

## 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.

|                                         |                            |                               |                           |
|-----------------------------------------|----------------------------|-------------------------------|---------------------------|
| <b>Applicant Name:</b>                  | Carlos Serret              |                               |                           |
| <b>Status (i.e. Owner or Occupier):</b> | Owner Occupied             |                               |                           |
| <b>Date of Request for Declaration:</b> | 1 <sup>st</sup> April 2026 | <b>Date of Inspection:</b>    | 12 <sup>th</sup> May 2026 |
| <b>Date of Issue of Declaration:</b>    | 4 <sup>th</sup> June 2026  | <b>Previous Declarations:</b> | None                      |

#### Address:

Name of Building: Cooley Villa

Address 1: Euston Street

Address 2: Greenore

Address 3: Co. Louth

Eircode: A91 K068

#### Location:

National Grid co-ordinates: E N

O.S. Map Type:

Map Sheet:

Site Number:

**Protection Status:**

Under the Planning and development Act 2000 (as amended)

Y

**Details:**

NIAH ref no: 13831005  
Louth RPS LHS009-034

Record of Protected Structures:

Y x

N

Architectural Conservation Area:

Y x

N

Under the Planning and development Act 2000 (as amended)

Record of Monuments and Places:

Y

N x

Zone of Archaeological potential:

Y

N x

Preservation Order or Temporary P.O.:

Y

N x

NIAH Registration No. (if applicable):

13831005

**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 Cooley Villa, Euston Street, Greenore, Co. Louth.



Front roadside elevation

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Rear roadside elevation

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**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.

**Description**

Semi-detached five-bay two-storey former railway manager's house, built c. 1890, now in use as private house.

**Appraisal**

Built as a pair with the adjoining house to the north, this house was built by the Great Northern Railway as accommodation for a senior employee. Its elegant design creates a well-composed façade which has retained much fabric such as its sash windows.

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**Planning History:**

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**Description of the Structure:**

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The **NIAH** description of this regionally important property (NIAH Ref: 13831005)– is as follows:

Semi-detached five-bay two-storey former railway manager's house, built c. 1890, now in use as private house. Two-storey block to west, box bay window to east, lean-to extension to west and single-storey extension to south, attached to house to north. Pitched artificial slate roofs, hipped roof to west block, sprocketed eaves to west; crested terracotta ridge tiles; unpainted smooth rendered chimneystacks (shouldered south stack), cut limestone caps on corbels, red brick panels and banding, moulded clay pots; painted timber bargeboard to east gable; profiled and cast-iron and uPVC gutters on painted timber fascia on exposed rafter ends to overhanging eaves, circular cast-iron downpipes; lead roof to box bay. Unpainted roughcast-rendered walling, smooth rendered block-and-start quoins; ruled-and-lined smooth rendered walling to box bay with stepped smooth rendered plinth; pebbledashed walling to extension. Square-headed window openings, unpainted block-and-start smooth rendered jambs with flat lintels, stop chamfered reveals to east elevation, cut limestone sills, painted timber one-over-one (east) and two-over-two (south and west) sliding sash windows with horns. Square-headed door opening to east elevation, slate canopy supported on painted timber brackets, unpainted smooth rendered surround, stop chamfered reveals, painted timber four-panel door with cast-iron door furniture, plain-glazed overlight, tooled granite threshold and step with roll moulded edge; steps to door flanked by squared limestone wall with saddle-coping, pyramidal capped square piers; round-headed door opening to west, unpainted block-and start smooth rendered jambs with half-round archivolt, painted timber vertically-sheeted door; square-headed door opening to west extension, painted timber vertically-sheeted door. Set in own grounds; garden to east and west, gravel paths; roughcast-rendered outbuilding to south, pyramidal slate roof, pointed arch door opening; squared limestone boundary walls to east, terracotta plinth coping, limestone saddle-coping, painted wrought- and cast-iron railings with star finials, painted wrought-iron pedestrian gate..

The **NIAH** appraisal of this property includes –

Built as a pair with the adjoining house to the north, this house was built by the London and North Western Railway as accommodation for a senior employee. Its elegant design creates a well-composed façade which has retained much fabric such as its sash windows. Its construction reflects Greenore's development as an important trading centre in the nineteenth-century and therefore it stands as an important feature within the architectural heritage of the town.

**Referral Question:**

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

This request, as detailed in Section 10 of the S57 request form, pertains to:

***“Solar PV installation of 10x440W panels on the south and west facing roofs”.***

**Legislative Provision:**

Section 57(1) of the Planning and Development Act 2000 (as amended) states ‘that 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 Act stipulates that the carrying out of any works specified in a notice under section 59 (1) or 60 (2) shall be exempted development.

**Assessment:**

I have reviewed the RPS in respect of this property. The applicant has submitted very little detail with the application form. The limited detail confirms that;

- (a) 10no. panels are proposed,
- (b) They are 440W PV panels, and
- (c) They are to be erected on the south and west facing roof areas.

An online search has identified that the standard dimensions of a single 440W PV panel are approximately 1,762mm x 1,134mm or approximately 2sqm in area. The total area of roof being covered is therefore approximately 20sqm in area.

The southern roof elevation is that elevation which is visible from the R175 on approach to the junction with Euston Street as depicted in the Google Streetview below, identified in yellow.



It is considered that the placing of any 440W PV Solar panels in this location would materially

affect the character of the structure, and elements of the structure which contribute to its special architectural interest.

The western roof elevation is that elevation which is visible from Anglesey Terrace Street as depicted in the Google Streetview below, identified in yellow.



It is considered that the placing of any 440W PV Solar panels in this location would materially affect the character of the structure, and elements of the structure which contribute to its special architectural interest.

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

- Declaration form.
- Google Aerial View of site location.

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**Conclusion:**

**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 Cooley Villa, Euston Street, Greenore, Co. Louth.

**AND WHEREAS** the Carlos Serret requested a declaration on the question from Louth County Council on the 1<sup>st</sup> April 2026.

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

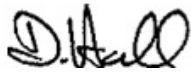
- a) Section 2 of the Planning and Development Act 2024, as amended,
- b) Section 4(1)(h) of the Planning and Development Act 2000, as amended,
- c) Section 57 of the Planning and Development Act, 2000 as amended,
- d) The Architectural Heritage Protection Guidelines for Planning Authorities,
- e) The special interest pertaining to the protected structure in question and
- f) The nature and extent of work is set out in the referral question,
- g) The size and number of proposed PV Solar Panels,
- h) Views of Cooley Villa from the R173 and from Anglesea Terrace.

**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 installation of 10no. 440W PV Solar panels on the south and west roof elevations would materially affect the character of the protected structure and elements of the structure which contribute to its special architectural interest,

**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 installation of 10no. 440W PV Solar panels on the south and west roof elevations would materially affect the character of the protected structure at Cooley Villa, Euston Street, Greenore, Co. Louth, and **constitutes development** that is **not exempted development**.

**Signed by Inspector**



David Hall  
A/Senior Executive Planner

**Date**

5<sup>th</sup> June 2026

**Signed by Planning Authority Officer**



Turlough King  
A/Senior Planner

**Date**

5<sup>th</sup> June 2026