

LOUTH COUNTY COUNCIL
Comhairle Contae Lú

Part XI of the Planning and Development Act 2000 (as amended)
Part 8, Article 81 of the Planning and Development Regulations 2001 (as amended)

**West Gate House and Drogheda Youth Development Building Refurbishment and
Extension, West Street, Moneymore, Drogheda, Co. Louth**

SITE NOTICE

Louth County Council hereby gives notice of its intention to carry out development works at West Street A92 K273, West Street A92 KW13 and 62-63 West Street Drogheda A92 X7WR a protected structure (DB-306). The development site of 0.065 ha on West Street, at its junction with the George Street (Regional Road R132), is bounded to the east by Father Connolly Way. The western boundary of the site aligns with the town wall Scheduled National Monument (LH024-041014). The site is located within the Old Abbey Lane Architectural Conservation Area 17 as designated in the Louth County Council Development Plan 2021-2027 varied).

The development will consist of:

1. Refurbishment and conservation works with internal alterations, external alterations, signage, repair and upgrades with services integration to 62 West Street (West Gate House) and Former Drogheda Youth Development, West Street.
2. Change of use from community /guesthouse use to cultural/community with café facility.
3. New single storey extension to the rear of the Former Drogheda Youth Development building, including landscaped roof podium.
4. Part demolition of single storey (Former Drogheda Youth Development) building onto West Street to facilitate new extension infill with single storey frontage onto West Street stepping to three storey over double basement to provide new universal access circulation throughout building complex.
5. Raising of a section of roof to the single storey building (Former Drogheda Youth Development) to create consolidated ridge line while remaining single storey to West Street.
6. New two storey extension to the rear of 62 West Street (West Gate House) to provide link to rear annexes.
7. External works to West Street and Fr. Connolly Way including new pedestrian access to landscaped podium.
8. External works to rear of new extension including boundary treatment
9. All associated site development works and associated services.

In accordance with Article 81 of the Planning and Development Regulations 2001 as amended, Louth County Council has concluded from a preliminary examination pursuant to the provisions of article 120(1)(b)(i) of the Planning and Development Regulations 2001 as amended that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

Where any person considers that the proposed development would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of publication of this notice, apply in accordance with the provisions of article 120 of the Planning and

Development Regulations 2001 as amended to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

In accordance with the provisions of article 250 of the Planning and Development Regulations 2001 as amended, Louth County Council has carried out a screening of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site. Accordingly, Louth County Council has determined that the proposed development would not be likely to have a significant effect on a European site.

Plans and particulars of the proposed development may be inspected or purchased, at a fee not exceeding the reasonable cost of making a copy, from Wednesday 9th April 2025 until Wednesday 7th May 2025 (inclusive) at the offices of Louth County Council during public opening hours at the Drogheda Civic Offices, Fair St, Moneymore, Drogheda, Co. Louth, A92 PP78. Plans and particulars will also be available to view online on the consultation portal of Louth County Council <https://consult.louthcoco.ie/>

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, clearly marked “Westgate House Refurbishment Part 8” may be made either;

- In writing to the undersigned at Louth County Council, County Hall, Millennium Centre, Dundalk, Co. Louth
- Via National Part 8 Planning Portal <https://planning.localgov.ie/en>

before 5.00pm on Wednesday 21st May 2025.

Dated 9th April 2025

Terry Hamilton
Town Regeneration Officer
Placemaking and Physical Development
Louth County Council