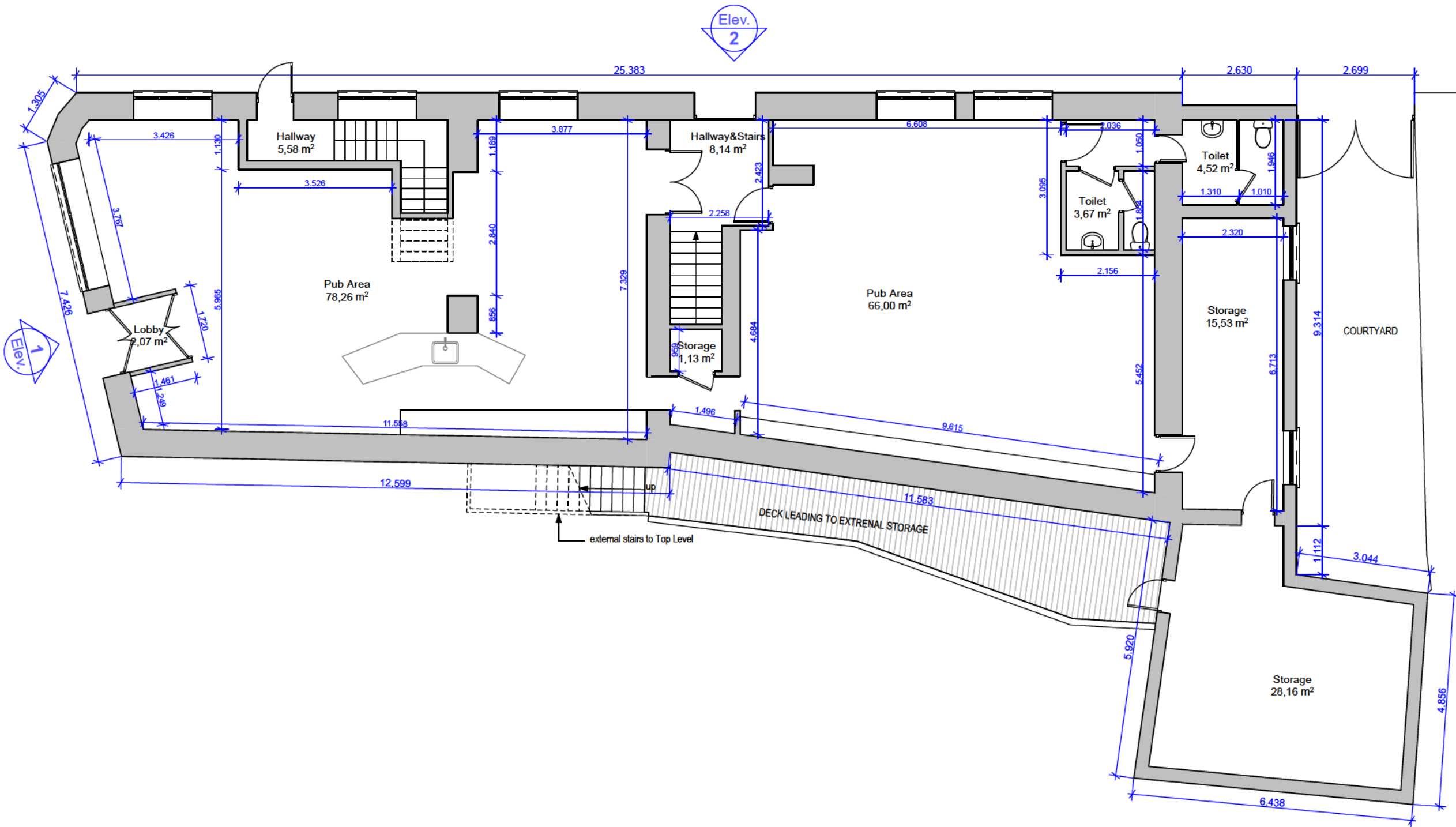
STATUS  
**FOR INFORMATION**

JOB NO. <b>26011</b>	DRG. NO. <b>1002</b>	STATUS <b>S2</b>	REV NO. <b>P02</b>
-------------------------	-------------------------	---------------------	-----------------------



PROPOSED SITE PLAN

1:500



LEVEL 02 - EXISTING GROUND FLOOR PLAN 1:100

**SUITABILITY STATUS CODES**

- S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)
- S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)
- S2 - SUITABLE FOR INFORMATION
- S3 - SUITABLE FOR REVIEW & COMMENT
- S4 - SUITABLE FOR STAGE APPROVAL
- D1 - SUITABLE FOR COSTING
- D2 - SUITABLE FOR TENDER
- D3 - SUITABLE FOR CONTRACTOR DESIGN
- D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT
- A4 - CONTRACT DOCUMENTS (CONTRACTUAL)
- A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)
- CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

The copyright of this drawing is vested with RDF Architects and Planning Limited and may only be reproduced with permission from RDF Architects and Planning Limited. Do not scale from this drawing - use figured dimensions only. All dimensions must be verified on site. ONLY DRAWINGS MARKED WITH STATUS CODE A5 MAY BE USED FOR CONSTRUCTION

Office 7, Charleville Town Centre, Bakers Road,  
Charleville, Co. Cork P56EH79

T: 063 30917  
E: info@rdfarchitects.com  
www.rdfarchitects.com

JOB TITLE  
**THE SHAMROCK BAR, DUNDALK,  
TOWNPARKS, DUNDALK,  
CO.LOUTH EIRCODE: A91 XY00**

DRG. TITLE  
**SECTION 5  
LEVEL 02 - EXISTING GROUND FLOOR PLAN**

FILE NAME <b>26011-RDF-DR-A- 1003</b>	AUTHOR <b>AM</b>	CHECKER <b>PD</b>
--	---------------------	----------------------

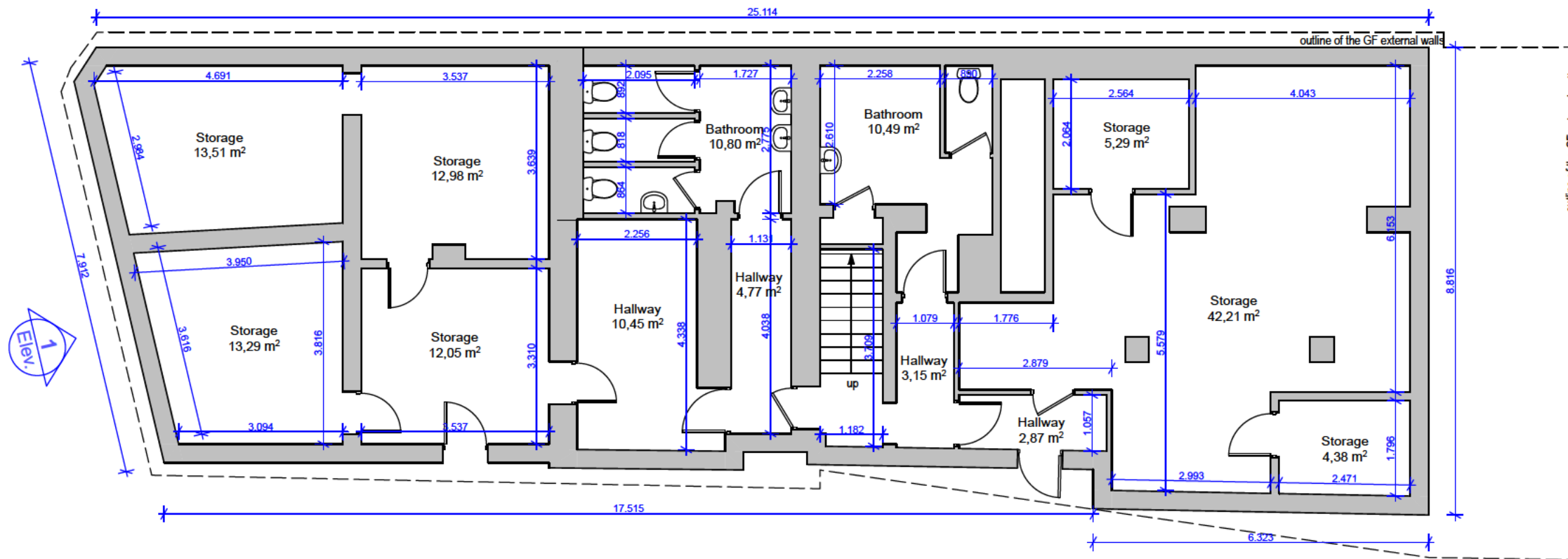
SCALE @A3 <b>1:100</b>	DATE <b>10/03/2026</b>
---------------------------	---------------------------

STATUS  
**FOR INFORMATION**

JOB NO. <b>26011</b>	DRG. NO. <b>1003</b>	STATUS <b>S2</b>	REV NO. <b>P02</b>
-------------------------	-------------------------	---------------------	-----------------------



Elev.  
2



**LEVEL 01 - EXISTING BASEMENT PLAN 1:100**

*NO CHANGES TO EXISTING BASEMENT PLAN*

**SUITABILITY STATUS CODES**  
 S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)  
 S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)  
 S2 - SUITABLE FOR INFORMATION  
 S3 - SUITABLE FOR REVIEW & COMMENT  
 S4 - SUITABLE FOR STAGE APPROVAL  
 D1 - SUITABLE FOR COSTING  
 D2 - SUITABLE FOR TENDER  
 D3 - SUITABLE FOR CONTRACTOR DESIGN  
 D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT  
 A4 - CONTRACT DOCUMENTS (CONTRACTUAL)  
 A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)  
 CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

The copyright of this drawing is vested with RDF Architects and Planning Limited and may only be reproduced with permission from RDF Architects and Planning Limited. Do not scale from this drawing - use figured dimensions only. All dimensions must be verified on site. ONLY DRAWINGS MARKED WITH STATUS CODE A5 MAY BE USED FOR CONSTRUCTION



Office 7, Charleville Town Centre, Bakers Road, Charleville, Co. Cork P56EH79

T: 063 30917  
 E: info@rdfarchitects.com  
 www.rdfarchitects.com

JOB TITLE  
**THE SHAMROCK BAR, DUNDALK, TOWNPARKS, DUNDALK, CO.LOUTH EIRCODE: A91 XY00**

DRG. TITLE  
**SECTION 5**  
**LEVEL 01 - EXISTING BASEMENT PLAN**

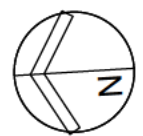
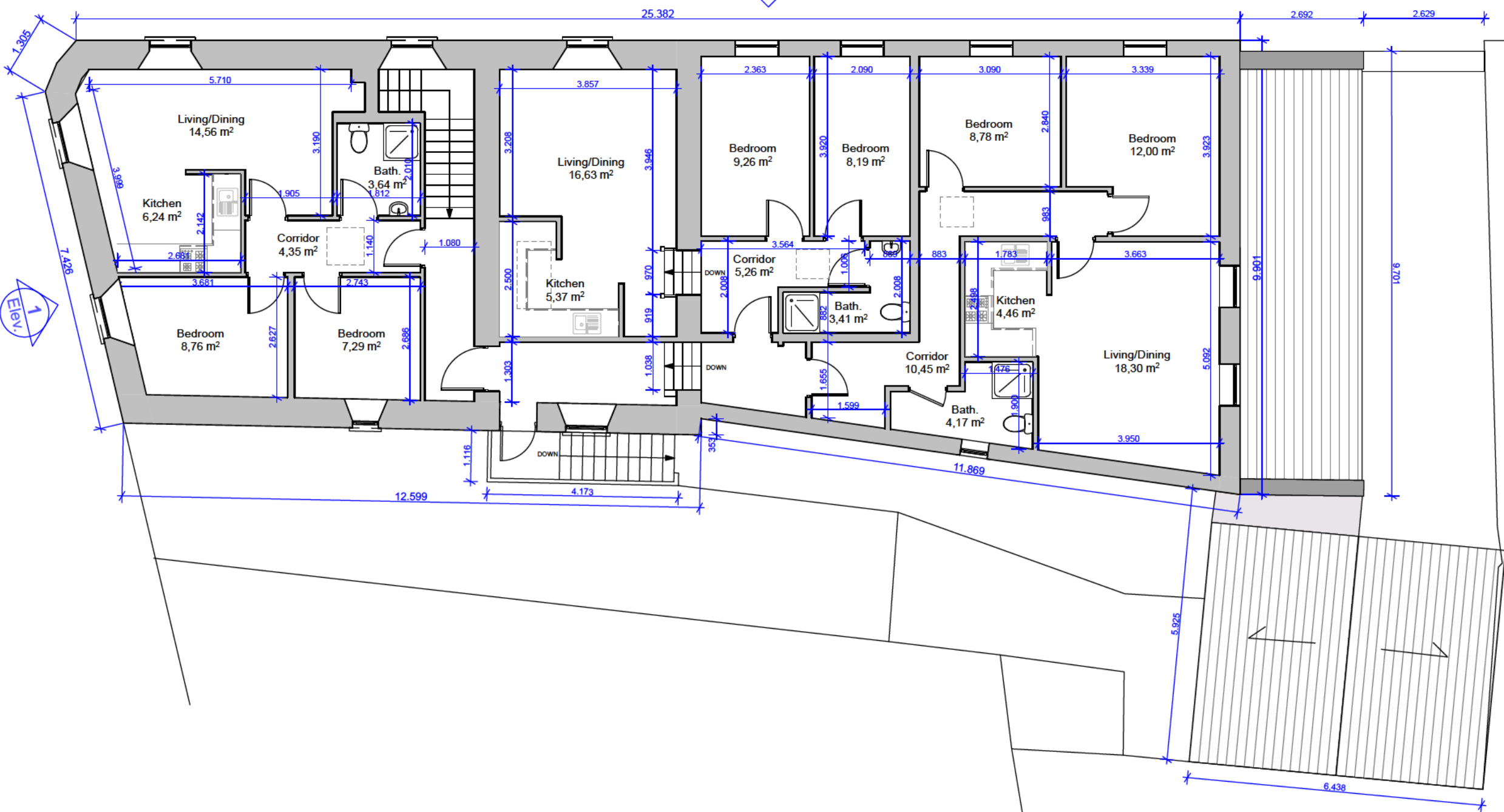
FILE NAME <b>26011-RDF-DR-A- 1004</b>	AUTHOR <b>AM</b>	CHECKER <b>PD</b>
--	---------------------	----------------------

SCALE @A3 <b>1:100</b>	DATE <b>10/03/2026</b>
---------------------------	---------------------------

STATUS  
**FOR INFORMATION**

JOB NO. <b>26011</b>	DRG. NO. <b>1004</b>	STATUS <b>S2</b>	REV NO. <b>P02</b>
-------------------------	-------------------------	---------------------	-----------------------

Elev.  
2



**SUITABILITY STATUS CODES**

- S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)
- S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)
- S2 - SUITABLE FOR INFORMATION
- S3 - SUITABLE FOR REVIEW & COMMENT
- S4 - SUITABLE FOR STAGE APPROVAL
- D1 - SUITABLE FOR COSTING
- D2 - SUITABLE FOR TENDER
- D3 - SUITABLE FOR CONTRACTOR DESIGN
- D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT
- A4 - CONTRACT DOCUMENTS (CONTRACTUAL)
- A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)
- CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

The copyright of this drawing is vested with RDF Architects and Planning Limited and may only be reproduced with permission from RDF Architects and Planning Limited.  
Do not scale from this drawing - use figured dimensions only.  
All dimensions must be verified on site.  
ONLY DRAWINGS MARKED WITH STATUS CODE A5 MAY BE USED FOR CONSTRUCTION

Office 7, Charleville Town Centre, Bakers Road,  
Charleville, Co. Cork P56EH79

T: 063 30917  
E: info@rdfarchitects.com  
www.rdfarchitects.com

JOB TITLE  
**THE SHAMROCK BAR, DUNDALK,  
TOWNPARKS, DUNDALK,  
CO.LOUTH EIRCODE: A91 XY00**

DRG. TITLE  
**SECTION 5  
LEVEL 03 - EXISTING FIRST FLOOR PLAN**

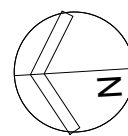
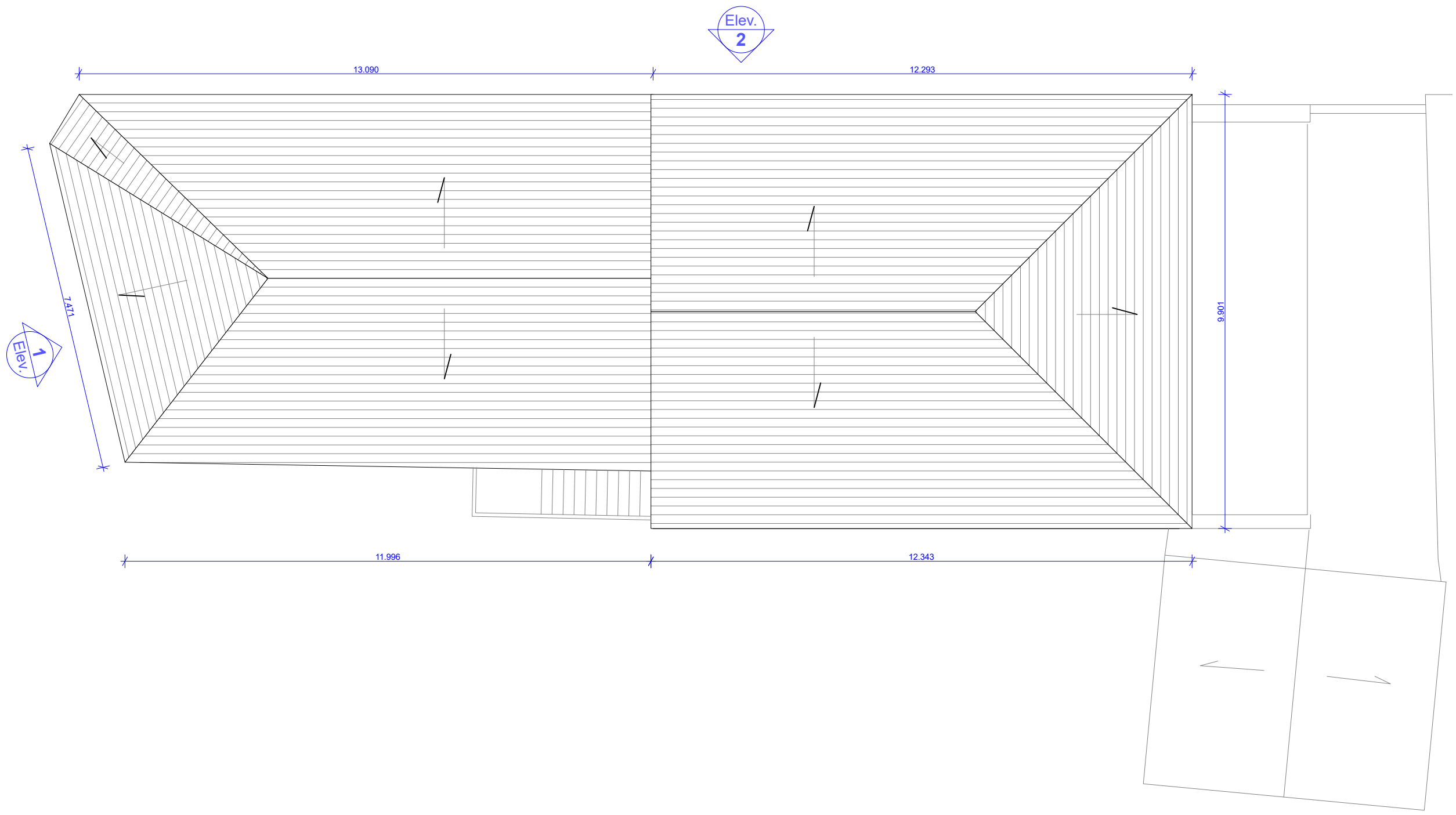
FILE NAME <b>26011-RDF-DR-A- 1005</b>	AUTHOR <b>AM</b>	CHECKER <b>PD</b>
--	---------------------	----------------------

SCALE @A3 <b>1:100</b>	DATE <b>10/03/2026</b>
---------------------------	---------------------------

STATUS  
**FOR INFORMATION**

JOB NO. <b>26011</b>	DRG. NO. <b>1005</b>	STATUS <b>S2</b>	REV NO. <b>P02</b>
-------------------------	-------------------------	---------------------	-----------------------

**LEVEL 03 - EXISTING FIRST FLOOR PLAN 1:100**



**SUITABILITY STATUS CODES**  
 S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)  
 S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)  
 S2 - SUITABLE FOR INFORMATION  
 S3 - SUITABLE FOR REVIEW & COMMENT  
 S4 - SUITABLE FOR STAGE APPROVAL  
 D1 - SUITABLE FOR COSTING  
 D2 - SUITABLE FOR TENDER  
 D3 - SUITABLE FOR CONTRACTOR DESIGN  
 D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT  
 A4 - CONTRACT DOCUMENTS (CONTRACTUAL)  
 A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)  
 CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

The copyright of this drawing is vested with RDF Architects and Planning Limited and may only be reproduced with permission from RDF Architects and Planning Limited.  
 Do not scale from this drawing - use figured dimensions only.  
 All dimensions must be verified on site.  
 ONLY DRAWINGS MARKED WITH **STATUS CODE A5** MAY BE USED FOR CONSTRUCTION

Office 7, Charleville Town Centre, Bakers Road,  
 Charleville, Co. Cork P56EH79  
 T: 063 30917  
 E: info@rdfarchitects.com  
 www.rdfarchitects.com

JOB TITLE  
**THE SHAMROCK BAR, DUNDALK,  
 TOWNPARKS, DUNDALK,  
 CO.LOUTH EIRCODE: A91 XY00**

DRG. TITLE  
**SECTION 5  
 EXISTING ROOF PLAN**

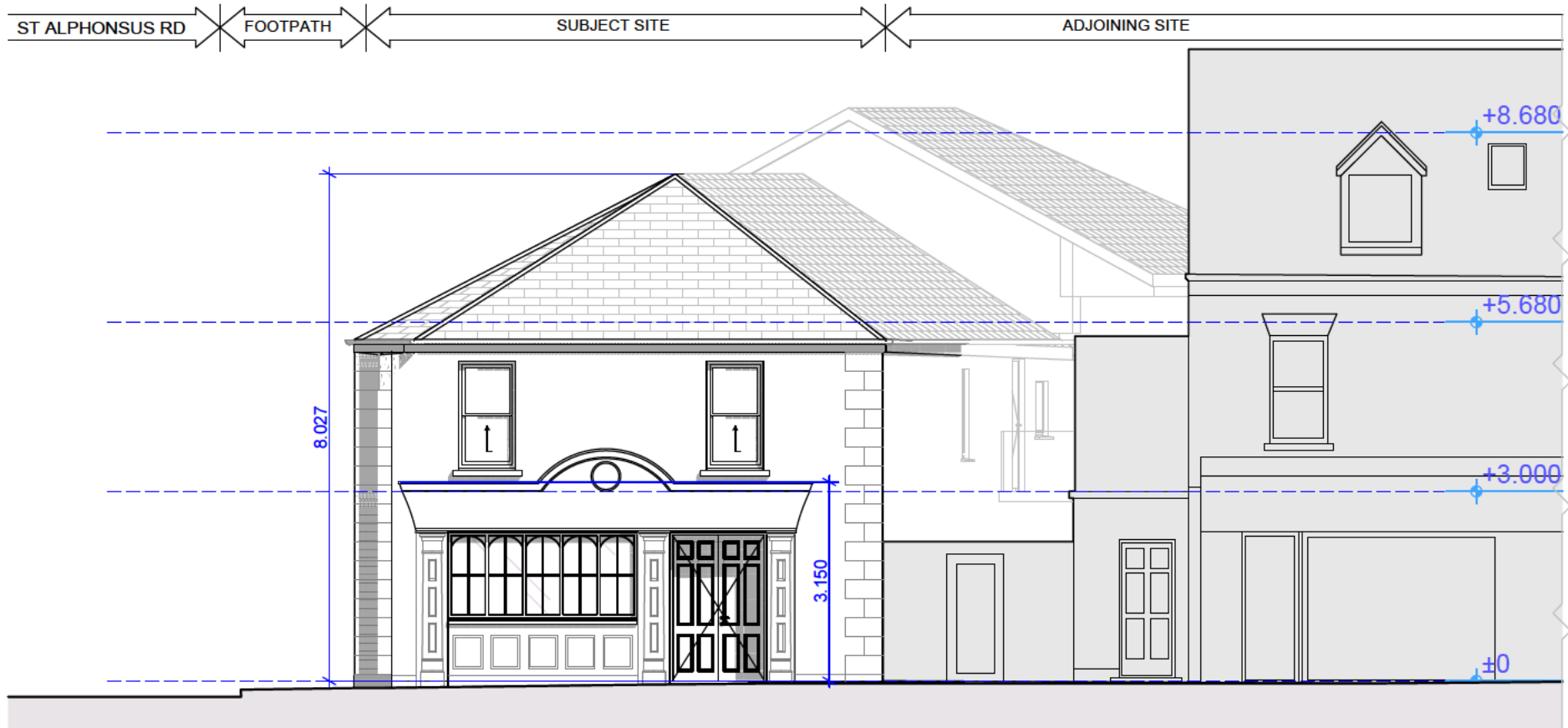
FILE NAME <b>26011-RDF-DR-A- 1006</b>	AUTHOR <b>AM</b>	CHECKER <b>PD</b>
--	---------------------	----------------------

SCALE @A3 <b>1:100</b>	DATE <b>10/03/2026</b>
---------------------------	---------------------------

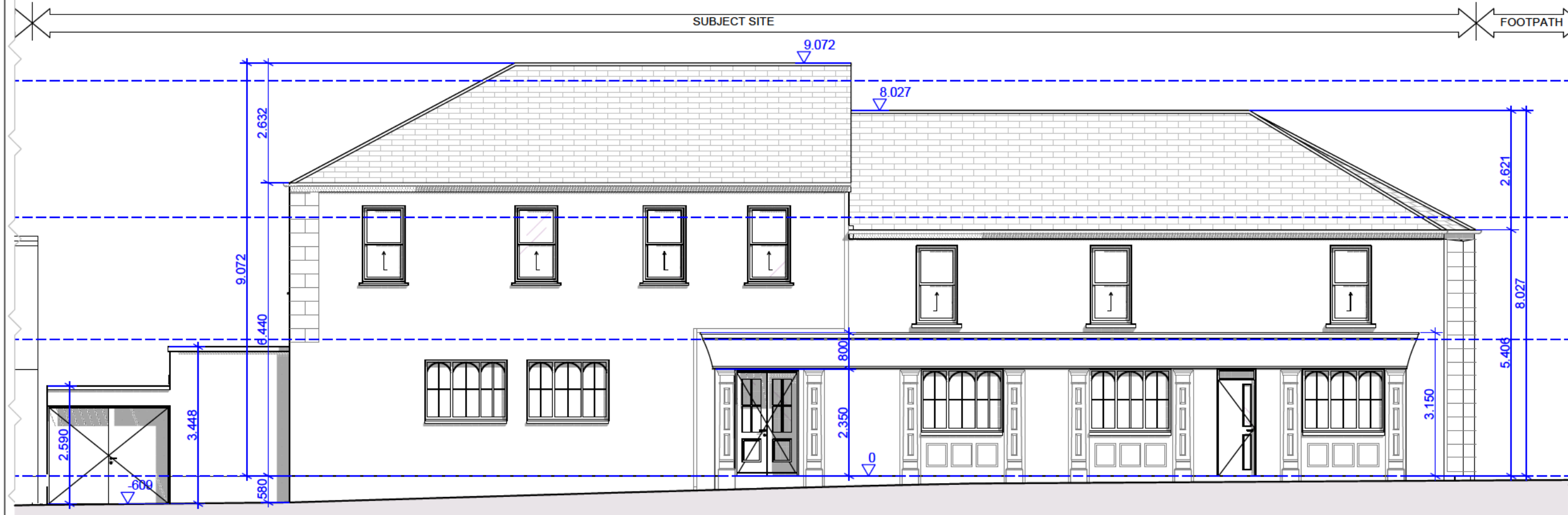
STATUS  
**FOR INFORMATION**

JOB NO. <b>26011</b>	DRG. NO. <b>1006</b>	STATUS <b>S2</b>	REV NO. <b>P02</b>
-------------------------	-------------------------	---------------------	-----------------------

**EXISTING ROOF PLAN**      **1:100**  
 NO CHANGES TO EXISTING ROOF PLAN



EXISTING NORTH / FRONT ELEVATION 1 1:100



EXISTING EAST / SIDE ELEVATION 2 1:100

**SUITABILITY STATUS CODES**

- S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)
- S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)
- S2 - SUITABLE FOR INFORMATION
- S3 - SUITABLE FOR REVIEW & COMMENT
- S4 - SUITABLE FOR STAGE APPROVAL
- D1 - SUITABLE FOR COSTING
- D2 - SUITABLE FOR TENDER
- D3 - SUITABLE FOR CONTRACTOR DESIGN
- D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT
- A4 - CONTRACT DOCUMENTS (CONTRACTUAL)
- A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)
- CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

The copyright of this drawing is vested with RDF Architects and Planning Limited and may only be reproduced with permission from RDF Architects and Planning Limited. Do not scale from this drawing - use figured dimensions only. All dimensions must be verified on site. ONLY DRAWINGS MARKED WITH STATUS CODE A5 MAY BE USED FOR CONSTRUCTION

Office 7, Charleville Town Centre, Bakers Road, Charleville, Co. Cork P56EH79  
 T: 063 30917  
 E: info@rdfarchitects.com  
 www.rdfarchitects.com

JOB TITLE  
**THE SHAMROCK BAR, DUNDALK, TOWNPARKS, DUNDALK, CO.LOUTH EIRCODE: A91 XY00**

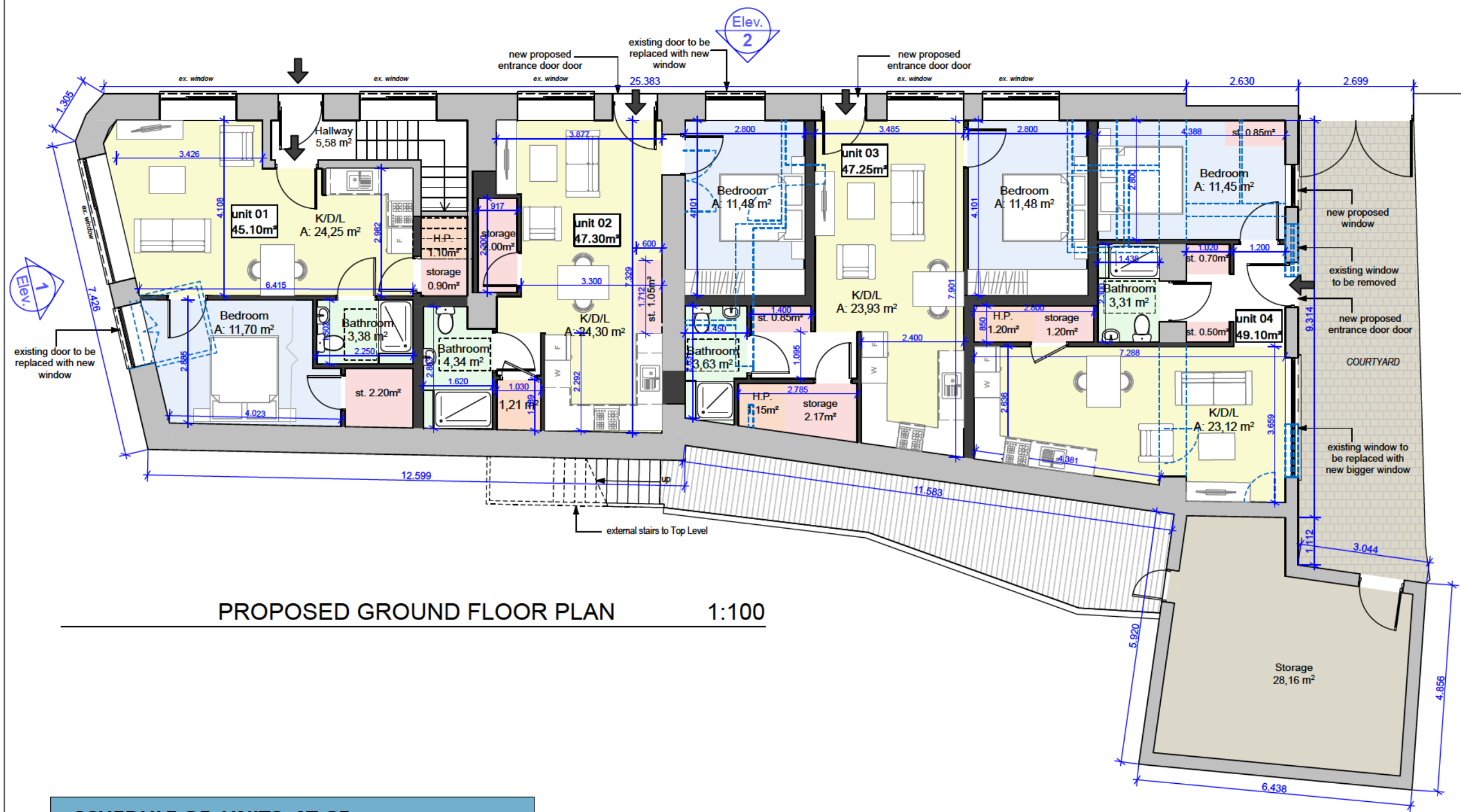
DRG. TITLE  
**SECTION 5**  
**EXISTING ELEVATIONS**

FILE NAME <b>26011-RDF-DR-A- 1007</b>	AUTHOR <b>AM</b>	CHECKER <b>PD</b>
--	---------------------	----------------------

SCALE @A3 <b>1:100</b>	DATE <b>10/03/2026</b>
---------------------------	---------------------------

STATUS  
**FOR INFORMATION**

JOB NO. <b>26011</b>	DRG. NO. <b>1007</b>	STATUS <b>S2</b>	REV NO. <b>P02</b>
-------------------------	-------------------------	---------------------	-----------------------



**PROPOSED GROUND FLOOR PLAN 1:100**

SCHEDULE OF UNITS AT GF			
NAME	AREA (m <sup>2</sup> )	DESCRIPTION	LEVEL
UNIT NO. 1	45,1	1 BED	GF
UNIT NO. 2	47,3	1 BED	GF
UNIT NO. 3	47,25	1 BED	GF
UNIT NO. 4	49,1	1 BED	GF
<b>TOTAL AREA:</b>	<b>188,75</b>	<b>TOTAL NO. OF UNITS: 4</b>	

**OVERALL BUILDING FLOOR AREA:**

GF = 205.50m<sup>2</sup>  
 BASEMENT = 176.65m<sup>2</sup>  
 1F = 187.35m<sup>2</sup>  
 TOTAL: 569.50m<sup>2</sup>

SLED AREA: 28.16m<sup>2</sup>

**EXISTING UNITS AT FIRST FLOOR GRANTED UNDER PLANNING REF 02/221**

- SUITABILITY STATUS CODES**
- S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)
  - S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)
  - S2 - SUITABLE FOR INFORMATION
  - S3 - SUITABLE FOR REVIEW & COMMENT
  - S4 - SUITABLE FOR STAGE APPROVAL
  - D1 - SUITABLE FOR COSTING
  - D2 - SUITABLE FOR TENDER
  - D3 - SUITABLE FOR CONTRACTOR DESIGN
  - D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT
  - A4 - CONTRACT DOCUMENTS (CONTRACTUAL)
  - A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)
  - CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

The copyright of this drawing is vested with RDF Architects and Planning Limited and may only be reproduced with permission from RDF Architects and Planning Limited. Do not scale from this drawing - use figured dimensions only. All dimensions must be verified on site. ONLY DRAWINGS MARKED WITH STATUS CODE A5 MAY BE USED FOR CONSTRUCTION

**RDF ARCHITECTS & PLANNING**

Office 7, Charleville Town Centre, Bakers Road, Charleville, Co. Cork P56EH79

T: 063 30917  
 E: info@rdfarchitects.com  
 www.rdfarchitects.com

**JOB TITLE**

**THE SHAMROCK BAR, DUNDALK, TOWNPARKS, DUNDALK, CO.LOUTH EIRCODE: A91 XY00**

**DRG. TITLE**

**SECTION 5**

**PROPOSED GROUND FLOOR PLAN**

FILE NAME	AUTHOR	CHECKER
26011-RDF-DR-A- 1031	AM	PD

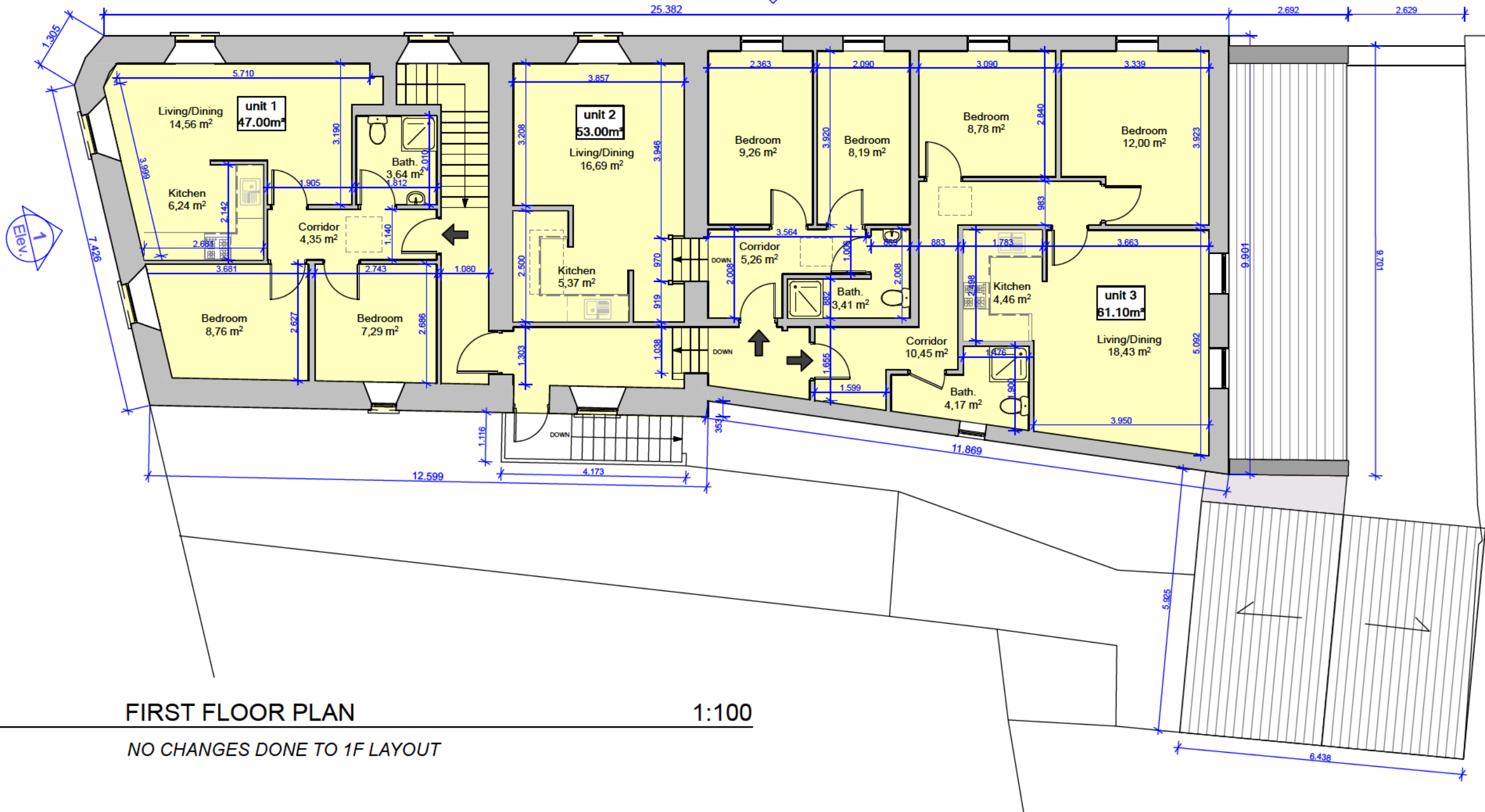
SCALE @A3	DATE
1:100	10/03/2026

**STATUS**

**FOR INFORMATION**

JOB NO.	DRG. NO.	STATUS	REV NO.
26011	1031	S2	P02

**GRANTED UNDER PLANNING REF 02/221**



**SUITABILITY STATUS CODES**  
 S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)  
 S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)  
 S2 - SUITABLE FOR INFORMATION  
 S3 - SUITABLE FOR REVIEW & COMMENT  
 S4 - SUITABLE FOR STAGE APPROVAL  
 D1 - SUITABLE FOR COSTING  
 D2 - SUITABLE FOR TENDER  
 D3 - SUITABLE FOR CONTRACTOR DESIGN  
 D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT  
 A4 - CONTRACT DOCUMENTS (CONTRACTUAL)  
 A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)  
 CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

The copyright of this drawing is vested with RDF Architects and Planning Limited and may only be reproduced with permission from RDF Architects and Planning Limited. Do not scale from this drawing - use figured dimensions only. All dimensions must be verified on site. ONLY DRAWINGS MARKED WITH STATUS CODE A5 MAY BE USED FOR CONSTRUCTION



Office 7, Charleville Town Centre, Bakers Road, Charleville, Co. Cork P56EH79

T: 063 30917  
 E: info@rdfarchitects.com  
 www.rdfarchitects.com

**JOB TITLE**  
 THE SHAMROCK BAR, DUNDALK,  
 TOWNPARKS, DUNDALK,  
 CO.LOUTH EIRCODE: A91 XY00

**DRG. TITLE**  
 SECTION 5  
 FIRST FLOOR PLAN

**FILE NAME**  
 26011-RDF-DR-A- 1032

**AUTHOR**  
 AM

**CHECKER**  
 PD

**SCALE @A3**  
 1:100

**DATE**  
 10/03/2026

**STATUS**  
 FOR INFORMATION

**JOB NO.**  
 26011

**DRG. NO.**  
 1032

**STATUS**  
 S2

**REV NO.**  
 P02

**FIRST FLOOR PLAN**

1:100

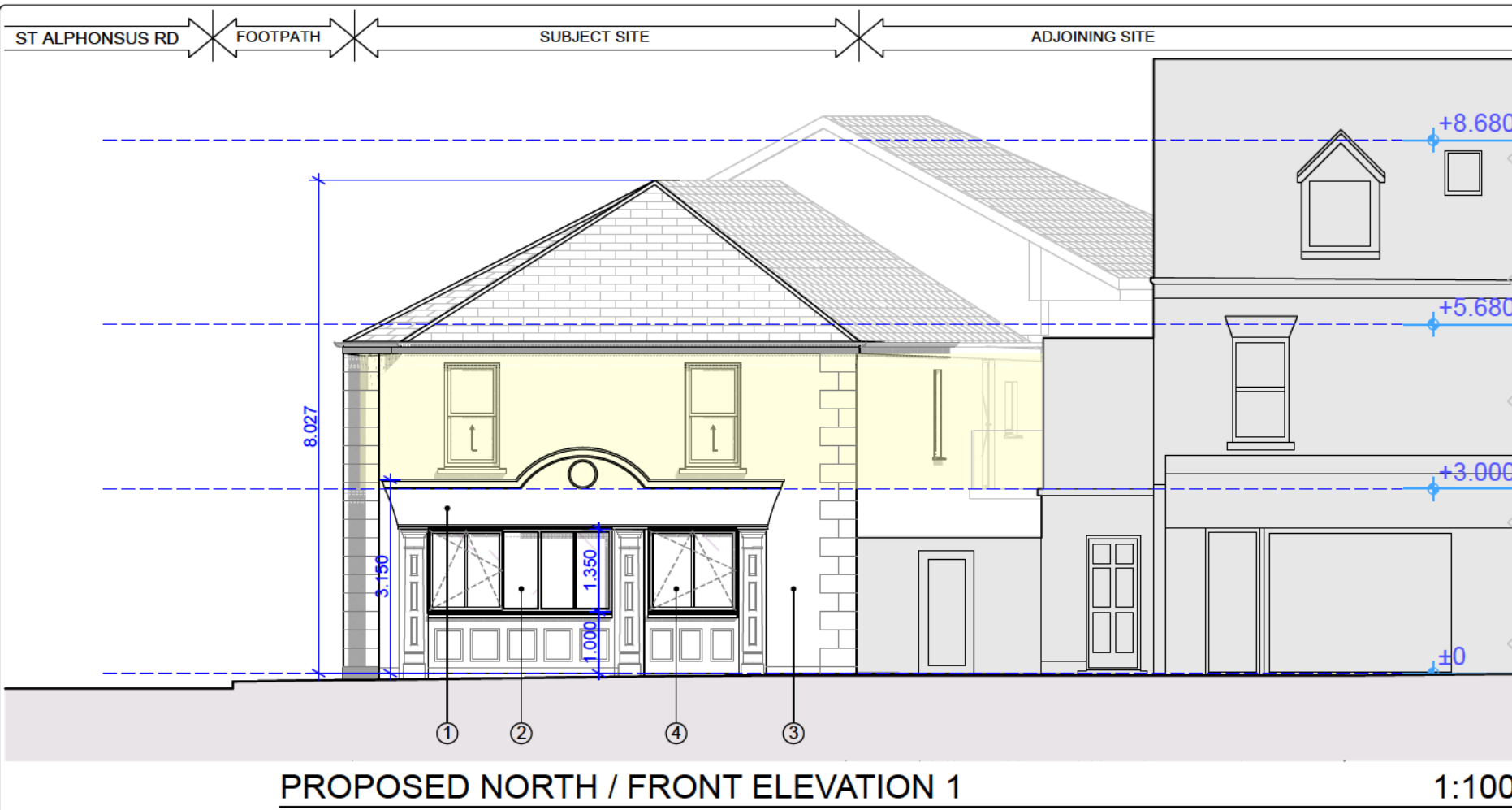
NO CHANGES DONE TO 1F LAYOUT

**OVERALL BUILDING FLOOR AREA:**

GF = 205.50m<sup>2</sup>  
 BASEMENT = 176.65m<sup>2</sup>  
 1F = 187.35m<sup>2</sup>  
 TOTAL: 569.50m<sup>2</sup>

SHED AREA: 28.16m<sup>2</sup>

**EXISTING UNITS AT FIRST FLOOR  
 GRANTED UNDER PLANNING REF 02/221**



**EXISTING UNITS AT FIRST FLOOR GRANTED UNDER PLANNING REF 02/221**

**DESCRIPTION OF WORKS TO EXTERNAL FACADE:**

1. Existing painted timber shopfront maintained and repaired and re-flashed as required.
2. Existing timber windows replaced with factory finished timber double glazed units with maintained vertical fenestration and proportions and colour to match existing.
3. Existing plaster and painted render to be maintained and repaired and re-painted as required.
4. Existing entrance door altered to form window integrated within elevation/ shopfront
5. New painted vertical sheeted external door with colour to match existing.
6. Existing window structural ope altered to lower window cills to harmonize with facade. New window cill to match existing.

**SUITABILITY STATUS CODES**

S0 - WORK IN PROGRESS (UNCONTROLLED ISSUE)  
 S1 - SUITABLE FOR COORDINATION (DESIGN TEAM)  
 S2 - SUITABLE FOR INFORMATION  
 S3 - SUITABLE FOR REVIEW & COMMENT  
 S4 - SUITABLE FOR STAGE APPROVAL  
 D1 - SUITABLE FOR COSTING  
 D2 - SUITABLE FOR TENDER  
 D3 - SUITABLE FOR CONTRACTOR DESIGN  
 D4 - SUITABLE FOR MANUFACTURE/PROCUREMENT  
 A4 - CONTRACT DOCUMENTS (CONTRACTUAL)  
 A5 - CONSTRUCTION DOCUMENTS (CONTRACTUAL)  
 CR - CONSTRUCTION RECORD (AS-BUILT)

REV	DATE	CODE	SUITABILITY

The copyright of this drawing is vested with RDF Architects and Planning Limited and may only be reproduced with permission from RDF Architects and Planning Limited. Do not scale from this drawing - use figured dimensions only. All dimensions must be verified on site. ONLY DRAWINGS MARKED WITH STATUS CODE A5 MAY BE USED FOR CONSTRUCTION

**RDF ARCHITECTS & PLANNING**  
 Office 7, Charleville Town Centre, Bakers Road, Charleville, Co. Cork P56EH79  
 T: 063 30917  
 E: info@rdfarchitects.com  
 www.rdfarchitects.com

**JOB TITLE**  
 THE SHAMROCK BAR, DUNDALK, TOWNPARKS, DUNDALK, CO.LOUTH EIRCODE: A91 XY00

**DRG. TITLE**  
 SECTION 5  
 PROPOSED ELEVATIONS

FILE NAME <b>26011-RDF-DR-A- 1071</b>	AUTHOR <b>AM</b>	CHECKER <b>PD</b>
--	---------------------	----------------------

SCALE @A3 <b>1:100</b>	DATE <b>10/03/2026</b>
---------------------------	---------------------------

**STATUS**  
 FOR INFORMATION

JOB NO. <b>26011</b>	DRG. NO. <b>1071</b>	STATUS <b>S2</b>	REV NO. <b>P02</b>
-------------------------	-------------------------	---------------------	-----------------------



**PROPOSED EAST / SIDE ELEVATION 2**

**1:100**

## Louth County Council

### Section 5 Declaration

<b>Planning Ref:</b>	S5 2026/12
<b>Applicant's Name:</b>	Double Visas Investments Limited
<b>Type of Application:</b>	Section 5 Declaration
<b>Development:</b>	<p>Change of use of an existing public house at ground floor located in an Architectural Conservation Area (Jocelyn Street/Seatown Place) into four 1-Bed apartments.</p> <p>Proposed external works:</p> <ul style="list-style-type: none"><li>• Existing painted timber shopfront maintained and repaired and re-flashed as required.</li><li>• Existing timber windows replaced with factory finished timber double glazed units with maintained vertical fenestration and proportions and colour to match existing.</li><li>• Existing plaster and painted render to be maintained and repaired and re-painted as required.</li><li>• Existing entrance door altered to form window integrated within elevation /shopfront</li><li>• New painted vertical sheeted external door with colour to match existing.</li><li>• Existing window structural ope altered to lower window cills to harmonize with facade. New window cill to match existing.</li></ul>
<b>Site Location:</b>	The Shamrock Bar, Seatown Place, Dundalk, Co. Louth.

---

#### 1.0 SITE LOCATION & DESCRIPTION:

The subject site contains a two-storey building located on the corner of Seatown Place and St Alphonsus Road in Dundalk. Subject site zoned 'C1' Mixed Use with an Objective '*To provide for commercial, business and supporting residential uses*'.

## 2.0 RELEVANT PLANNING HISTORY

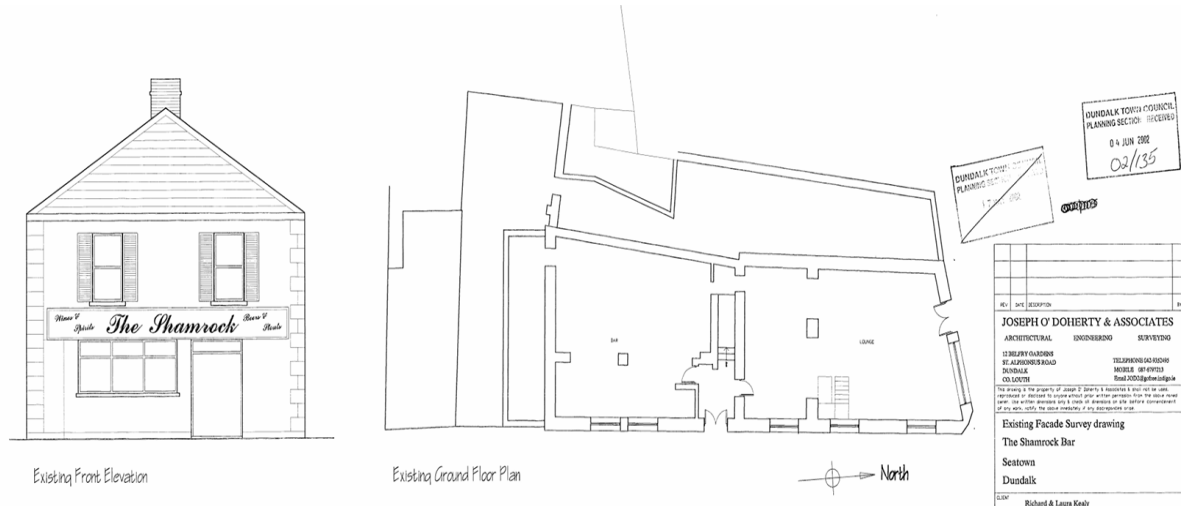
02/520221: Shamrock Bar Seatown; construct first floor extension over existing lounge and alterations and intensification of existing first floor dwelling into 3 apartments also incorporating within new extension and ancillary site works. Permission granted subject to conditions. [No documents scanned/available].

02/520135 [02/135]; Shamrock Bar Seatown Dundalk; new shopfront to north and east elevations to fit new single door entrance to east elevation to serve first floor living accommodation only. Permission granted subject to conditions.

Condition 7 states the following:

The development shall be strictly limited to those uses as indicated on the lodged drawings only. No other use shall commence without first receiving a separate planning permission from Dundalk Town Council whether or not such use might otherwise constitute exempted development.

Reason: To ensure that the development strictly accords with this permission and to ensure that effective control is maintained.



Planning Ref: 02/135 - Existing Plan & Elevation Drawing  
[Existing Ground Floor Plan indicates Bar and Lounge].

55/521827; Reconstruction and extension to No.44 Seatown Place. Permission granted subject to conditions. [No documents scanned/available].

1081: Alterations to shop, granted 27/05/71

1827: Extension to public house, granted 06/12/74

### **3.0 QUESTION FOR DETERMINATION:**

The applicant has confirmed that the question for determination is:

*Would the change of use of an existing public house at ground floor located in an Architectural Conservation Area (Jocelyn Street/Seatown Place) into four 1-Bed apartments be considered as exempted development?*

*Proposed external works:*

- *Existing painted timber shopfront maintained and repaired and re-flashed as required.*
- *Existing timber windows replaced with factory finished timber double glazed units with maintained vertical fenestration and proportions and colour to match existing.*
- *Existing plaster and painted render to be maintained and repaired and re-painted as required.*
- *Existing entrance door altered to form window integrated within elevation/shopfront*
- *New painted vertical sheeted external door with colour to match existing.*
- *Existing window structural ope altered to lower window cills to harmonize with facade. New window cill to match existing.*

*together with minor associated façade repair and making-good works only, having regard to section 82 of the Planning and Development Act 2000, as amended, and Article 10(6) of the Planning and Development Regulations 2001, as amended.*

### **4.0 EIA SCREENING AND DETERMINATION**

Council Directive 85/337/EEC (as amended) on the assessment of the effects of certain public and private projects on the environment ('the EIA Directive') is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of their environmental effects prior to development consent being given. The latest amendments to the EIA Directive are provided under Directive 2014/52/EU and Circular letter PL 1/2017. Based on the information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such, an EIAR is not required.

### **5.0 APPROPRIATE ASSESSMENT (AA)**

Article 6(3) of Council Directive 92/43/EEC (as amended) on the conservation of natural habitats and of wild fauna and flora ('the Habitats Directive') requires that any plan or project that is not directly connected with or necessary to the management of the Natura 2000 site concerned but is likely to have a significant effect on it, on its own or in combination with other plans and projects, is to be authorised only if it will not adversely affect the integrity of that site.

On the basis of the nature of the application and the works proposed, it can reasonably be concluded that the proposal would not have a significant impact on any European site by reason of noise, emissions, lighting and human activity/disturbance. Therefore, it is reasonable to conclude that on the basis of the information on file, that the proposed development, either individually or in combination with other plans or projects would not be likely to have a significant effect on any European Sites, and as such, a Stage 2 AA is not required.

## **6.0 LEGISLATIVE CONTEXT:**

### **The Planning and Development Act 2000 (Revised)**

“Development” means –

a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or  
(b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).

#### **Development in architectural conservation areas.**

##### **82.—**

(1) F451[Notwithstanding *paragraph(a), (h), (i), (ia), (j), (k) or (l) of section 4(1), or any regulations made under section 4(2),*] the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

(2) In considering an application for permission for development in relation to land situated in an architectural conservation area, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.

### **The Planning and Development Regulations 2001 (as amended)**

#### **Part 2**

#### **Article 6 Exempted Development**

##### **Part 2, Article 9, Restrictions on Exemption**

9. (1) *Development to which article 6 relates shall not be exempted development for the purposes of the Act—*

*(a) if the carrying out of such development would—*

*(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,*

*(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for*

*the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.*

#### **Article 10 Changes of Use**

(1) Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not—

- (a) involve the carrying out of any works other than works which are exempted development,
- (b) contravene a condition attached to a permission under the Act,
- (c) be inconsistent with any use specified or included in such a permission,
- (d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

(6) (a) In this sub-article—

‘relevant period’ means the period from 8 February 2018 until 31 December 2028.

(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2

(d) (ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.

#### **Schedule 2, Part 4, Article 10**

##### **Exempted Development – Classes of Use**

*Class 12: Use as a Public House, meaning a premises which has been licensed for the sale and consumption of intoxicating liquor on the premises under the Licensing Acts 1833 to 2018.*

## **7.0 ASSESSMENT**

### **Does the proposal constitute “development”?**

It is considered that the proposed change of use of a public house at ground floor level to four apartments would constitute a material change of use and as such, would fall within the definition of ‘development’ as per the Planning and Development Act (Revised).

## **Do the works constitute exempted development?**

Part 2, Article 10 Changes of Use of the Planning and Development Regulations 2001 (as amended) outlines the following;

10.

(1) Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not—

(a) involve the carrying out of any works other than works which are exempted development,

(b) contravene a condition attached to a permission under the Act,

(c) be inconsistent with any use specified or included in such a permission, or

(d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised and which has not been abandoned.

10.

(6) (a) In this sub-article—

‘habitable room’ means a room used for living or sleeping purposes but does not include a kitchen that has a floor area of less than 6.5 square metres;

‘relevant period’ means the period from 8 February 2018 until 31 December 2028.

**(b) This sub-article relates to a proposed development, during the relevant period, that consists of a change of use to residential use from Class 1, 2, 3, 6 or 12 of Part 4 to Schedule 2**

(c) Notwithstanding sub-article (1), where in respect of a proposed development referred to in paragraph (b)—

(i) the structure concerned was completed prior to the making of the Planning and Development (Amendment) (No. 2) Regulations 2018,

(ii) the structure concerned has at some time been used for the purpose of its current use class, being Class 1, 2, 3, 6 or 12, and

(iii) the structure concerned, or so much of it that is the subject of the proposed development, has been vacant for a period of 2 years or more immediately prior to the commencement of the proposed development,

**then the proposed development for residential use, and any related works, shall be exempted development for the purposes of the Act, subject to the conditions and limitations set out in paragraph (d).**

**(d)(ix) No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.**

The proposed change of use development would contravene Condition 7 of 02/520135 which does not meet the requirements of Part 2, Article 10(6)(d)(ix) of the Planning and Development Regulations 2001 (as amended) which requires that 'No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission'.

Condition 7 of 02/520135 states the following:

*The development shall be strictly limited to those uses as indicated on the lodged drawings only. No other use shall commence without first receiving a separate planning permission from Dundalk Town Council whether or not such use might otherwise constitute exempted development.*

**Reason:** *To ensure that the development strictly accords with this permission and to ensure that effective control is maintained.*

It is noted that the lodged drawings of 02/520135 indicated the ground floor as a bar and lounge.

Accordingly, it is considered that the proposed change of use and associated external works are **development and are not exempted development.**

## **8.0 CONCLUSION:**

As outlined above, the proposed development would contravene Condition 7 of 02/520135. The proposed change of use and associated external works are therefore considered to be **development and are not exempted development.**

## **9.0 RECOMMENDATION:**

Having regard to the foregoing, it is recommended that an Order be issued as follows:

**WHEREAS** a question has arisen pursuant to Section 5 of the Planning and Development Act (Revised) as to:

*Whether the change of use of an existing public house at ground floor located in an Architectural Conservation Area (Jocelyn Street/Seatown Place) into four 1-Bed apartments would be considered as exempted development*

*Proposed external works:*

- *Existing painted timber shopfront maintained and repaired and re-flashed as required.*
- *Existing timber windows replaced with factory finished timber double glazed units with maintained vertical fenestration and proportions and colour to match existing.*

- *Existing plaster and painted render to be maintained and repaired and re-painted as required.*
- *Existing entrance door altered to form window integrated within elevation/shopfront*
- *New painted vertical sheeted external door with colour to match existing.*
- *Existing window structural ope altered to lower window cills to harmonize with facade. New window cill to match existing.*

*together with minor associated façade repair and making-good works only, having regard to section 82 of the Planning and Development Act 2000, as amended, and Article 10(6) of the Planning and Development Regulations 2001, as amended.*

at The Shamrock Bar, Seatown Place, Dundalk, Co. Louth.

**AND WHEREAS** the said question was referred to Louth County Council by Double Visas Investments Limited.

**AND WHEREAS** Louth County Council in considering this reference, had regard to –

- (a) The definition of “development” in Section 2 of the Planning & Development Act 2024(as amended);
- (b) The plans and particulars submitted to the Planning Authority;
- (c) Section 4 of the Planning and Development Act, 2000 (as amended.)
- (d) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (e) The Planning history and the last authorised use of the property on the site.

**AND WHEREAS** Louth County Council has concluded that:

- (i) The proposed change of use of the ground floor of the building from public house to four apartments would constitute a material change of use and would therefore, constitute ‘development’
- (ii) The proposed development would not meet the requirements of Part 2, Article 10(6)(d)(ix) of the Planning and Development Regulations 2001 (as amended) which requires that ‘No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission’.
- (iii) The proposed change of use and associated works would not fall within the definition of ‘exempted development’ as the proposed change of use would contravene Condition 7 of 02/520135 which states the following:

The development shall be strictly limited to those uses as indicated on the lodged drawings only. No other use shall commence without first receiving a separate planning permission from Dundalk Town Council

whether or not such use might otherwise constitute exempted development.

**Reason:** To ensure that the development strictly accords with this permission and to ensure that effective control is maintained.

Lodged drawings of 02/520135 indicate the ground floor as a bar and lounge.

**NOW THEREFORE** Louth County Council in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act (Revised), hereby decides that the proposed change of use and associated works at The Shamrock Bar, Seatown Place, Dundalk, Co. Louth are **development** and are **not exempted development**.



**Eugenia Thompson**  
**Senior Executive Planner**  
**Date: 13/04/2026**



**Turlough King**  
**A/Senior Planner**  
**Date: 13/04/2026**



**Thomas McEvoy**  
**Director of Services**  
**Date: 14/04/2026**

**LOUTH COUNTY COUNCIL**

**CHIEF EXECUTIVE'S ORDER**

**PLANNING & DEVELOPMENT ACT 2000 ( as amended)**

**Section 5 Exempted Development**

<b>Chief Executive's Order No:</b>	254A/2026
<b>Reference No:</b>	S5 2026/12
<b>Date Application Received:</b>	11/03/2026
<b>Description of Development:</b>	Whether the change of use of an existing public house at ground floor located in an Architectural Conservation Area (Jocelyn Street/Seatown Place) into four 1-bed apartments is or is not development and is or is not exempted development
<b>Name of Applicant:</b>	Double Visas Investments Ltd
<b>Location of Development</b>	The Shamrock Bar, Seatown Place, Dundalk, Co. Louth

**WHEREAS** a question has arisen pursuant to Section 5 of the Planning and Development Act (Revised) as to:

*Whether the change of use of an existing public house at ground floor located in an Architectural Conservation Area (Jocelyn Street/Seatown Place) into four 1-Bed apartments would be considered as exempted development*

*Proposed external works:*

- *Existing painted timber shopfront maintained and repaired and re-flashed as required.*
- *Existing timber windows replaced with factory finished timber double glazed units with maintained vertical fenestration and proportions and colour to match existing.*
- *Existing plaster and painted render to be maintained and repaired and re-painted as required.*
- *Existing entrance door altered to form window integrated within elevation/shopfront*
- *New painted vertical sheeted external door with colour to match existing.*
- *Existing window structural ope altered to lower window cills to harmonize with facade. New window cill to match existing.*

*together with minor associated façade repair and making-good works only, having regard to section 82 of the Planning and Development Act 2000, as amended, and Article 10(6) of the Planning and Development Regulations 2001, as amended.*

at The Shamrock Bar, Seatown Place, Dundalk, Co. Louth.

**AND WHEREAS** the said question was referred to Louth County Council by Double Visas Investments Limited.

**AND WHEREAS** Louth County Council in considering this reference, had regard to –

- (a) The definition of “development” in Section 2 of the Planning & Development Act 2024(as amended);
- (b) The plans and particulars submitted to the Planning Authority;
- (c) Section 4 of the Planning and Development Act, 2000 (as amended.)
- (d) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (e) The Planning history and the last authorised use of the property on the site.

**AND WHEREAS** Louth County Council has concluded that:

- (i) The proposed change of use of the ground floor of the building from public house to four apartments would constitute a material change of use and would therefore, constitute ‘development’
- (ii) The proposed development would not meet the requirements of Part 2, Article 10(6)(d)(ix) of the Planning and Development Regulations 2001 (as amended) which requires that ‘No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission’.
- (iii) The proposed change of use and associated works would not fall within the definition of ‘exempted development’ as the proposed change of use would contravene Condition 7 of 02/520135 which states the following:

The development shall be strictly limited to those uses as indicated on the lodged drawings only. No other use shall commence without first receiving a separate planning permission from Dundalk Town Council whether or not such use might otherwise constitute exempted development.

**Reason:** To ensure that the development strictly accords with this permission and to ensure that effective control is maintained.

Lodged drawings of 02/520135 indicate the ground floor as a bar and lounge.

LCP Order No. 254A/2026

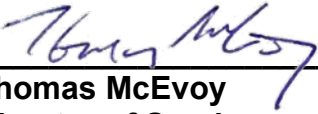
Reference No: S5 2026/12

**NOW THEREFORE** Louth County Council in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act (Revised), hereby decides that the proposed change of use and associated works at The Shamrock Bar, Seatown Place, Dundalk, Co. Louth are **development** and are **not exempted development**.

**SIGNED:** \_\_\_\_\_  
**Eugenia Thompson**  
**Senior Executive Planner**

**Date: 14/04/2026**

**ORDER:** In pursuance of the powers conferred upon the Council by the above Act, I concur with the above recommendation and hereby direct that a **Declaration of Exemption be REFUSED** for development as described above.

**Signed:**   
\_\_\_\_\_  
**Thomas McEvoy**  
**Director of Service**

**Date: 14<sup>th</sup> April 2026**

To whom this function has been delegated in accordance with the provisions of Section 154 of the Local Government Act, 2001 by Order No. CE.S. 201/25 dated the 14<sup>th</sup> day of May 2025.



Comhairle Contae Lú  
Louth County Council

Double Visas Investments Ltd  
c/o RDF Architects & Planning Ltd  
Office 7, Charleville Town Centre,  
Bakers Road,  
Charleville, Co. Cork  
P56 EH79

By email only to: [REDACTED]

14<sup>th</sup> April 2026

Re: Ref. S5 2026/12

**Application for Declaration of “Exempted Development” Part 1, Section 5 Planning & Development Act, 2000 (as amended) as to ‘Whether the change of use of an existing public house at ground floor located in an Architectural Conservation Area (Jocelyn Street/Seatown Place) into four 1-bed apartments at The Shamrock Bar, Seatown Place, Dundalk, Co. Louth is or is not development and is or is not exempted development.**

Dear Sir/Madam,

I wish to acknowledge receipt of your application received on 11<sup>th</sup> March 2026 in relation to the above. Having assessed all information and enclosures received with the application, the Planning Authority wishes to advise as follows: -

**WHEREAS** a question has arisen pursuant to Section 5 of the Planning and Development Act (Revised) as to:

*Whether the change of use of an existing public house at ground floor located in an Architectural Conservation Area (Jocelyn Street/Seatown Place) into four 1-Bed apartments would be considered as exempted development*

*Proposed external works:*

- *Existing painted timber shopfront maintained and repaired and re-flashed as required.*
- *Existing timber windows replaced with factory finished timber double glazed units with maintained vertical fenestration and proportions and colour to match existing.*
- *Existing plaster and painted render to be maintained and repaired and re-painted as required.*

Comhairle Contae Lú  
Halla an Bhaile  
Sráid Crowe  
Dún Dealgan  
Contae Lú  
A91 W20C

Louth County Council  
Town Hall  
Crowe Street  
Dundalk  
County Louth  
A91 W20C

T + 353 42 9335457  
E info@louthcoco.ie  
W www.louthcoco.ie

*Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome*  
Féach foláirimh faoi Lú ón gComhairle ag [www.mapalserter.ie/Louth](http://www.mapalserter.ie/Louth)  
View Council alerts for Louth at [www.mapalserter.ie/Louth](http://www.mapalserter.ie/Louth)

- *Existing entrance door altered to form window integrated within elevation/shopfront*
- *New painted vertical sheeted external door with colour to match existing.*
- *Existing window structural ope altered to lower window cills to harmonize with facade. New window cill to match existing.*

*together with minor associated façade repair and making-good works only, having regard to section 82 of the Planning and Development Act 2000, as amended, and Article 10(6) of the Planning and Development Regulations 2001, as amended at The Shamrock Bar, Seatown Place, Dundalk, Co. Louth.*

**AND WHEREAS** the said question was referred to Louth County Council by Double Visas Investments Limited.

**AND WHEREAS** Louth County Council in considering this reference, had regard to –

- (a) The definition of “development” in Section 2 of the Planning & Development Act 2024(as amended);
- (b) The plans and particulars submitted to the Planning Authority;
- (c) Section 4 of the Planning and Development Act, 2000 (as amended.)
- (d) Articles 6, 9 and 10 of the Planning and Development Regulations, 2001, as amended.
- (e) The Planning history and the last authorised use of the property on the site.

**AND WHEREAS** Louth County Council has concluded that:

- (i) The proposed change of use of the ground floor of the building from public house to four apartments would constitute a material change of use and would therefore, constitute ‘development’
- (ii) The proposed development would not meet the requirements of Part 2, Article 10(6)(d)(ix) of the Planning and Development Regulations 2001 (as amended) which requires that ‘No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission’.
- (iii) The proposed change of use and associated works would not fall within the definition of ‘exempted development’ as the proposed change of use would contravene Condition 7 of 02/520135 which states the following:

The development shall be strictly limited to those uses as indicated on the lodged drawings only. No other use shall commence without first receiving a separate planning permission from Dundalk Town Council whether or not such use might otherwise constitute exempted development.

**Reason:** To ensure that the development strictly accords with this permission and to ensure that effective control is maintained.

Lodged drawings of 02/520135 indicate the ground floor as a bar and lounge.

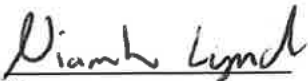
**NOW THEREFORE** Louth County Council in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act (Revised), hereby decides that the proposed change of use and associated works at The Shamrock Bar, Seatown Place, Dundalk, Co. Louth are **development** and are **not exempted development**.

**In Summary**

**A Declaration of Exemption is hereby REFUSED for the works as detailed on the plans and particulars submitted on 11<sup>th</sup> March 2026.**

**This decision may be referred by you to An Coimisiún Pleanála for review within 4 weeks of the date of this letter subject to the payment of the appropriate fee.**

Yours faithfully,



Niamh Lynch  
Planning Section