

A N B O R D P L E A N Á L A
APPEALS NOTIFIED FROM 10/01/2026 To 16/01/2026

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	L.A. DEC.	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DATE
25/60218	Mary Nugent Bessborough House Balrath Navan Co Meath C15T3Y0	P	08/12/2025	R	Permission for part of proposed development site includes a vacant two storey dwelling house with frontage onto Ardee Road (R170) and a complex of derelict stone outbuildings and disused agricultural structures to the side (east) and rear (north) of this dwelling house. The house is identified on the Record of Protected Structures under RPS Ref. No. LHS 018-023. The protected status is extended to the house and front boundary railings only and specifically excludes the outbuildings. The proposed development is for a mixed-use development comprising residential and commercial uses that also includes modifications to and the change of use of the existing dwelling house a Protected Structure from residential to office uses (Class 2 and 3) in addition to modifications to, and partial demolition of, stone outbuildings to the side (east) and rear (north) to provide 1 no. retail unit and 1 no. café. The proposed residential element consists of 94 no. dwellings in the form of houses, duplex units and apartments of which 86 are houses/duplex dwellings and 8 are apartments. Houses and duplex dwellings are accommodated in buildings 2.5 – 3 storey in height with a limited number encompassing terraces at 1st and 2nd floor level. The 8 no. apartments are accommodated in a stand-alone building fronting the Ardee Road (R170) to the west of the proposed access. The apartment building is 2 storeys in height with a 3 storey set-back and with balconies proposed at upper floor levels. Works to the existing 2 storey house RPS Ref. No. LHS 018-023 will consist of the demolition of single storey elements to the side (east) and rear (north) as well as internal modifications comprising the removal of limited sections of external and internal walls at ground and first floor level and conservation and repair works to surviving historic fabric. It is also proposed to lower sections of the external side boundary wall to the front garden. All	13/01/2026

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					<p>conservation works proposed will be undertaken by skilled, experienced contractors under the supervision of a Grade 1 Conservation Architect. The change of use of all remaining floor space within the dwelling house to office use (Class 2 and 3) is sought. It is proposed to modify, conserve and bring back into use the associated derelict stone outbuildings to provide 1 no. retail unit and 1 no. café wrapped around an external courtyard, with access to the courtyard provided off Ardee Road (R170). The modification works to the outbuildings which are excluded from protection, include the demolition of a single store section to the rear and the removal of sections to the rear and the removal of sections of external walls to provide new window and floor openings, including opening onto the Ardee Road. The change of use to these buildings from agricultural to retail & café use is also sought.</p> <p>Ardee Road (R170) Ravel Dunleer County Louth</p>	
25/60534	Brendan & Roisin McVerry Seafield Road Blackrock Co. Louth A91HH51	O	12/12/2025	C	A new dwelling house, new site entrance, and associated site works at Seafield Road, Blackrock, Co. Louth Seafield Road Blackrock Co. Louth A91HH51	13/01/2026

Total: 2***** END OF REPORT *****