

An
Coimisiún
Pleanála

**Commission Order
PL-501450-LH**

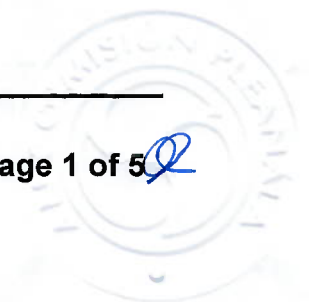
Planning and Development Act 2000, as amended

Planning Authority: Louth County Council

Planning Register Reference Number: 25/60584

Appeal by Aiden Torres against the decision made on the 7th day of May, 2026 by Louth County Council to grant subject to conditions a permission to Ruairí Crofts in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use of the former station master's dwelling from a library to a gym/fitness facility, internal alterations to the building and all associated site works at The Station Master's dwelling, former railway station, Battsland, Dunleer, County Louth (within the curtilage of protected structure reference number 13830005).

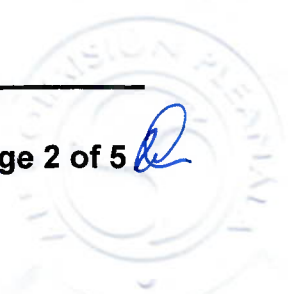


Decision

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 current vacant status of the building, the nature and limited scale of the proposed 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 re-use 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 proposed development would not detract from the character of the adjacent protected structure, would not impact on the future re-opening of Dunleer rail station, would not impede the future development of railway facilities within the site, would not seriously injure the amenities of the area or of property in the vicinity, and would 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 proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 21st day of April, 2026, and by 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

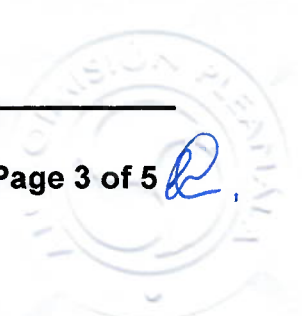
Reason: In the interest of clarity.

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 commencement of development, the developer shall submit precise details of the 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 commencement of development.

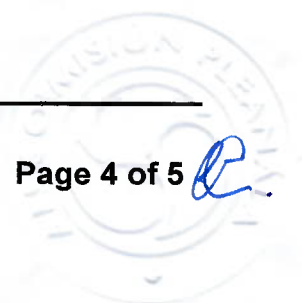
Reason: In the interest of public health.

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

Reason: In the interest of public health.

6. Prior to 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 that the proposed 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 proposed works.
- (c) Details of features to be temporarily removed/relocated during construction works and their final re-instatement.



- (d) The protection of specified features during the works.
- (e) Materials/features of architectural interest to be salvaged.
- (f) Details of the remaining rainwater goods and bargeboard which, where possible, shall be repaired and re-used, the replacement of which (if any) shall match the original in terms of design and materials.

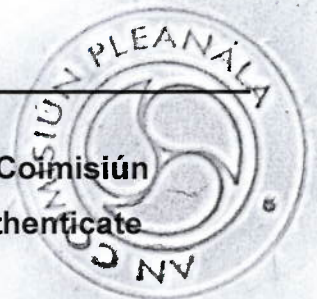
Reason: In the interest of the protection of architectural heritage.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 15th day of September 2026.