

An
Coimisiún
Pleanála

Direction
ACP-323467-25

The submissions on this file and the Inspector's report were considered at a meeting held on 28/04/2026.

The Commission decided, as set out in the following draft Commission Order:-:-

WHEREAS a question has arisen as to whether the use of four bedrooms in the guest wing of Barmeath Castle, where each bedroom is used for overnight accommodation of not more than four persons as overnight guest accommodation, is or is not development or is or is not exempted development,

AND WHEREAS Bryan Bellew requested a declaration on this question from Louth County Council and the Council issued a declaration on the 23rd day of July, 2025 stating that the matter was development and was not exempted development,

AND WHEREAS Bryan Bellew referred this declaration for review to An Coimisiún Pleanála on the 19th day of August 2025,

AND WHEREAS the Commission reformulated the question as follows –

Whether the use of a holiday home including four bedrooms in the guest wing of Barmeath Castle, where each bedroom is used for overnight accommodation of not more than four persons as overnight guest accommodation, together with the associated works to provide same, is or is not development and is or is not exempted development.

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to:

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000, as amended,
- (c) Section 3A of the Planning and Development Act, 2000, as amended,
- (d) Section 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (e) Section 57(1) of the Planning and Development Act, 2000, as amended,
- (f) Article 6(5) of the Planning and Development Regulations, 2001, as amended,
- (g) Article 10(4) of the Planning and Development Regulations, 2001, as amended,
- (h) The provisions of the Louth County Development Plan 2021-2027,
- (i) the planning history of the site,
- (j) the pattern of development in the area, and
- (k) the report and recommendation of the Planning Inspector.

AND WHEREAS An Coimisiún Pleanála has concluded that:

- (a) The works associated with the provision of the subject accommodation are inextricably linked to the questions which are the subject matter of the referral, and such works come within the scope of section 2(1) of the Planning and Development Act, 2000, as amended.
- (b) The said works constitute development that comes within the scope of section 3(1) of the Planning and Development Act, 2000, as amended.
- (c) The use of the guest wing of Barmeath Castle for short term letting purposes is a material change in use that comes within the scope of section 3A(1) of the Planning and Development Act, 2000, as amended.

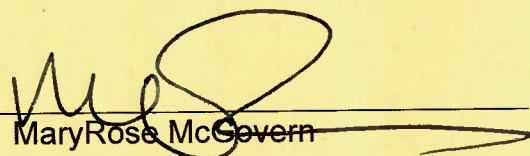
- (d) The said material change in use constitutes development that comes within the scope of section 3(1) of the Planning and Development Act, 2000, as amended.
- (e) The nature and significant scale of the subject works are such that they do not come within the scope of exempted development in accordance with section 4(1)(h) of the Planning and Development Act, 2000, as amended, or benefit from the provisions of section 57(1) of the Planning and Development Act, 2000, as amended.
- (f) The development does not come within the meaning of a 'house' as per section 2(1) of the Planning and Development Act, 2000, as amended, and does not come within the meaning of a 'principal private residence' as per Article 6 of the Planning and Development Regulations, 2001, as amended. Accordingly, the development does not come within the scope of exempted development in accordance with Article 6(5) or Article 10(4) of the Planning and Development Regulations, 2001, as amended.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(4) of the Planning and Development Act, 2000, as amended, hereby decides that the use of a holiday home including four bedrooms in the guest wing of Barmeath Castle, where each bedroom is used for overnight accommodation of not more than four persons as overnight guest accommodation, together with the associated works to provide same, is development and is not exempted development.

Planning

Commissioner:

Date: 28/04/2026


Mary Rose McGovern