



Declaration

In accordance with Part IV, Section 57 (2) of the Local Government (Planning and Development) Act, 2000 (as amended).

Louth County Council:

This declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interior or exterior of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within the attendant grounds of the protected structure.

Nothing in this declaration exempts works that would not otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. If in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

This Declaration may be referred to An Bord Pleanála for review within 4 weeks of its issue, upon payment of the requisite fee in accordance with Part IV, Section 57 (8) of the Planning & Development Act 2000 as amended.

Applicant Name:	Cathal O'Hara (Office of Public Works OPW)		
Status (i.e. Owner or Occupier):	On behalf of OPW – OPW Owners		
Date of Request for Declaration:	16 th October 2025	Date of Inspection:	21 st November 2025
Date of Issue of Declaration:		Previous Declarations:	None on Record

Address:

Irish Coast Guard
Name of Building: Greenore Unit

Address 1: Shore Road

Address 2: Greenore

Address 3: Co. Louth

Eircode: A91 TO27

Location:

E 54.031462 N -6.131020
National Grid co-ordinates:

O.S. Map Type:

Map Sheet:

Site Number:

Protection Status:

Y / N

Under the Planning and development Act 2000
(as amended)

Y ✓

N

Details:

LHS009-038

Record of Protected Structures:



Architectural Conservation Area

Under the Planning and development Act 2000
(as amended)

Record of Monuments and Places:

Zone of Archaeological potential:

Preservation Order or Temporary P.O.:

Y ✓

N

ACA Number 31 Greenore

Y

N ✓

Y

N ✓

Y

N ✓

NIAH Registration No. (if applicable):

13831038

Introduction:

The referrer has sought a Section 57 Declaration as per the Planning and Development Act 2000 (as amended) in respect of works to a protected structure at the Coast Guard Station, Greenore, Co. Louth (shown below).



Protection Status:

Under the Planning and Development Act 2000, as amended, the Record of Protected Structures (RPS) is set out in the Louth County Development Plan 2021-2027, as varied.

The Coast Guard station (LHS009-038 NIAH 13831038) is described as:

End-of-terrace two-bay two-storey former coastguard house, built c. 1870, now in private domestic use.

Planning History:

Planning History on the Subject Site:

18/312 – Permission for development at a protected structure. The development consists of the change of use of the building from residential to office/administration use by the Greenore Coastguard, alterations to the building and associate site development works. – Granted subject to conditions.

Enforcement:

No live enforcement cases.

Description of the Structure:

The **NIAH** description of this regionally important property (NIAH Ref: 13831038) is as follows:

Single-bay two-storey square block to north-west, oriel windows to north, east and west elevations; lean-to entrance porch to east. Pyramidal slate roof to north block, hipped slate roof to south, clay ridge and hip tiles, painted timber finial to apex of pyramid, painted smooth rendered corbelled chimneystacks with clay pots, projecting smooth rendered eaves with rendered soffit supported on moulded brackets, exposed rafter ends to east, moulded cast-iron gutters, cast-iron downpipes. Painted smooth rendered walling with plinth. Segmental-headed (west elevation, oriel windows) and square-headed (east elevation) window openings, painted stone sills, uPVC windows. Square-headed door openings to north elevation and east porch, uPVC doors, granite steps, wrought-iron boot scraper to porch. One of a terrace of five, communal yard to east with two-bay single-storey painted smooth rendered outbuilding, pitched slate roof, square-headed door openings, painted timber vertically-sheeted doors; painted smooth rendered wall bounding yard to north. Former boathouse to north.

Appraisal

This structure terminates the terrace of coastguard houses built as a direct result of the busy Port of Greenore, which was completed in 1873. The attractive structure with its oriel windows, creates a significant architectural building that was also occupied in the early-twentieth century by British Troops during the Irish Civil War. This building, together with the other houses and the boathouse to the north, form an attractive significant group of structures with importance to the built heritage of Greenore.

Legislative Provision:

Section 57(1) of the Planning and Development Act 2000, as amended, states:

“Notwithstanding Sections 4(1)(h) and any regulations made under Section 4(2), the carrying out of works to a protected structure, or proposed protected structure shall be exempted development only if those works would not materially affect the character of:

- a) the structure; or*
- b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.”*

Section 68 of the Planning and Development Act 2000, as amended, stipulates that the carrying out of any works specified in a notice under section 59 (1) or 60 (2) shall be exempted development.

Referral Question:

Would works materially affect the character of the protected structure and as a result, require planning permission?

The submitted question as set out in Question 10 of the S57 request form pertains to:



We were asked to investigate an issue with the fuse board tripping in Greenore Coast Guard Station. We investigated and found that the electrical load exceeded the main breaker, and we also found that the MIC to the station was insufficient. In order to rectify this OPW M&E have engaged with the ESB to increase the mains supply to the station. To facilitate the required increase in supply, a new larger cable must be installed from the existing mini pillar to a new outdoor metering unit that would supply power to the building. The current ESB metering unit is not sufficient to handle the new larger supply that will be coming to the site. Therefore, a new metering unit will need to be installed. This unit will be an Outdoor Metering Unit and installed externally on a footing base set against the external boundary wall as seen in the site drawing. The ESB will be carrying out the civils work from the ESB mini pillar located on the foot path to the new Outdoor Metering Unit. The Outdoor Metering Unit will be installed by OPW Contractors inside the courtyard against the boundary wall. From the Outdoor Metering Unit, the OPW Contractors will create a new duct run from the Unit to the façade of the Coast Guard Station and rise from ground level in conduit to the existing ESB incomer Ope for the building. This conduit will have to be mounted to the building and therefore we will require permission to do this as it's a protected structure as we understand this scenario. Please note that the accuracy and relevance of the Declaration made by the Planning Authority is informed by the information furnished by the applicant. Any deviation from the information provided may require the re-consideration of the declaration. 11.

Assessment:

I have reviewed the RPS and NIAH in respect of this property. I have also inspected the property and reviewed the planning history details as granted under planning reference 18/312. The proposed works refer to carrying out work from the ESB mini pillar located on the footpath to the new outdoor metering unit. The outdoor metering unit will be installed by OPW contractors inside the courtyard against the boundary wall. From the outdoor metering unit the OPW contractors will create a new duct run from the unit to the façade of the coastguard station and rise from ground level in conduit to the existing ESB incomer Ope for the building. This conduit will have to be mounted to the building.



I am satisfied, based on the information submitted and having undertaken a site inspection, that whilst the proposal meets the definition of works as defined in Section 2 of the Planning and Development Act 2000 (as amended), that these works involve the maintenance, improvement and alteration of this structure to improve electricity supply and which do not materially affect the external appearance of the structure and do not materially affect the character of the protected structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Any further documentation attached (maps, photographs, sketches, notes, etc.)?

- Declaration form.
- Site layout plan
- Description of works

Conclusion:

Recommendation:

I hereby recommend that a Declaration of Exemption be issued for the development described above, for the reason(s) set out hereunder:

WHEREAS the question has arisen as to whether works would or would not materially affect the character of protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at Irish Coast Guard Station, Shore Road, Greenore, Co. Louth.

AND WHEREAS the OPW on behalf of the Irish Coast Guard requested a declaration on the question from Louth County Council on the 16th October 2025.

AND WHEREAS Louth County Council in considering this referral, had regard particularly to –

- a) Section 2 of the Planning and Development Act 2024, as amended,
- b) Section 4 (1)(h) of the Planning and Development Act 2000, as amended,
- c) Section 57 of the Planning and Development Act, 2000 as amended,
- d) The Architectural Heritage Protection Guidelines for Planning Authorities,
- e) The special interest pertaining to the protected structure in question and
- f) The nature and extent of work is set out in the referral question.

AND WHEREAS Louth County Council has concluded that:

- (i) The stated works to the protected structure comprise of “works” as defined in Section 2 of the Planning and Development Act 2024;
- (ii) The works involve upgrade, repair and maintenance of electricity supply to the structure as the existing electrical load exceeded the main breaker and that the MIC to the station was insufficient would not materially affect the character of the protected structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest,
- (iii) The said development, therefore, comes within the scope of section 4(1)(h) and Section 57(1)



NOW THEREFORE Louth County Council, in exercise of the powers conferred on it by Section 57 of the 2000 Act as amended, hereby decides that the upgrade, repair and maintenance of the electricity supply to the Irish Coast Guard Station as detailed in the Section 57 Declaration and the submitted information and details, **constitutes development that is exempted development.**

Signed by Inspector

A handwritten signature in blue ink, appearing to read 'L. Grant'.

Date

18/12/2025

Signed by Planning Authority Officer

A handwritten signature in blue ink, appearing to read 'S. Kelly'.

Date

18/12/2025