

13 FEB 2025

**Section 5 Declaration - Application Form****Declaration as to whether development constitutes Exempted Development**

**Please read "Guidance Notes" before completing this form**

**Guidance Notes**

1. The purpose of Section 5 of the Planning and Development Act 2000, as amended, is to establish if a particular development is or is not development and if it is or is not exempted development within the meaning of the Planning Act.
  - (a) A person seeking a determination must ensure under Question 7 (of the application form below) that a question is posed and that the question is clear, for example, is the construction of a shed development and is it or is it not exempted development. Details are then required of the shed so the planning authority can determine if the shed is exempt.
  - (b) The question to be determined should be clear as to whether it relates to an existing development or a proposed development. Details of the nature, size and location of the proposed development should be submitted and appropriate plans and elevations.
  - (c) If the question is not clear to the Planning Authority, the Section 5 application will be returned as invalid.
2. Any person may, on payment of the prescribed fee, currently €80.00 request in writing from the Planning Authority a declaration on a question as whether a particular type of development is exempt.
3. The Planning Authority is required to make a decision within 4 weeks of receipt of a valid Declaration Request however the Planning Authority can also request Additional Information if it is considered that insufficient information has been submitted.
4. Any person issued with a declaration may, on payment to the Board of such fee as may be prescribed, currently €220.00 refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
5. A planning authority is required to consider whether the development or proposed development identified in the request would be likely to have significant effects on the environment by virtue, at the least, of the nature, size or location of such development.

Section 5 Declaration - Application Form

1. Name and address of person seeking the declaration:

SEAMUS MANNION

Phone Number:

E-Mail:

2. Name and address of agent (if any):

N/A

Phone Number:

E-Mail:

3. Name and address for all correspondence (if not completed, correspondence will be sent to person seeking declaration)

4. Interest in site of the person seeking declaration:

owner

(If applicant is not freehold owner of the property in question, please provide name and address of owner if known)

5. Location and full address of development referred to in Question 1

MAIN street, CASE Bellingham, Co Wick

A6

6. Eircode OR Grid Co-ordinates must be submitted. Grid references may be found on Google Maps or at <https://irish.gridreferencefinder.com>

A91 CT96

7. Question for determination under Section 5 (See Note 1 above).

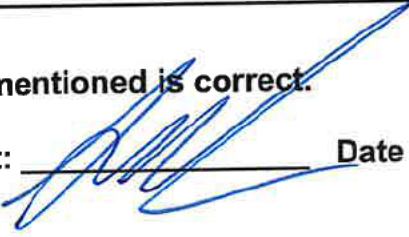
The question must be framed in the following format, i.e. Is the construction of a shed development and is it or is it not exempted development:

Do I require planning permission  
for a 12/3 Bed Apartment 1st Floor  
and 3 on 4 Room guest accommodation  
for short term letting (Guest house).

8. Does the development consist of works to be carried out to an existing or proposed protected structure? Yes  No

If Yes, has a Declaration under Section 57 of the Planning and Development Act 2000 been requested or issued for the property by the Planning Authority?

I certify that the aforementioned is correct.

Signature of Applicant: 

Date

12/2/26

Please include one copy of the following documents with this application form:

- Site Location Map: (Scale 1:1000)
- Site Layout Map: (Scale 1:200 or 1:500)
- Floor Plans & Elevations: (Scale 1:50, 1:100 or 1:200)  
Existing & Proposed, where applicable
- Application fee: (€80)

Completed Application Form & Fee of €80.00 may be sent to:

Planning Office, Louth County Council, Town Hall, Crowe Street,  
Dundalk, County Louth, A91W20C

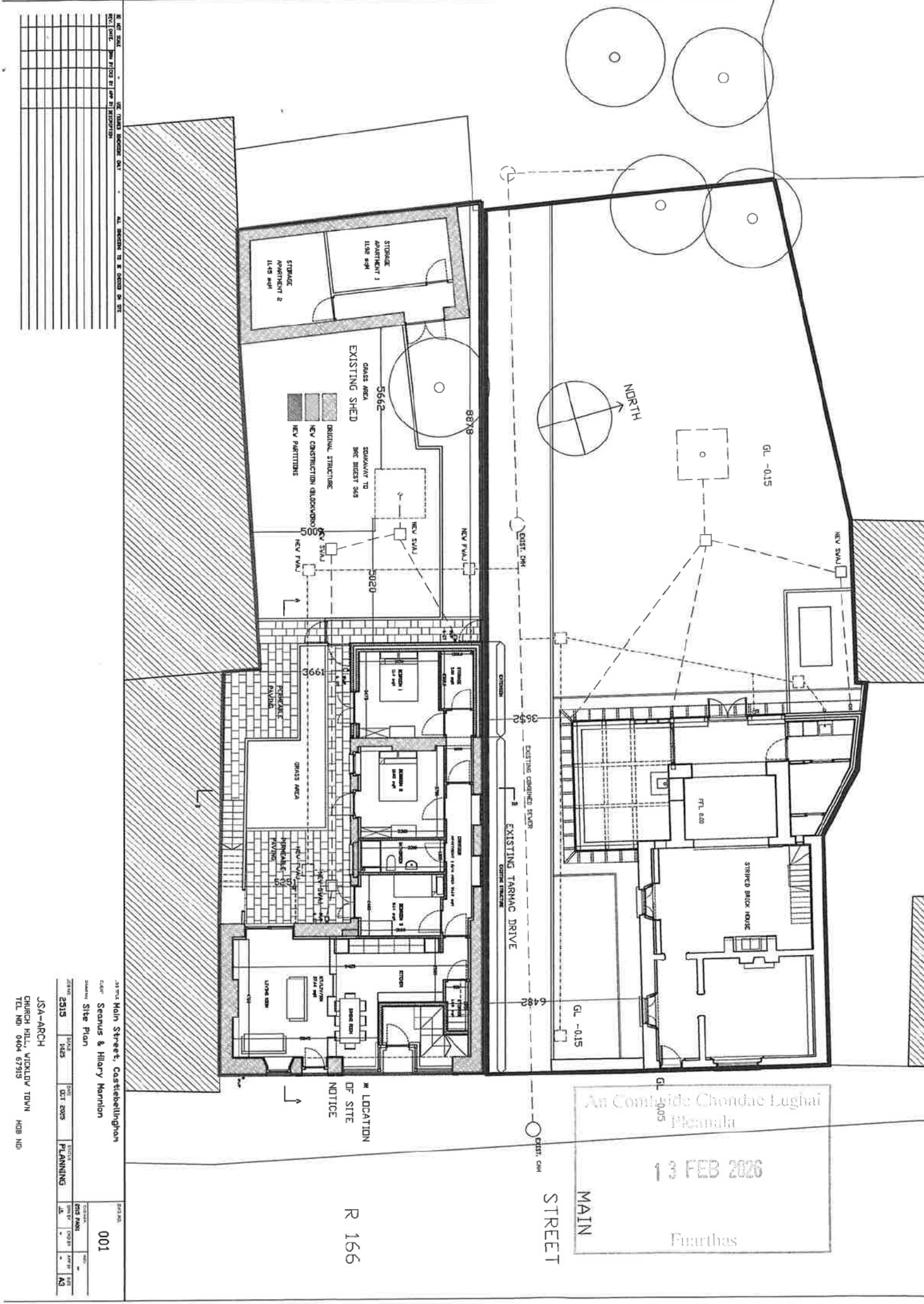
OR

by email to [planninggroup@louthcoco.ie](mailto:planninggroup@louthcoco.ie) with contact details to arrange payment of fee.









DATE: 02/13/2026  
 DRAWN BY: JSA-ARCH  
 CHECKED BY: SEANUS & HILARY HERRON  
 PROJECT: 001

LEGEND

- ORIGINAL STRUCTURE
- NEW CONSTRUCTION (GLAZING)
- NEW PARTITIONS

1087 Main Street, Castleblinham  
 Seanus & Hilary Herron  
 Site Plan

DATE	SCALE	TYPE	STATUS
02/13/2026	1:25	02/13/2026	PLANNING

JSA-ARCH  
 CHURCH HILL, WICKLOW TOWN  
 TEL. NO. 0404 67915  
 MOB. NO.

An Comhuid Chondac Lughai  
 Bleanala  
 13 FEB 2026  
 Fuarthas

R 166

MAIN STREET

LOCATION OF SITE NOTICE







13 FEB 2026

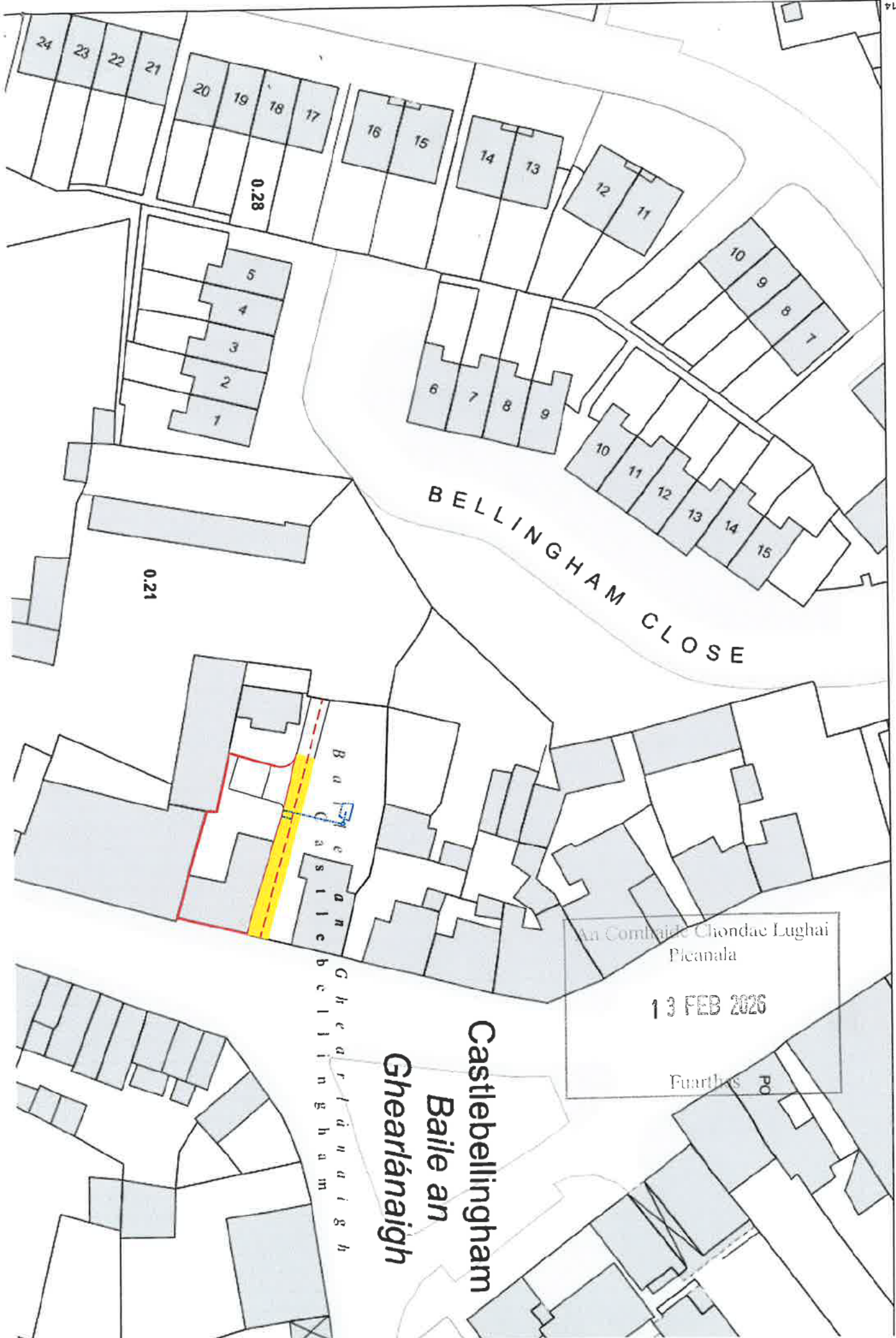
Fuarthas

# Planning Pack Map

DRAFT MAP - SHOP BUILDING

795453

705714



0.28

0.21

**Louth County Council**  
**Section 5 Declaration**

**Planning Ref:** 2026/04

**Applicant's Name:** Seamus Mannion

**Type of Application:** Section 5 Declaration

**Development:** Whether a 2/3 bed apartment 1<sup>st</sup> floor and 1<sup>st</sup> floor and 3 or 4 room guest accommodation for short-term letting, is or is not development.

**Site Location:** Main Street, Castlebellingham, Co. Louth.

**Report Date** 18/02/2026

**Due Date:** 3<sup>rd</sup> March 2026

### **1.0 SITE LOCATION AND DESCRIPTION**

The subject site is located along Castlebellingham main street and is located on lands zoned as 'B1 – Town or village Centre', which has an objective to support the development, improvement and expansion of town or village centre Activities'. The site comprises of a two-storey semi-detached building, that appears vacant. The ground floor presents as a former retail / commercial unit. The site is located within Castlebellingham Architectural Conservation Area.

### **2.0 PLANNING HISTORY**

None attached to the subject site.

### **3.0 DECLARATION SOUGHT**

The applicant's submitted question for determination is as follows:

*“Do I require planning permission for a 2/3 bed apartment 1<sup>st</sup> floor and 3- or 4-bedroom guest accommodation for short-term letting (guest house)”*

The Planning Authority is considering this question as:

*“Whether the conversion of the building to a 3-bed apartment at first floor level and a 4-bed guest accommodation at ground floor level is or is not development and is or is not exempted development?”*

The applicant has submitted the following supporting details:

- An application form
- Floor plans showing the proposed layout of the proposal
- A Site location map.

## **EIA SCREENING AND DETERMINATION**

Council Directive 85/337/EEC (as amended) on the assessment of the effects of certain public and private projects on the environment (‘the EIA Directive’) is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of their environmental effects prior to development consent being granted. The latest amendments to the EIA Directive are provided under Directive 2014/52/EU and Circular letter PL 1/2017.

Based on information provided and having considered the nature, size and location of the development, the planning officer is satisfied that there is no real likelihood of significant effects on the environment and as such, an EIAR is not required.

## **5.0 APPROPRIATE ASSESSMENT**

No screening report has been provided with this application. Having regard to the nature and scale of the proposed development and the nature of the receiving environment, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site (Special Area of Conservation or Special Protected Area) and as such an Appropriate Assessment (Stage 2 AA) is not required.

## **6.0 LEGISLATIVE CONTEXT**

### **S.I. No. 662/2024 - The Planning and Development Act 2024 (Commencement) Order 2024**

**The Planning and Development Act 2024 (Commencement) Order 2024 states:**

*“The 2<sup>nd</sup> day of December 2024 is appointed as the day on which the following provisions of the Planning and Development Act 2024 (No. 34 of 2024) shall come into operation:*

- (a) Sections 1 to 5;*
- (b) Part 26*

## **The Planning and Development Act 2024**

### **Section 2 states:**

*“development” means—*

- (a) the carrying out of works—*
  - (i) on, in, over or under land, or*
  - (ii) on, in, over or under the maritime area,*

*or*

- (b) the making of a material change in the use of—*
  - (i) land or any structure on land, or*
  - (ii) the sea, seabed or any structure, in the maritime area,**and includes the reclamation of land in the nearshore area;*

*“exempted development” means—*

- (a) development of a class prescribed under section 9 , or*
- (b) development that is exempted development by virtue of section 152 ;*

*“structure” means—*

- (a) a building, edifice, construction, excavation, or other thing constructed or made on, in or under any land, or a maritime site, or any part thereof, or*
- (b) the land or maritime site on, in or under which such building, edifice, construction, excavation, other thing or part is situated;*

*“Works” includes an act or operation—*

- (a) of construction, excavation, demolition, extension, alteration, repair or renewal (including in relation to a protected structure, a proposed protected structure or a structure situated in an architectural conservation area), on, in, over or under land or a maritime site,*
- (b) consisting of the application of plaster, paint, wallpaper, tiles or other material to the surface of a protected structure or proposed protected structure or the removal of plaster, paint, wallpaper, tiles or other material from such surface, and*

(c) consisting of the application of plaster, paint, wallpaper, tiles or other material to the exterior of a structure situated in an architectural conservation area or the removal of plaster, paint, wallpaper, tiles or other material from such exterior.

## **The Planning and Development Act, 2000 (as amended)**

### **Section 4:**

Section 4(1) provides a list of statutory exempted development.

Section 4(2) further provides for the making of regulations by the Minister relating to exempted development. The Planning & Development Regulations (PDR) 2001 (as amended) give effect to Section 4(2).

### **Section 5 states:**

- (1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.
- (2) (a) Subject to *paragraph (b)*, a planning authority shall issue the declaration on the question that has arisen and the main reasons and considerations on which its decision is based to the person who made the request under *subsection (1)*, and, where appropriate, the owner and occupier of the land in question, within 4 weeks of the receipt of the request.  
  
(b) A planning authority may require any person who made a request under *subsection (1)* to submit further information with regard to the request in order to enable the authority to issue the declaration on the question and, where further information is received under this paragraph, the planning authority shall issue the declaration within 3 weeks of the date of the receipt of the further information.
- (c) A planning authority may also request persons in addition to those referred to in *paragraph (b)* to submit information in order to enable the authority to issue the declaration on the question.

### **Section 9**

Section 9 (4) states that Development (other than development that is exempted development by virtue of *subsection (1)* or *(2)* of *section 152*) shall not be exempted development for the purposes of this Act if—

(a) in the case of a protected structure or a proposed protected structure, it materially affects or would materially affect the character of—

(i) the structure, or

(ii) any element of the structure that contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest

(b) it is situated, or proposed to be situated, in an area of special planning control and it contravenes or would, if carried out, contravene a special planning control scheme applying to that area, or

(c) in the case of development carried out or proposed to be carried out to the exterior of a structure situated in an architectural conservation area, it materially affects or would, if carried out, materially affect the character of that area.

### **Section 32:**

Section 32 sets out a general obligation to obtain planning permission in respect of any development of land, not being exempted development, and in the case of development, which is unauthorised, for the retention of that unauthorised development.

## **The Planning and Development Regulations, 2001 (as amended)**

### **Part 2 – Exempted Development**

Article 5(1) ‘interpretation for this part’.

“care” means personal care, including help with physical, intellectual or social needs.

### **Article 6:**

Article 6 of the Planning & Development Regulations, 2001 (as amended) provides (subject to the restrictions in article 9 PDR 2001) for the classes of exempted development under column 1 of Parts 1, 2 and 3 of Schedule 2, subject, where applicable, to the conditions and limitations imposed upon such classes as set out in column 2.

### **Article 9:**

Article 9(1) provides detailing on restrictions on exemption.

### **Article 10;**

### **Changes of use.**

10. (1) Development which consists of a change of use within any one of the classes of use specified in Part 4 of Schedule 2, shall be exempted development for the purposes of the Act, provided that the development, if carried out would not—

- (a) involve the carrying out of any works other than works which are exempted development,
- (b) contravene a condition attached to a permission under the Act,
- (c) be inconsistent with any use specified or included in such a permission, or
- (d) be a development where the existing use is an unauthorised use, save where such change of use consists of the resumption of a use which is not unauthorised, and which has not been abandoned.

Part 1 of schedule 2 sets out exempted development to which article 6(1) refers:

## **7.0 ASSESSMENT**

### **Do the works constitute “development”?**

The applicant has submitted proposed floor plans for the building; however, no existing floor plans have been provided and there is no planning history associated with the structure. The submitted drawings indicate that both internal and external works are proposed, including alterations to the front and side elevations and changes to the internal layout. Although the drawings are limited in clarity due to reduced legibility and black and white format, it is apparent that the proposal involves operations amounting to construction, alteration and reconfiguration. As per the definition of “development” and “works” set out under section 2 of the Planning and Development act 2024, it is considered that the proposal does constitute development and works.

### **Do the works constitute exempted development?**

A review of google images indicates that the building appears to be vacant. It is also noted that no planning history is associated with the property, and therefore the original or authorised use of the structure cannot be established. The applicant has not provided any background information on the building and has not submitted existing floor plans or existing elevations.

In addition, only limited information has been submitted regarding the proposed guest accommodation, including its nature and operational details. The drawings provided are insufficiently detailed and do not allow for a clear understanding of the extent of internal or external works proposed.

In the absence of this information, the Planning Authority is not in a position to make a determination on the questions raised in the Section 5 declaration request, including whether the proposed works would be exempt under the Planning and Development legislation.

The applicant is therefore requested to submit further information, including existing floor plans and elevations of the building and additional details on the nature and operation of the proposed guest accommodation.

## **8.0 Recommendation**

Having regard to the foregoing, it is considered that insufficient information has been submitted with the application to determine the question set out in the section 5 declaration form. In the absence of existing and proposed floor plans and details on the proposed nature and operations of the guest accommodation, a full assessment cannot be carried out to establish whether the use would give rise to a material change of use and whether it would constitute exempted development. It is therefore recommended that a Further Information request be issued requiring the applicant to submit the above details.

### **Further Information:**

1. The applicant is required to provide the following information:
  - a. Details on the existing use of the building together with any previous uses.
  - b. Submission of existing building elevations internal floor plans.
  - c. Revised drawings that are legible and clearly distinguish existing and proposed works.
  - d. Clarification of the proposed use and operational details of the guest accommodation



**Helen Conlon**

**Executive Planner**

**Date: 18/02/2026**



**Turlough King**

**Senior Planner**

**Date: 23/02/2026**

**Thomas McEvoy**  
**Director of Services**

**Date:**



## **LOUTH COUNTY COUNCIL**

Seamus Mannion  
[REDACTED]  
[REDACTED]  
[REDACTED]

Planning Section  
Town Hall  
Crowe Street  
Dundalk  
Co. Louth  
Tel: 042-9335457

**Date: 24<sup>th</sup> February 2026**

### **SECTION 5 FURTHER INFORMATION REQUEST**

**Re: Application for Declaration of “Exempted Development” Part 1 Section 5, Planning & Development Act 2000 (as amended):- Is planning permission required for a 2/3 bed apartment on 1st Floor and a 3 or 4 room guest accommodation for short term letting (Guest House)**

**APPLICANT – Seamus Mannion**

**REF. NO. S5 2026/04**

Dear Sir/Madam,

Further to your application received on 13<sup>th</sup> February 2026 the Planning Authority will not be in a position to determine whether the works constitute Exempted Development until such time as the following further information is submitted: -

- a. Details on the existing use of the building together with any previous uses.
- b. Submission of existing building elevations internal floor plans.
- c. Revised drawings that are legible and clearly distinguish existing and proposed works.
- d. Clarification of the proposed use and operational details of the guest accommodation

This matter is being dealt with by **Helen Conlon, Executive Planner, Louth County Council** who can be contacted on 042-9335457.

Yours faithfully,

A handwritten signature in blue ink that reads "Brian Duffy". The signature is written in a cursive style with a horizontal line underneath the name.

---

Brian Duffy  
Planning Section

Planning Section

Town Hall

Crowe Street

Dundalk

Co. Louth

Ref: S5 2026/04 Seamus Mannion

Main Street, Castlebellingham.

Dear Sir/Madam,

Further to your letter in relation to further information please see enclosed drawings of the current layout of the building as requested. And in relation to the points you raised I make the following reply.

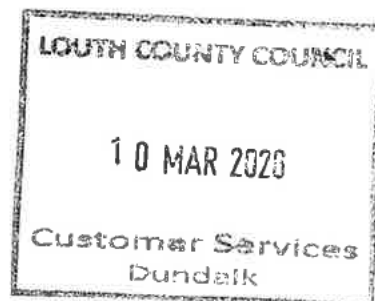
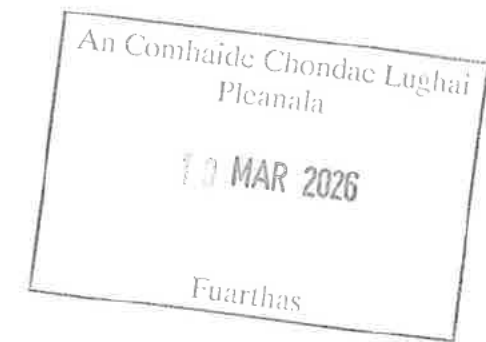
- a) The building is vacant and derelict and has been for over 20 years.
- b) Plans enclosed.
- c) I enclose a ground floor and 1<sup>st</sup> floor layout and for the purpose of this section 5 enquiry I plan to work within the confines of the original structure so there would not be an extension.
- d) In relation to the ground floor, I would like to convert the vacant shop to 3 ensuite bedrooms that would be available for short-term letting / guest house use. The rooms would be ensuite bedrooms with access from main street and parking at the rear of the property.
- e) Operational details! The rooms would be furnished as guest house rooms and would be available for guests to rent on a nightly basis. We meet the guest to check in and arrange to clean the rooms when they check out. There would be no food offering.

I also enclose a copy of the pertinent details of a lease in 1941(original available on request) stating that the property was at that time a shop and 3 bedroom accommodation and a kitchen.

If you require any further information, please let me know.

Yours faithfully,

  
Seamus Mannion



AN AGREEMENT made the Seventh day of April  
 One Thousand nine hundred and forty-one Between [REDACTED]  
 [REDACTED] herein-  
 after called the Landlord (which expression shall include  
 his executors administrators and assigns) of the one part  
 and [REDACTED] of [REDACTED] in the County of  
 Louth hereinafter called the Tenant (which expression shall  
 include her executors administrators and assigns) of the  
 other part,

WHEREBY IT IS AGREED AS FOLLOWS:-

1. THE LANDLORD LETS AND THE TENANT TAKES ALL THAT AND  
 THOSE the premises situate at Castlebellingham in the  
 County of Louth consisting of Shop, 3 Bedrooms, Kitchen, et  
 outoffices and yard recently in the occupation of the late  
 [REDACTED], TO HOLD the same from the first day of  
 April 1941, as a weekly tenancy at the weekly rent of [REDACTED]  
 [REDACTED] per week payable in advance on the Monday  
 of each week the first payment to be made on the Seventh da  
 of April 1941, receipt whereof is hereby acknowledged.

2. The Tenancy shall commence from the said first day  
 of April, 1941, and continue from week to week until  
 determined by either party giving to the other two months  
 notice in writing to expire on the first Monday of any month

3. In addition to the tenant paying the said [REDACTED]  
 [REDACTED] per week to the said Landlord, the said tenant shall have  
 the use of the furniture in the said premises at Castle-  
 bellingham, belonging to the late [REDACTED] at the  
 will and discretion of the said Landlord and the said tenant  
 hereby undertakes to keep the said furniture in good repair  
 and condition reasonable wear and tear only excepted, and  
 shall not dispose or part with any part thereof. A List  
 of this furniture is set out in a Schedule hereto annexed.

4. The said Tenant has been in possession of said

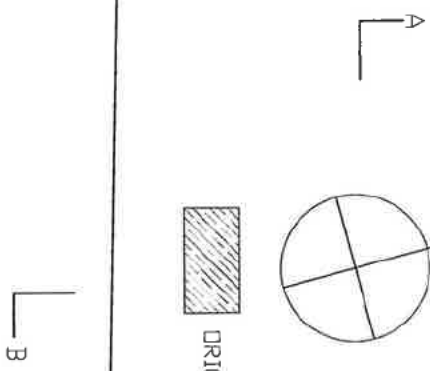


An Contract...  
 10 MAR 1941  
 Fourths



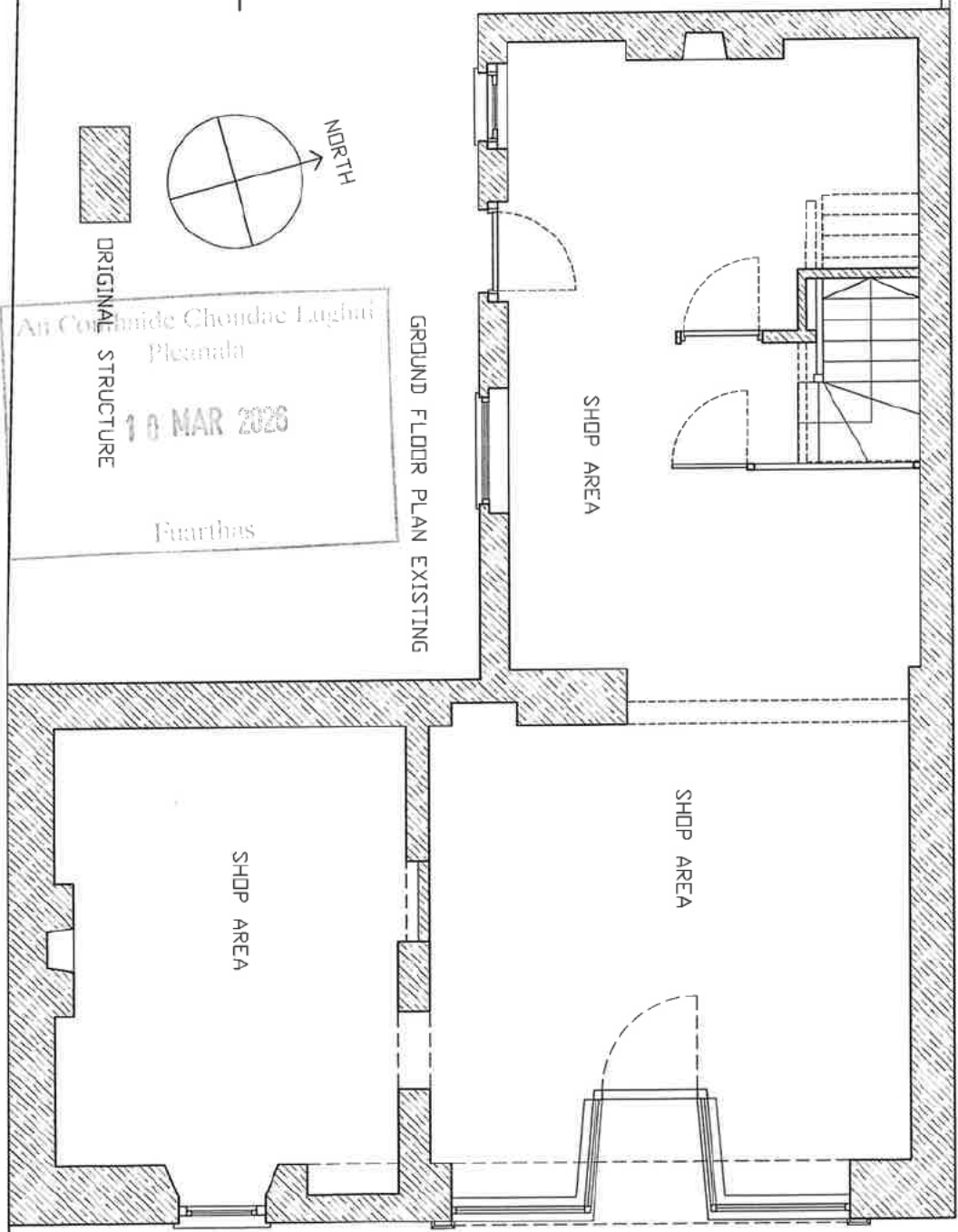


100% OF THE AREA SHOWN ON THIS PLAN IS TO BE CONSIDERED AS THE  
 TOTAL AREA OF THE SITE. THE TOTAL AREA OF THE SITE IS 100% OF THE  
 TOTAL AREA OF THE SITE.



An Ceannáid Chondae Lucht  
 Pleanála  
 10 MAR 2026  
 Fuarthas

GROUND FLOOR PLAN EXISTING



B

A

100% OF THE MAIN STREET, CASTLEDELLINGHAM  
 OVER SEANUS & HILARY MANNION  
 SHOWN GROUND F1 PLAN EXISTING

PA-E010

DATE	2020	SCALE	1:50	TITLE	OCT 2025	STATUS	PLANNING
DATE	2015	SCALE	1:50	TITLE	OCT 2025	STATUS	PLANNING

JSA-ARCH  
 CHURCH HILL, WICKLOW TOWN  
 TEL: 01 904 67915

HOB: NDI









**Louth County Council**  
**Section 5 Declaration – Further Information Report**

**Planning Ref:** 2026/04

**Applicant's Name:** Seamus Mannion

**Type of Application:** Section 5 Declaration

**Development:** Whether a 2 bed apartment 1<sup>st</sup> floor and 3 room guest accommodation for short-term letting, is or is not development.

**Site Location:** Main Street, Castlebellingham, Co. Louth.

**Report Date** 18/02/2026

**Due Date:** 30<sup>th</sup> March 2026

**1.0 Summary of Previous Report:**

Having considered the declaration, the following details were requested from the applicant:

1. The applicant is required to provide the following information:
  - a. Details on the existing use of the building together with any previous uses.
  - b. Submission of existing building elevations internal floor plans.
  - c. Revised drawings that are legible and clearly distinguish existing and proposed works.
  - d. Clarification of the proposed use and operational details of the guest accommodation

**2.0 Response from Applicant:**

- a. The applicant has submitted a covering letter and revised drawings. It is stated within the covering letter that the building is currently vacant and has been for

Restrictions on exempt development:

Article 10(6)(d)(i-xii) contains conditions and limitations pertaining to the exemption and are set out below:

- I. The applicant has not indicated a timeframe for development commencement.
- II. The development primarily affects the interior of the structure, more than 50% of the external fabric is retained and proposed changes are to the internal configuration of the building. Changes are proposed the front elevation; however, these are not expected to affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or neighbouring structures.
- III. The proposed change to the ground floor shop front is considered consistent with the fenestration details and architectural and streetscape character of the remainder of the structure and neighbouring structure.
- IV. There is no conflict between the proposal and the government development plan.
- V. There will be a total of one residential unit.
- VI. The development complies with the minimum guideline's standards.
- VII. All rooms have adequate natural light
- VIII. The structure is not a protected structure.
- IX. The development does not contravene a condition attached to a grant of permission.
- X. The development is not located within a special amenity area or an area of special planning control and is not affected by the Major Accidents Directive.

Based on the documentation submitted and the assessment of the Ground floor unit against the conditions and limitations set out under Article 10 (6) (d) (I – xii), of the Planning Regulations 2001 (as amended), it is considered that that proposed development appears to substantially comply with the requirements for exempted development. However, clarification would be required regarding the commencement of development and completion of timeframe. Furthermore, the planning Authority would require the applicant to submit revised drawings which are legible and in professionally presented format. Therefore, the Planning Authority is unable to make a determination regarding this aspect of the development.

Ground Floor level:

With regards to the proposed change of use of the ground floor unit from a vacant retail unit to guest accommodation, it is considered that this does not constitute exempted development. While Article 10 (6) of the Planning and Development Regulations 2001 (as amended by S.I No. 30/2018 and extended by S.I. No. 75/2022) provides an exemption for the change of use of certain vacant commercial premises to residential use, this exemption does not extend to guest accommodation, which is

- (a) The definition of "development", in Section 2 of the Planning and Development Act 2024 (as amended)
- (b) Article 9 (1) of the Planning and Development Regulations 2001 (as amended)
- (c) Article 10 (6) of the Planning and Development Regulations 2002 (as amended)
- (d) Plans and particulars provided by the applicant on 13<sup>th</sup> February 2026 and the ~~24<sup>th</sup> of February 2026~~. 10<sup>th</sup> March 2026 Amck

**AND WHEREAS** Louth County Council has concluded that the conversion of the building to a 3-bed apartment at first floor level and a 4-bed guest accommodation at ground floor level is development and is not exempted development.



**Helen Conlon**

**Executive Planner**

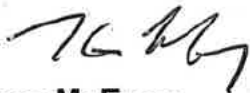
**Date: 23/03/2026**



**Turlough King**

**A/Senior Planner**

**Date: 23/03/2026**



**Thomas McEvoy**

**Director of Services**

**Date: 27/3/26**

**LOUTH COUNTY COUNCIL**

**CHIEF EXECUTIVE'S ORDER**

**PLANNING & DEVELOPMENT ACT 2000 (as amended)**

**Section 5 Exempted Development**

<b>Chief Executive's Order No:</b>	221/2026
<b>Reference No:</b>	S5 2026/04
<b>Date Application Received:</b>	13/02/2026 & Further Information on 10/03/2026
<b>Description of Development:</b>	Whether the conversion of the building to a 3-bed apartment at first floor level and a 4-bed guest accommodation at ground floor level is or is not development and is or is not exempted development.
<b>Name of Applicant:</b>	Seamus Mannion
<b>Location of Development</b>	Main Street, Castlebellingham, Co. Louth

**WHEREAS** a question has arisen pursuant to Section 5 of the Planning and Development Act 2000 (as amended) as to whether the following is or is not development and is or is not exempted development:

*"Whether the conversion of the building to a 3-bed apartment at first floor level and a 4-bed guest accommodation at ground floor level is or is not development and is or is not exempted development?"*

**AND WHEREAS** the said question was referred to Louth County Council by Seamus Mannion on 13<sup>th</sup> February 2026

**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 and Development Act 2024 (as amended)
- (b) Article 9 (1) of the Planning and Development Regulations 2001 (as amended)
- (c) Article 10 (6) of the Planning and Development Regulations 2002 (as amended)
- (d) Plans and particulars provided by the applicant on 13<sup>th</sup> February 2026 and the 10<sup>th</sup> March 2026.

LCP Order No. 221/2026

Reference No: S5 2026/04

**AND WHEREAS** Louth County Council has concluded that the conversion of the building to a 3-bed apartment at first floor level and a 4-bed guest accommodation at ground floor level is development and is not exempted development.

SIGNED:   
Helen Conlon  
Executive Planner

Date: 25/03/26

**ORDER:** In pursuance of the powers conferred upon the Council by the above Act, I concur with the above recommendation and I hereby direct that a **Declaration of Exemption be REFUSED** for development as described above.

Signed:   
Thomas McEvoy  
Director of Service

Date: 27/3/26

To whom this function has been delegated in accordance with the provisions of Section 154 of the Local Government Act, 2001 by Order No. CE.S. 201/25 dated the 14<sup>th</sup> day of May 2025.



Comhairle Contae Lú  
Louth County Council

**REGISTERED POST**

Seamus Mannion

27<sup>th</sup> March 2026

Re: Ref. S5 2026/04

**Application for Declaration of “Exempted Development” Part 1, Section 5 Planning & Development Act, 2000 (as amended) as to ‘Whether the conversion of the building to a 3-bed apartment at first floor level and a 4-bed guest accommodation at ground floor level at Main Street, Castlebellingham, Co. Louth’ is or is not development and is or is not exempted development.**

Dear Sir/Madam,

I wish to acknowledge receipt of your application received on 13<sup>th</sup> February 2026 and further information received on 10<sup>th</sup> March 2026 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 (as amended) as to whether the following is or is not development and is or is not exempted development:

*“Whether the conversion of the building to a 3-bed apartment at first floor level and a 4-bed guest accommodation at ground floor level is or is not development and is or is not exempted development?”*

**AND WHEREAS** the said question was referred to Louth County Council by Seamus Mannion on 13<sup>th</sup> February 2026

**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 and Development Act 2024 (as amended)
- (b) Article 9 (1) of the Planning and 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](http://www.mapalserter.ie/Louth)  
View Council alerts for Louth at [www.mapalserter.ie/Louth](http://www.mapalserter.ie/Louth)

- (c) Article 10 (6) of the Planning and Development Regulations 2002 (as amended)
- (d) Plans and particulars provided by the applicant on 13<sup>th</sup> February 2026 and the 10<sup>th</sup> March 2026.

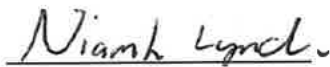
**AND WHEREAS** Louth County Council has concluded that the conversion of the building to a 3-bed apartment at first floor level and a 4-bed guest accommodation at ground floor level is development and is not exempted development.

**In Summary**

**A Declaration of Exemption is hereby REFUSED for the works as detailed on the plans and particulars submitted on 13<sup>th</sup> February 2026 and further information on 10<sup>th</sup> March 2026.**

**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