

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:	The Countrywoman's Trust CLG	
Status (i.e. Owner or Occupier):	Owner	
Date of Request for Declaration:	20 st May 2026	Previous Declarations: LHS 26-04
Date of Issue of Declaration:	30 th July 2026	

Address:

Name of Building: An Grianan

Location:

National Grid co-ordinates: E N

Address 1:	Adult Education College,	O.S. Map Type:
Address 2:	Termonfeckin,	Map Sheet:
Address 3:	Co. Louth	Site Number:
Eircode:	A92 X9TF	

Protection Status:

Y / N

Details:

Under the Planning and development Act
2000
(as amended)

Record of Protected

Structures:

Y x

N

Architectural

Conservation Area:

Y

N x

Under the Planning and development Act
2000
(as amended)

Record of Monuments and Places:

Y

N x

Zone of Archaeological potential:

Y

N x

Preservation Order or Temporary P.O.:

Y

N x

NIAH ref no: 13834001.

Louth RPS LH022-010

NIAH Registration No. (if applicable):

13834001

Description of the Structure:

The **NIAH** description of this regionally important property (NIAH Ref: 13826014— is as follows:

Detached three-bay two-storey former country house, built c. 1870, incorporating fabric of earlier eighteenth century building, now in use as adult education centre. Slightly projecting central bay to west with painted stone balustraded parapet, projecting single-storey dressed limestone entrance porch with ionic columns supporting limestone and cast-iron balustraded balcony, flanking single-storey canted bay windows; slightly projecting central bay with eaves pediment to south, single-storey limestone entrance porch, limestone and cast-iron balcony. Hipped slate roof, clay hip and ridge tiles, painted smooth rendered corbelled and banded chimneystacks, overhanging modillioned and bracketed eaves, moulded cast-iron gutters, circular cast-iron downpipes; lead-lined flat roofs to bay

windows. Painted ruled-and-lined smooth rendered walling, slightly projecting chamfered plinth course and raised channelled quoins. Square-headed window openings, painted rendered surrounds with cornices, painted stone sills, uPVC casement windows, tripartite opening to first floor south elevation, tripartite round-headed window opening at first floor, west elevation, painted moulded window heads on fluted console brackets. Round-headed door opening to west, dressed limestone ashlar surround, rope moulding with keystone, painted timber surround, plain glazed fanlight over painted timber double doors, flanked by square-headed timber sliding sash windows; square-headed door opening to south dressed limestone pilasters, painted timber and glazed double doors. Interior with top-lit cantilevered staircase, hallway with fireplace set in niche and decorative plasterwork. Set within own grounds, located at end of long bitumen surfaced avenue, coursed rubble stone boundary wall with soldier coping, rock-faced limestone quadrants, rock-faced limestone piers with flat capstones, decorative cast-iron gates.

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

An Grianan is now a busy centre of education for the Irish Country Women's Association and although altered to accommodate its varied activities, retains much of the character of Newtown House and its fine Italianate detailing. It was designed with two elevations of similar architectural merit, both presenting fine dressed limestone porticos. The overhanging modillioned eaves contribute also to its attractive appearance. The house belonged to the McClintock family, who sold it in 1852 to a Mr. Ralph Smith. The house as it survives today is Mr. Smith's work, but a portion of the McClintock building survives at the east end of the south front.

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:

Installation of one movable external access ramp at the main entrance, and (2) repair and recommissioning of one existing stair lift in Kellogg Hall

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:

I have reviewed the RPS in respect of this property. The applicant has not submitted a comprehensive Conservation Method Statement and/or Impact Assessment Report. The applicant has submitted drawings and photographs of the area to which the works may take place prepared by Jacqueline Pope, Conservation Architect Grade II.

The drawings include the following annotation:

NOTE: THE ABOVE FEASIBILITY STUDY DEMONSTRATES HOW A RAMP MIGHT BE PROVIDED IN COMPLIANCE WITH THE BUILDING REGULATIONS PART M 'ACCESS AND USE'

HOWEVER THE FEASIBLY SKETCH HAS 'VISUAL IMPACT' ON HISTORIC SIGNIFICANCE THE BUILDING WHICH IS A PROTECTED STRUCTURE. FURTHER WORK AND CONSULTATION TO BE UNDERTAKEN TO IDENTITY ACCEPTABLE DISPENSATIONS TO PART M WHICH MITIGATE THE VISUAL IMPACT ON THE BUILDING.

Having reviewed the proposals, I concur with the agent's assessment that the proposed works would have a visual impact on the principal elevation of the Protected Structure, given the regional importance of the structure and that the limestone porticos are expressly mentioned as of architectural merit on the NIAH appraisal, I would consider the intervention would materially affect the character of protected structure.

It is noted that the works include the '*repair and recommissioning of one existing stair lift in Kellogg Hall*' no detail have been provided regarding these works. In the absence of these details, I am unable to conclude whether the works to the stair lift would have a material impact on the protected structure. As I have concluded that the works to provide the ramp would have a material impact on the protected structure I do not consider it necessary to seek further information on the stairlift.

Recommendation:

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 An Grianan Adult Education College, Termonfeckin, Co Louth, A92 X9TF.

AND WHEREAS The Countrywoman's Trust CLG requested a declaration on the question from Louth County Council on the 20th May 2026.

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

- a) Section 2 of the Planning and Development Act 2024, as amended,
- b) Section 3 of the Planning and Development Act 2000, as amended,
- c) Section 4(1)(h) of the Planning and Development Act 2000, as amended,
- d) Section 57 of the Planning and Development Act, 2000 as amended,
- e) The Architectural Heritage Protection Guidelines for Planning Authorities,
- f) The special interest pertaining to the protected structure in question and
- g) The nature and extent of work is set out in the referral question,

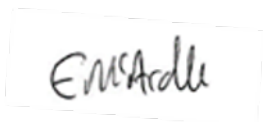
AND WHEREAS Louth County Council has concluded that:

- (i) The stated works to the protected structure comprise of “works” as defined in Section 2 of the Planning and Development Act 2024;
- (ii) The installation of one movable external access ramp at the main entrance, would materially affect the character of the protected structure would not, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest,
- (iii) The lack of detail in relation to the repair and recommissioning of one existing stair lift in Kellogg Hall means an assessment of any proposed works and potential impacts on the Protected Structure cannot be carried out
- (iv) The said development, therefore, comes within the scope of section 4(1)(h) and Section 57(1) of the Planning and Development Act 2000 (as amended).

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 *installation of one movable external access ramp at the main entrance at Kellogg Hall* would materially affect the

character of the protected structure at An Grianan Adult Education College, Termonfeckin, Co Louth, A92 X9TF, and **constitutes development** that is **not exempted development**.

Signed by Inspector



Eamonn McArdle
Executive Planner

Date

30th July 2026

**Signed by Planning Authority
Officer**



Turlough King
A/Senior Planner

Date

31st July 2026