

Declaration

In accordance with Part IV, Section 57 (2) of the Local Government (Planning and Development) Act, 2000 (as amended).

Louth County Council:

This declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interior or exterior of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within the attendant grounds of the protected structure.

Nothing in this declaration exempts works that would not otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. If in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

This Declaration may be referred to An Bord Pleanála for review within 4 weeks of its issue, upon payment of the requisite fee in accordance with Part IV, Section 57 (8) of the Planning & Development Act 2000 as amended.

Applicant Name:	Dunleer Community Development Board (DCDB)		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	16 th October 2025	Date of Inspection:	
Date of Issue of Declaration:	07 th November 2025	Previous Declarations:	None

Address:	Location:	
Name of Building:	National Grid co-ordinates:	E N
The Market House		
Address 1:	O.S. Map Type:	
The Market House		
Address 2:	Map Sheet:	
Dunleer		
Address 3:	Site Number:	
Co Louth		
Eircode:		
A92V2N7		

Protection Status:

Y / N

Details:

Under the Planning and
development Act 2000
(as amended)
Record of Protected
Structures:

Y

LHS018-011

Architectural
Conservation Area:
Under the Planning and
development Act 2000
(as amended)
Record of Monuments and
Places:
Zone of Archaeological
potential:

Y

N

ZAP9 Dunleer

Preservation Order or
Temporary P.O.:

Y

N ✓

NIAH Registration No. (if applicable):

13830015

Survey Data

Reg No	13830015
Rating	Regional
Categories of Special Interest	Architectural, Artistic, Historical, Scientific, Social
Original Use	Market house
Historical Use	Guest house/b&b
In Use As	Unknown
Date	1835 - 1840
Coordinates	305723, 287997
Date Recorded	07/07/2005
Date Updated	--/--



Description of the Structure:

Detached multiple-bay two-storey house, built, c. 1850. L-plan, three-bay rectangular pitched roof west wing, three-bay rectangular hipped roof south wing with full-height conical-roofed semi-circular bow to west side of south elevation, single-bay square hipped roof link between wings, single-bay single-storey lean-to entrance porch to south gable of west wing, two-storey extensions to rear. Slate roofs, clay ridge and hip tiles, smooth rendered and red brick corbelled and flat-capped chimneystacks, finial to north gable of west wing, moulded cast-iron gutters on overhanging eaves, painted timber decorative eaves brackets on stone corbels to south wing and link, painted timber projecting bargeboards to west wing. Unpainted roughcast rendered walling, painted smooth rendered plinth. Square-headed window openings, painted smooth rendered reveals and soffits, painted stone sills, painted timber sliding sash windows, six-over-six to ground floor and three-over-six to first floor west elevation, one-over-one to south wing and link. Square-headed door openings, painted smooth rendered reveals and soffit; painted timber door with five panels, brass door furniture, plain-glazed overlight, granite step to west elevation of porch; painted timber double doors each with one raised-and-fielded bottom panel and one oblong glazed upper panel, stained glass overlight, granite steps to south wing bow. Stone outbuilding to east, pitched and hipped slate roof, red brick dressings to openings. Set in own grounds falling to Glyde river to south, rubble stone boundary wall to west with soldier coping, unpainted smooth rendered gate piers, wrought-iron pedestrian gate, wrought-iron railing with cast-iron embellishments on unpainted smooth rendered canted plinth wall running south to river incorporating pedestrian and vehicular gates.

NIAH Appraisal:

A market house erected by Jerome de Salis (1771-1836) or the widowed Henrietta "Harriet" de Salis (née Foster) (1785-1856) representing an important component of the early nineteenth-century built heritage of Dunleer with the architectural value of the composition confirmed by such attributes as the compact plan form centred on an expressed porch; the characteristic arcade demonstrating good quality workmanship in a silver-grey limestone; the diminishing in scale of the openings on each floor producing a graduated tiered visual effect; and the coupled timber work embellishing a slightly oversailing roofline: meanwhile, aspects of the composition clearly illustrate the subsequent repurposing of the market house as a home for a succession of agents for Richard Montesquieu Bellew (1803-80). Having been sympathetically restored following a prolonged period out of use, the form and massing survive intact together with substantial quantities of the original fabric, both to the exterior and to the interior where contemporary joinery; and sleek plasterwork refinements, all highlight the modest artistic potential of the composition. Furthermore, an adjacent coach house (----) continues to contribute positively to the group and setting values of a self-contained ensemble making a pleasing visual statement in Main Street. NOTE: Leased (1867) and subsequently purchased (1921) by Dunleer parish and occupied as a parochial house until sold and renamed as Bramble Lodge (1996).

Referral Question:

Would works materially affect the character of the protected structure and as a result, require planning permission?

This request, as detailed in Section 10 of the S57 request form, pertains to:

The proposed works include:

1. Removing four existing Glen Dimplex heat pumps.
2. Installing two new 40 kW Nipon Air-to-Water heat pumps at the rear.
3. Adding warm air heaters in the modular building.
4. Installing a Clausius HT 80C high-temperature heat pump in the Manor house plant room.
5. Adding a 2000L outdoor buffer tank to stabilize system operation.
6. Connecting the Coach house to the buffer tank for radiator heating.
7. Installing two air-to-air heaters in the modular building.
8. Integrating existing domestic hot water tanks into the new system.

Legislative Provision:

Section 57(1) of the Planning and Development Act 2000 (as amended) states 'that notwithstanding Sections 4(1)(h) and any regulations made under Section 4(2), the carrying out of works to a protected structure, or proposed protected structure shall be exempted development only if those works would not materially affect the character of:

- a) the structure; or
- b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Section 68 of the Act stipulates that the carrying out of any works specified in a notice under section 59 (1) or 60 (2) shall be exempted development.

1. Removal of existing Glen Dimplex heat pumps:

The removal of the existing heat pumps is a replacement of outdated equipment and does not materially affect the character of the protected structure as it involves external elements that do not contribute to its architectural, historical, or cultural significance.

2. Installation of two new 40 kW Nipon Air-to-Water heat pumps:

The installation of new heat pumps at the rear of the site is a necessary upgrade to the heating system and does not materially affect the character of the protected structure, as the works are external and do not alter any significant architectural or historical elements.

3. Addition of warm air heaters in the modular building:

The installation of warm air heaters in the modular building is an internal upgrade that does not impact the architectural, historical, or cultural character of the protected structure.

4. Installation of Clausius HT 80C high-temperature heat pump:

The installation of this heat pump in the Manor house plant room is an internal improvement to the heating system and does not materially affect the character of the protected structure.

5. Addition of a 2000L outdoor buffer tank:

The buffer tank is an external addition designed to improve heating efficiency. Its placement and function do not materially affect the architectural or historical character of the protected structure.

6. Connection of the Coach house to the buffer tank:

Integrating the Coach house into the heating system is a functional upgrade that does not materially affect the character of the protected structure or its contributing elements.

7. Installation of two air-to-air heaters in the modular building:

The installation of air-to-air heaters is an internal modification that does not materially affect the architectural, historical, or cultural character of the protected structure.

8. Integration of existing domestic hot water tanks:

The integration of existing hot water tanks into the updated heating system is a technical improvement that does not materially affect the character or any contributing elements of the protected structure.

Special Remarks:

N/A

Any further documentation attached (maps, photographs, sketches, notes etc.)? Y

- Map,
- Declaration form
- Photographs of the existing heat pumps

Conclusion No 1:

I conclude, that **WHEREAS** a question has arisen as to whether the proposed works would or would not materially affect the character of protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at The Market House, Dunleer, Co Louth, A92V2N7

AND WHEREAS *Dunleer Community Development Board* requested a declaration on the question from Louth County Council on the 16th October 2025.

AND WHEREAS Louth County Council in considering this referral, had regard particularly to –

- Section 2 of the Planning and Development Act 2025,
- Section 3 of the Planning and Development Act 2000, as amended,
- Section 4 (1)(h) of the Planning and Development Act 2000, as amended,
- Section 57 of the Planning and Development Act, 2000 as amended,
- The Architectural Heritage Protection Guidelines for Planning Authorities,
- The special interest pertaining to the protected structure in question;
- and the nature and extent of works set out in the referral question.

AND WHEREAS Louth County Council has concluded that:

- the stated works to the structure comprise of works and are, therefore, development, and
- the stated works would not materially affect the character of the structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest,
- the stated works would not materially affect the character of any adjoining structures, or any element of

the structures which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest,

(iv) the stated works would consist of the carrying out of works for the maintenance, improvement and alteration of this structure which would not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

NOW THEREFORE Louth County Council, in exercise of the powers conferred on it by Section 57 of the 2000 Act as amended, hereby decides that the proposed works to The Market House, Dunleer, Co Louth, A92V2N7 as detailed above, **constitutes development that is exempted development.**

Signed by Planning Authority Officer

Signed by Planning Authority Officer



Eamonn McArdle, Executive Planner

Turlough King, Acting Senior Planner

Date

Date

7th November 2025

10th November 2025