

File With _____

SECTION 131 FORM

Appeal NO: ABP 323467 - 2nd

Defer Re O/H

TO: SEO

Having considered the contents of the submission dated/ ~~received~~ 9/5/25
from

PA I recommend that section 131 of the Planning and Development Act, 2000
be/not be invoked at this stage for the following reason(s): No new planning issues

E.O.: Daniel O'Connor

Date: 30/9/25

To EO: _____

Section 131 not to be invoked at this stage.

Section 131 to be invoked – allow 2/4 weeks for reply.

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached submission

to: _____

Allow 2/3/4 weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORM

Appeal No: ABP 323467-20

M _____

Please treat correspondence received on 9/9/25 as follows:

1. Update database with new agent for Applicant/Appellant _____	1. RETURN TO SENDER with BP _____
2. Acknowledge with BP <u>20</u>	2. Keep Envelope: <input type="checkbox"/>
3. Keep copy of Board's Letter <input type="checkbox"/>	3. Keep Copy of Board's letter <input type="checkbox"/>

Amendments/Comments

PR Response to appeal

<p>4. Attach to file</p> <p>(a) R/S <input type="checkbox"/> (d) Screening <input type="checkbox"/></p> <p>(b) GIS Processing <input type="checkbox"/> (e) Inspectorate <input type="checkbox"/></p> <p>(c) Processing <input checked="" type="checkbox"/></p>	<p>RETURN TO EO <input type="checkbox"/></p>
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	Plans Date Stamped <input type="checkbox"/>
	Date Stamped Filled in <input type="checkbox"/>
EO: <i>[Signature]</i>	AA: <i>Dillon Colcolan</i>
Date: <i>30/9/25</i>	Date: <i>30/09/25</i>



LOUTH COUNTY COUNCIL

Dillon Corcoran
Administrative Assistant
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

09th September 2025

Re: 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 accommodation is or is not development and is or is not exempted development at Barmeath Castle, Dunleer, Co. Louth.

Planning Ref. No. S5 2025/46

An Coimisiún Pleanála Ref: ACP-323467-25

Dear Sir/Madam,

I refer to your letter of 25th August 2025 in relation to the above and enclose herewith planners submission as requested.

Yours faithfully,

Niamh Lynch
Planning Office

LOUTH COUNTY COUNCIL

APPEAL STATEMENT

ABP Reference: ACP-323467-25

PA Reference: S5 2025/46

Applicant Name: Ryan Bellew

Location Address: Barmeath Castle, Dunleer, Co. Louth

Description of Development: 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.

Dear Inspector,

This report is in response to the 1st party appeal received on 26th August 2025 from Robert Kenny Architectural & Engineering Services on behalf of Ryan Bellew, of Barmeath Castle, Dunleer, Co. Louth.

The Council's Declaration of Exemption was refused 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);
- (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.**”

The submitted appeal particulars includes a 2-page statement from Robert Kenny Architectural & Engineering Services, dated 9th August 2025, whilst the grounds of the appeal contained therein references the following matters of consideration:

- The historical extension and alteration of the castle, most notably in the nineteenth century at which time extensive works were carried out.
- The planning history pertaining to the building, including a refusal of permission in 2008 for a commercial related development.
- The subsequent re-instatement of the roof to the subject building and the use of the subject wing as guest accommodation since.
- Section 10 (4) of the Planning and Development Regulations, 2001.
- Section 57 (1) of the Planning and Development Act, 2000.

I have reviewed the submitted appeal statement which presents that the use of the four subject rooms in the castle for guest accommodation is not development and is exempted development. The Planning Authority considers that the key and pertinent planning issues pertaining to this site and subject to this assessment have been fully considered and are set out in the planning report dated 16th July 2025. In assessing the first-party appeal grounds, the Planning Authority's recommendation to refuse the Declaration of Exemption remains unchanged.

Conclusion

The Planning Authority respectfully requests the Coimisiún to take the assessment contained within the Planner's report dated 16th July 2025, which provides justification for the recommended refusal of the Declaration of Exemption and to subsequently uphold the decision of the Planning Authority.



Orla Rooney

Assistant Planner

Date: 09/09/2025