

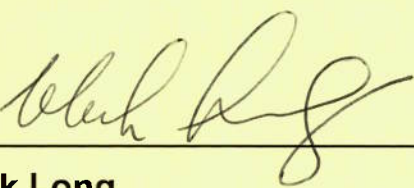
An
Coimisiún
Pleanála

Commission Direction
CD-001241
PL-501450-LH-26

The submissions on this file and the Inspector's report were considered at a meeting held on 11 September 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the reasons, considerations and conditions.

Planning Commissioner:



Mick Long

Date:

14th day of September 2026

Reasons and Considerations

Having regard to the current vacant status of the building, the nature and limited scale of the alterations to the building and the provisions of the Louth County Development 2021-2027, specifically policy objectives EE22 and EE24 and BHC2, BHC20 and BHC22 in relation to encouraging and facilitating local indigenous

enterprise, supporting home based economic activity and the encouragement of the reuse of vacant buildings, protecting and preserving built heritage assets ensuring that the development and alteration of built heritage is sensitively designed and prohibiting inappropriate development within the curtilage of a protected structure it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the B1 town and village centre zoning objective. The Commission considered that the proposal would not detract from the character of the adjacent protected structure, would not impact on the future reopening of Dunleer rail station nor impede the future development of railway facilities within the subject site nor seriously injure the amenities of the area or of property in the vicinity and the temporary permission would therefore not conflict with the transport related objectives of national and local planning . The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the planning application, as amended by the further plans and particulars on the 21st day of April, 2026 and as per the information submitted to An Coimisiún Pleanála on the 29th day of June 2026, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development, and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission shall be for a period of five years from the date of this Order, after which the gym/fitness facility use shall cease, unless a separate grant of planning permission has been obtained prior to the expiry of this period.

Reason: In the interest of orderly development and to comply with the provisions of the Louth County Development Plan 2021-2027.

3. Prior to the commencement of development, the applicant shall submit precise details of external signage and wall mounted lighting, and details of external finishes for the written agreement of the planning authority:

Reason: In the interest of visual amenity and protecting built heritage.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Details shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development

Reason: In the interest of public health.

5. The developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

Reason: In the interest of public health.

6. Prior to the commencement of development the developer shall submit, for the written agreement of the planning authority, a detailed method statement prepared by a suitably qualified professional covering all works proposed to be carried out, including:

- (a) a full specification, including details of materials and methods, to ensure the development is carried out in accordance with current Conservation Guidelines issued by the Department of Housing, Local Government and Heritage,
- (b) methodology for the recording and/or retention of concealed features or fabric exposed during the works,
- (c) details of features to be temporarily removed/relocated during construction works and their final re-instatement,
- (d) protection of specified features during the works,
- (e) materials/features of architectural interest to be salvaged, and
- (f) details of the remaining rainwater goods and bargeboard which where possible shall be repaired and reused, the replacement of which (if any) shall match the original in terms of design and materials,

Reason: In the interest of the protection of architectural heritage.