



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:	Linda Fahy		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	5 th September 2025	Date of Inspection:	20 th November 2025
Date of Issue of Declaration:	21 st November 2025	Previous Declarations:	No S57 declarations on record.

Address:

Name of Building:

Marley

Address 1:

Grangebellew

Address 2:

Address 3:

Co. Louth

Eircode:

A91 NY33

Location:

National Grid co-ordinates:

E N

O.S. Map Type:

Map Sheet:

Site Number:

**Details:****Protection Status:**

Under the Planning and development Act 2000
(as amended)

Y / N

Record of Protected Structures:

Y ✓

N

LHS018-035

Architectural Conservation
Area:

Y

N ✓

Record of Monuments and
Places:

Y

N ✓

Zone of Archaeological
potential:

Y

N ✓

Preservation Order or
Temporary P.O.:

Y

N ✓

NIAH Registration No. (if applicable):

13901809

Introduction:

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

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 subject building is included within the RPS and is described as –

“Detached three-bay single-storey over basement former gate lodge, built c. 1820, now in private domestic use. Square-plan, cast-iron lean-to return to north..”

Its appraisal states *“This charming gate lodge forms an appealing appendage to Rokeby Hall. Simply designed, its well-proportioned façade is enhanced by its entrance which reflects the symmetry of the façade with its flanking walls. The survival of original windows is also pleasing and worthy of note”.*

Planning History:

Pl. Ref. 12/198 Permission for the sympathetic restoration of Marlay Lodge, which is a protected structure, former gate lodge to Rokeby Hall, dating to the 1820's to create a single dwelling / writer's retreat GRANTED.



Description of the structure:

The **NIAH** description of this regionally important property is as follows:

“Detached three-bay single-storey over basement former gate lodge, built c. 1820, now in private domestic use. Square-plan, cast-iron lean-to return to north. Hipped slate roof, concrete ridge, red brick corbelled chimneystack, cast-iron gutters on rendered corbelled eaves course. Painted smooth rendered walling, rendered quoins and plinth, lime-washed walling to north and south elevations and basement. Square-headed window openings, painted stone sills, painted timber two-over-two sliding sash windows, timber casement windows to basement. Square-headed door opening, now boarded up, concrete and tooled limestone steps to door forming bridge over basement, smooth rendered plinth walling; square-headed door opening to basement, painted timber vertically-sheeted door; concrete steps to east leading to basement. Remains of rendered walling to north-east with triangular coping. Situated to west side of road, Rokeby Hall to south.”

The **NIAH** appraisal of this property includes:

“This charming gate lodge forms an appealing appendage to Rokeby Hall. Simply designed, its well-proportioned façade is enhanced by its entrance which reflects the symmetry of the façade with its flanking walls. The survival of original windows is also pleasing and worthy of note.

Legislative Provision:

Section 57(1) of the Planning and Development Act 2000, as amended, states:

“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 Planning and Development Act 2000, as amended, stipulates that the carrying out of any works specified in a notice under section 59 (1) or 60 (2) shall be exempted development.

Referral Question:

The submitted question as set in Question 10 of the S57 declaration form states:

“Addition of stairs (currently has no stairs)

Relocate internal door

Timber bracing and insulation between level 1 floor joists, fix gaps in floor boards

Internal lime plastering”.



Legislative Provision:

Section 57(1) of the Planning and Development Act 2000, as amended, states:

“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 Planning and Development Act 2000, as amended, 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, the NIAH and the documentation submitted by the applicant and I carried out an internal inspection of the property on 20th November 2025 with the applicant, Linda Fahy.

Addition of Stairs

Under Pl. Ref. 12/198 permission was granted for new staircase to be installed as there was no link between the lower ground floor and the ground floor. The floor between the two levels was opened up but the stairs were never installed. Instead, a makeshift ladder was installed to link the two floors. It is now proposed to insert the stairs to complete the permanent access between the two as was envisaged in the original planning permission 12/198.

Relocate Internal Door

It is proposed to relocate the door slightly further along the wall from the living room into the existing glass link. This is not an original door and was added post 2012.

Internal Lime Plastering

Internally the original walls of the gate lodge are rubble stone with lime plaster. The lime plaster is cracked and crumbling and there are areas where the plaster has detached from the wall, leaving exposed stone. It is proposed to replace the lime plaster on the inner leaf of the external walls with “lime thermal insulation plaster”, which is a breathable lime plaster which has the appearance on traditional lime plaster but eliminates thermal bridging and improves the thermal performance of the walls.

Timber bracing and insulation between level 1 floor joists, fix gaps in floorboards

The existing floor between the lower ground floor and ground floor comprises exposed wooden floor joists with wooden floorboards above. It can be seen from the underside that there have been rudimentary repairs to the floor over the years. There are also large gaps in the boards and it is possible to see from the lower ground floor through to the room above. There is also horizontal movement in the floor when one walk across it. It is proposed to add additional wooden bracing and to fill the gaps between the boards, likely by way of rope caulking.

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

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. In this case I consider that all of the works as described would not materially affect the character of the “Marley” or any element of the structure which contributes to its special architectural or social interest.

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 Marley, Grangebellew Co. Louth.

AND WHEREAS Linda Fahy requested a declaration on the question from Louth County Council on the 5th September 2025.

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 “Marley” as a Protected Structure listed in the Record of Protected Structures,
- f) The planning history of the site,
- 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 which seeks the Addition of stairs, relocation of an internal door, timber bracing and insulation between level 1 floor joists, fix gaps in floorboards and internal lime plastering.

AND WHEREAS Louth County Council has Concluded that

- (i) The nature of the proposed is development and is exempted development on the grounds that the works would not materially affect the character of “Marley” 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

A handwritten signature in black ink, appearing to be 'D. Hall'.

Date

20th November 2025

Signed by Planning Authority Officer

A handwritten signature in black ink, appearing to be 'Tulay Big'.

Date

21st November 2025