

An
Coimisiún
Pleanála

Commission Order
ABP-322237-25

Planning and Development Acts 2000 to 2022

Planning Authority: Louth County Council

Planning Register Reference Number: 2560040

Appeal by Gemma Donnelly of Whitestown Shore, Greenore, County Louth against the decision made on the 14th day of March 2025, by Louth County Council to grant, subject to conditions, a permission to Jimmy and Wendy Quinn care of Paraic McKeivitt Architects of Oystercatcher House, Carlingford, County Lough in accordance with plans and particulars lodged with the said Council.

Proposed Development: The restoration, repair and conservation of the former Observation Compound at Whitestown, incorporating Ballagan Point Look Out Post 01 (WWII) and a 19th century Coastguard Signal Station. Permission to include for the re-establishment of use of the compound as an observatory, together with a residential component on site. The existing Coastguard Signal Station building included bedroom, living, cooking, toilet (external), and storage (external) accommodation. The development will consist of appropriate and sensitive adjustments to the Coastguard Signal Station building contained within the compound to include the conservation, and if necessary, restoration of floors, roofs, parapets, cornices, walls, windows, shutters, doors, and adjacent groundworks; repairs to perimeter walls (currently damaged); the provision of an appropriate contemporary

wastewater treatment system; adjustment of the existing external toilet and store so as to be incorporated within the revised plan layout of the Coastguard Signal Station building; the provision of appropriate levels of insulation; the provision of a new raised, removable viewing platform, together with the creation of one glazed doorway opening replacing two existing windows of the eastern façade. The application site contains and is the stand of a protected structure which is a WWII Look Out Post (RPS reference number LHS009-055). Application site also includes Recorded Monument (LH009-010). Observation Compound at Whitestown incorporating Ballagan Point Look Out Post 01 (WWII) and a 19th century Coastguard Signal Station, Whitestown, Greenore, County Louth.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and the provisions of the Louth County Development Plan 2021-2027 (as varied), it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with policy objectives of the Development Plan in so far as it relates to the renewal of use of structures of built heritage and would not have any adverse architectural heritage or archaeological impacts or have an adverse impact on the visual amenity of this rural area. 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 and completed in accordance with the plans and particulars lodged with the application, 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. The proposed development shall not be used as a place of residence, either temporary or permanent, and shall not be used for short-term tourist or any other accommodation.

Reason: In the interest of clarity and to limit the scope of the permitted development to that as set out in the application.

3. Prior to the commencement of development, samples of materials and workmanship shall be submitted for the written agreement of the planning authority, and all works shall be carried out in accordance with this written agreement. In the event of agreement not being reached between the developer and the planning authority, the matter may be referred to An Coimisiún Pleanála for determination, and all works shall be carried out in accordance with any determination made resulting from such referral.

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

4. Prior to the commencement of development, the developer shall submit to and agree in writing with, the planning authority, details of the proposed gravel access track and associated hedgerow/landscaping and the proposed gravel parking area and gravel access path. The gravel area allocated for parking shall be reduced in size to accommodate no more than two parking spaces.

Reason: In the interests of visual amenity and clarity.

- 5 (a) The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works and topsoil stripping and groundworks associated with the development. Prior to the commencement of such works, the archaeologist shall consult with, and forward to, the Local Authority archaeologist or the National Monuments Service, as appropriate, a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation.
- (b) The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer.



- (c) Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation of places, caves, sites, features or other objects of archaeological interest.

- 6 (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with the planning application on the 29th day of January 2025, and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10)" by the Environmental Protection Agency, 2021.
- (b) Treated effluent from the wastewater treatment system shall be discharged to a polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10)" by the Environmental Protection Agency, 2021.

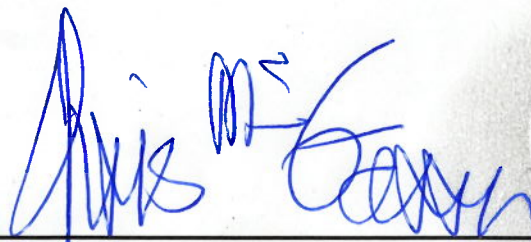


- (c) Within three months of the first use of the proposed development, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

Reason: In the interest of public health and to prevent water pollution.

7. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of traffic safety and to prevent flooding or pollution.



Chris McGarry

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this **23rd** day of **July** 2025.