

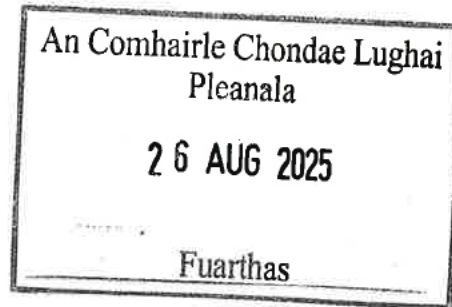
**Our Case Number:** ACP-323467-25

**Planning Authority Reference Number:** S52025/46



**An  
Coimisiún  
Pleanála**

Louth County Council  
County Hall  
Millennium Centre  
Dundalk  
Co. Louth



**Date:** 25 August 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 guest accommodation is or is not development and is or is not exempted development.  
Barmeath Castle, Dunleer, Co. Louth

Dear Sir / Madam,

Enclosed is a copy of a referral under the Planning and Development Act, 2000, (as amended).

In order to comply with section 128 of the Planning and Development Act, 2000, (as amended), please forward, within a period of 2 weeks beginning on the day on which a copy of the referral is sent to you, copies of any information in your possession which is relevant to the referral, including

- (i) details of previous decisions affecting the site;
- (ii) any correspondence that has taken place between the person(s) issued with a declaration under subsection (2)(a) of section 5 of the 2000 Act, (as amended), and the planning authority.
- (iii) the name and address of the owner of the land in question and the name of the occupier of the said land, if different;
- (iv) where no declaration was issued by you, indicate the date that the referral was due to be issued in accordance with subsection (2) of section 5 of the 2000 Act, (as amended)

In accordance with section 129 of the 2000 Act, (as amended), you may make submissions or observations in writing to the Commission in relation to the referral within a period of 4 weeks beginning on the date of this letter.

Any submissions or observations received by the Commission outside of that period shall not be considered and where none have been validly received, the Commission may determine the referral without further notice to you.

**Teil** (01) 858 8100  
**Glaó Áitiúil** 1800 275 175  
**Facs** (01) 872 2684  
**Láithreán Gréasáin** www.pleanala.ie  
**Riomhphost** communications@pleanala.ie

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64 Sráid Maoilbhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublin 1  
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**Please note when making a response/submission only to the referral it may be emailed to [appeals@pleanala.ie](mailto:appeals@pleanala.ie) and there is no fee required.**

Please quote the above referral number in any further correspondence.

Yours faithfully,

Dillon Corcoran

Dillon Corcoran  
Administrative Assistant  
Direct Line: 01-8049313

BPRL07

Teil  
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AN COIMISIÚN PLEANALA  
LDG- 082162-25  
ACP-  
19 AUG 2025  
Fee: € 220 Type: cheque  
Time: 9:15 By: post

## ROBERT KENNY

ARCHITECTURAL & ENGINEERING SERVICES

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An Coimisiun Pleanala  
64 Marlborough Street

9<sup>th</sup> 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.

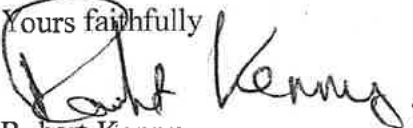
Under Section 57 (1) of Planning and Development Act 2000 the carrying out works to a protected structure shall be exempted development if those works do not affect the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural,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