

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:	Darren Gribben		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	23 rd March 2026	Date of Inspection:	24 th July 2025 (Pl. Ref.25/90)
Date of Issue of Declaration:	25 th March 2026	Previous Declarations:	None

Address:

Name of Building:

Address 1:

Address 2:

Address 3:

Eircode:

Location:

National Grid co-ordinates:

O.S. Map Type:

Map Sheet:

Site Number:

E N

Protection Status:

Y / N

Details:

Under the Planning and development Act 2000
(as amended)

Y x

N

Record of Protected Structures:

Protected Structure LHS005-054

NIAH 13825049

Architectural Conservation
Area:

Y x

N

Carlingford ACA

Under the Planning and development Act 2000
(as amended)Record of Monuments and
Places:

Y

N x

Zone of Archaeological
potential:

Y x

N

Preservation Order or
Temporary P.O.:

Y

N x

NIAH Registration No. (if applicable):

13825049

Introduction:

The referrer has sought a Section 57 Declaration as per the Planning and Development Act 2000 (as amended) in respect of works to a protected structure at the Newry St, Carlingford, Co. Louth, A91XT52.

**Protection Status:**

Under the Planning and Development Act 2000 (as amended), the Record of Protected Structures (RPS) is set out in the Louth County Development Plan 2021-2027 as varied.

The property LHS005-054 (NIAH 13825049) is described as: *“Attached two-bay two-storey house, built c. 1750, as a pair with the adjoining house to south. Now also in use as shop”*.

Planning History:

Planning history on the subject site:

25/90 Change of use of the ground floor shop unit to residential use so that the entire building is a dwellinghouse, refurbishment and internal alterations and new single storey extension to the rear and all associated site works. GRANTED.

Enforcement:

None

Description of the Structure:

The NIAH description of this regionally important property (NIAH Ref: 13825049) is as follows:

Attached two-bay two-storey house, built c. 1750, as a pair with the adjoining house to south. Now also in use as shop. Pitched slate roof, clay ridge tiles, smooth rendered corbelled chimneystack, cast-iron gutters on corbelled eaves course, cast-iron downpipe. Painted roughcast-rendered walling. Square-headed window openings, painted timber six-over-six sliding sash windows with no horns and exposed cases to first floor, display window to ground floor. Square-headed door opening, painted timber vertically-sheeted door. Shop interior comprised of painted timber vertically-sheeted walling, timber counter and shelving, glazed and vertically-sheeted door giving access to rear room. Street-fronted. Attached to sixteenth-century ruins to north.

The **NIAH** appraisal of this properties includes –

This house was built as one of a pair with its neighbour to the south and abuts the ruins of a sixteenth-century two-storey house which has a carved head on the gable to the north. It retains interesting features, such as the sash windows with exposed cases. The interior of the small shop is also worthy of note, once abundant in small Irish towns but becoming increasingly rare. This modest building is full of character and plays a positive role in the built heritage of Carlingford.

The **RPS** description of this property is as follows:

“This house was built as one of a pair with its neighbour to the south and abuts the ruins of a sixteenth-century two-storey house which has a carved head on the gable to the north. It retains interesting features, such as the sash windows with exposed cases. The interior of the small shop is also worthy of note, once abundant in small Irish towns but becoming increasingly rare”.

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 roof to the property was damaged and slates etc broken and displaced during the winter storms, allowing water ingress. Emergency repairs are required as follows:

- Removal of the roof slates,
- Laying of a new breathable felt underlay and timber battens,
- Cutting and splicing any wet rot-infected timbers,
- Reinstatement of existing slates with any local slates required to match the existing ones.

Photographs have been included which show the existing condition of the roof.



Condition of roof



Condition of roof



Water Ingress

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.

Assessment:

Having regard to Section 2 of the Planning and Development Act 2024 as amended, it is considered that the proposed repairs, as described, constitute “works” within the meaning of the Act and therefore constitutes “development” within the meaning provided in Section 2.

Development can be exempt from the requirement for planning permission by either Section 4 of the Planning and Development Act 2000 as amended, or by Article 6 of the Planning and Development Regulations 2001 as amended. However, under Section 57 of the Planning and Development Act, 2000 (as amended), the carrying out of works to a Protected Structure is only exempt if the 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.

I have reviewed the RPS and NIAH in respect of this property. I have also inspected the property in 2025 and I reviewed the planning history drawings as granted under planning reference 25/90.

Assessment of proposed elements

1. I consider the temporary removal of the existing roof slates to facilitate repair works to the roof structure would not materially affect the character of the protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
2. I consider the laying of a breathable felt membrane and new battens to the existing roof area (under the slates) would not materially affect the character of the protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
3. I consider the cutting and splicing of any wet rot infected timbers would not materially affect the character of the protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
4. I consider the reinstatement of existing slates and the replacement of any damaged/missing slates with local slates to match the existing would not materially affect the character of the protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
5. I consider 1-4 above, both individually and cumulatively, would not materially affect the character of the protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

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

- Declaration form.
- Emails dated 18th March 2026.
- Elevations and layout plans from Pl. Ref. 25/90
- 9. photos of existing damaged roof

Conclusion:

WHEREAS a question has arisen as to whether the proposed development detailed under Section 10 of the Request for Section 57 Declaration 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 Newry Street, Carlingford, Co. Louth, A91XT52.

AND WHEREAS Darren Gribben requested a declaration on the question from Louth County Council on the 25th March 2026

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

- a) Section 2 of the Planning and Development Act, 2024
- b) Section 4 (1)(h) of the Planning and Development Act, 2000 (as amended),
- c) Section 57 of the Planning and Development Act, 2000 (as amended),
- d) The Architectural Heritage Protection Guidelines for Planning Authorities,
- e) The status of the property as a Protected Structure listed in the Record of Protected Structures,
- f) The planning history of the site, reference 25/90,
- g) The pattern of development in the area,
- h) 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 nature of the proposed is development and is exempted development on the grounds that the works would not materially affect the character of A91XT52 which is a protected structure, or any element of the structure which contributes to its special architectural or social interest.

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 proposal outlined is development and is exempted development.

Signed by Inspector



David Hall, A/Senior Executive Planner

Date

25th March 2026

Signed by Planning Authority Officer



Turlough King, A/Senior Planner

Date

30th March 2026