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An Coimisiun Pleanála
64 Marlborough Street
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9th August 2025

Section 5 Declaration

‘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’

Barmeath Castle, Dunleer, Co Louth

Bryan Bellew

Planning Reference No S5 2025/46

Dear Sirs

On behalf of the referrer, Bryan Bellew, Barmeath Castle, Dunleer, Co Louth, we wish to appeal the decision by Louth County Council that the above development is development and that the above development is not exempted development.

Barmeath Castle is a large county house that incorporates a medieval tower house at its core. The castle has been extended and altered over the years, most notably in the nineteenth century when extensive works were carried out. The guest wing was built at this time but may incorporate an earlier structure. The guest wing was in poor condition by the twentieth century resulting in the roof collapsing. A planning application was made for a large commercial development, which included the refurbishment of the wing, in 2008. As planning permission was not granted for this development, the roof was reinstated and the original use of the building was retained. The wing has been used for guest accommodation since. This is similar to many county houses in Ireland. The Local Authority now have issue with the use of the building.

Under Section 10 (4) of the Planning and Development Regulation 2001, development consisting of the use of not more than four bedrooms in a house, where each bedroom is used for the accommodation of not more than four persons as overnight guest accommodation, shall be exempted development for the purposes of the Act.

Under Section 57 (1) of Planning and Development Act 2000 the carrying out works to a protected structure shall be exempted development if those works do not affect the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

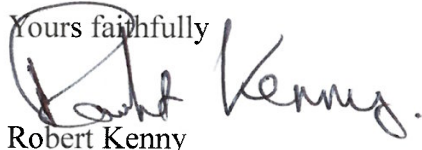
Robert Kenny MACEngMIEI MIStructE

We submit there that the use of the four rooms in the castle for guest accommodation is not development and is exempted development.

We enclose a copy of the declaration and a cheque for €220.

We look forward to receiving your decision in due course but please let us know if you have any queries in the meantime.

Yours faithfully

A handwritten signature in black ink that reads "Robert Kenny". The signature is written in a cursive style with a large initial "R".

Robert Kenny



Comhairle Contae Lú
Louth County Council

Bryan Bellew
c/o Robert Kenny
Architectural & Engineering Services
Townley Hall
Drogheda
Co. Louth

By email only: info@robertkenny.ie

23rd July 2025

Re: Ref. S5 2025/46

Application for Declaration of “Exempted Development” Part 1, Section 5 Planning & Development Act, 2000 (as amended) 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 at Barmeath Castle, Dunleer, Co. Louth’ is or is not development and is or is not exempt development within the meaning of the Planning and Development Act, 2000 (as amended)

Dear Sir/Madam,

I wish to acknowledge receipt of your application received on 14th April 2025 in relation to the above. Having assessed all information and enclosures received with the application, the Planning Authority wishes to advise as follows: -

WHEREAS a question has arisen pursuant to Section 5 of the Planning and Development Act 2000 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*” at Barmeath Castle, Dunleer, County Louth, is or is not development and is or is not exempt development.

AND WHEREAS Louth County Council in consideration of this question has had regard particularly to:

- (a) The definition of “*development*” in Section 2 of the Planning & Development Act 2024 (as amended);
- (b) Articles 6, 9 and 10 of the Planning & Development Regulations 2001, (as amended);

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Cuirfear fáilte roimh chomhfhreagras Gaeilge - Correspondence in Irish is welcome
Féach foláirimh faoi Lú ón gComhairle ag www.mapalserter.ie/Louth
View Council alerts for Louth at www.mapalserter.ie/Louth

- (c) The plans and particulars submitted to the Planning Authority and;
- (d) The planning history pertaining to the site.

AND WHEREAS *Louth County Council has concluded: -*

- (a) 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”* constitutes development under Section 2 of the Planning & Development Act, 2024 and;
- (b) The development would consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use and as such, contravenes Article 9 (1) (a) (viii) of the Planning and Development Regulations, 2001 (as amended.)

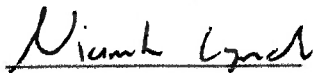
NOW THEREFORE Louth County Council in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the *“use of four bedrooms in the guest wing of Barmeath Castle, where each bedroom is used for overnight accommodation of not more than four persons as overnight guest accommodation”* at Barmeath Castle, Dunleer, County Louth, is **development** and **is not exempted development**.

In Summary

A Declaration of Exemption is hereby REFUSED for the works as detailed on the plans and particulars submitted on 01st July 2025.

This decision may be referred by you to An Coimisiún Pleanála for review within 4 weeks of the date of this letter subject to the payment of the appropriate fee.

Yours faithfully,



Niamh Lynch
Planning Section