



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:	Nordview Ltd		
Status (i.e. Owner or Occupier):	Property leased by Nordview		
Date of Request for Declaration:	01 September 2023	Date of Inspection:	10 th November 2023
Date of Issue of Declaration:		Previous Declarations:	None

Address:		Location:	E	N
Name of Building:	29 St Laurence St.	National Grid co-ordinates:		
Address 1:	Drogheda	O.S. Map Type:		
Address 2:	Co. Louth	Map Sheet:		
Address 3:		Site Number:		
Eircode:	A92 FAE0			

Protection Status: <small>Under the Planning and development Act 2000 (as amended)</small>	Y		Details:
Record of Protected Structures:	Y ✓	N	DB 131
Architectural Conservation Area:	Y ✓	N	ACA – 5 (Laurence Street)
<small>Under the Planning and development Act 2000 (as amended)</small>			
Record of Monuments and Places:	Y	N ✓	
Zone of Archaeological potential:	Y ✓	N	Drogheda Town Centre
Preservation Order or Temporary P.O.:	Y	N ✓	



NIAH Registration No. (if applicable):

13619033

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 29 Saint Laurence Street, Drogheda, Co. Louth



Figure 1: Front Façade – 29 St. Laurence Street, Drogheda

Protection Status: Regional

Planning History: None

Description of the Structure:

Attached two-bay three-storey over basement former house, built c. 1800, as a pair with the adjoining house to the east. Now in use as offices. Roof not visible, hidden by parapet, red brick corbelled chimneystack. Painted smooth rendered walling, painted stone coping to parapet. Square-headed window openings, painted smooth rendered patent reveals, painted stone sills, painted timber two-over-two sliding sash windows with horizontal glazing bars to ground floor, two-over-one sliding sash windows with vertical glazing bars to first floor, painted timber casement windows to second floor and basement. Round-headed door opening, painted stone Gibbsian surround, scroll brackets surmounted by broken bed pediment, plain-glazed fanlight, painted timber door with six raised-and-fielded panels; tooled limestone entrance platform approached by three tooled limestone steps. Basement area bounded by tooled limestone plinth wall surmounted by wrought-iron railings. Outbuildings to south. Street fronted.

The NIAH appraisal of this property states:

This modest town house is typical in design of late-eighteenth, early-nineteenth century town architecture. The retention of early fabric such as the sliding sash windows and the original Gibbsian door surround with broken bed pediment, enliven the façade. Situated on Laurence Street, the historical centre of the town, this house plays a positive role in the streetscape and adds to the architectural heritage of Drogheda.

**Referral Question:**

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

This is a 5-storey building (including 2no. floors below ground Level) and the proposed works as specified by the applicant are as follows:

- Lower Basement Floor – No changes to structure. Upper Basement Floor – 2no. protected lobbies to be created in the front and rear room to comply with Fire Safety standards.
- Ground Floor - 1no. protected lobby to be created in the rear room to comply with Fire Safety standards.
- 1st Floor – Front room to have 1no. protected lobby to comply with Fire Safety standards and in addition this room is to be divided into two rooms for additional bedrooms.
- 2nd Floor - 1no. protected lobby to be created in the rear room to comply with Fire Safety Standards.

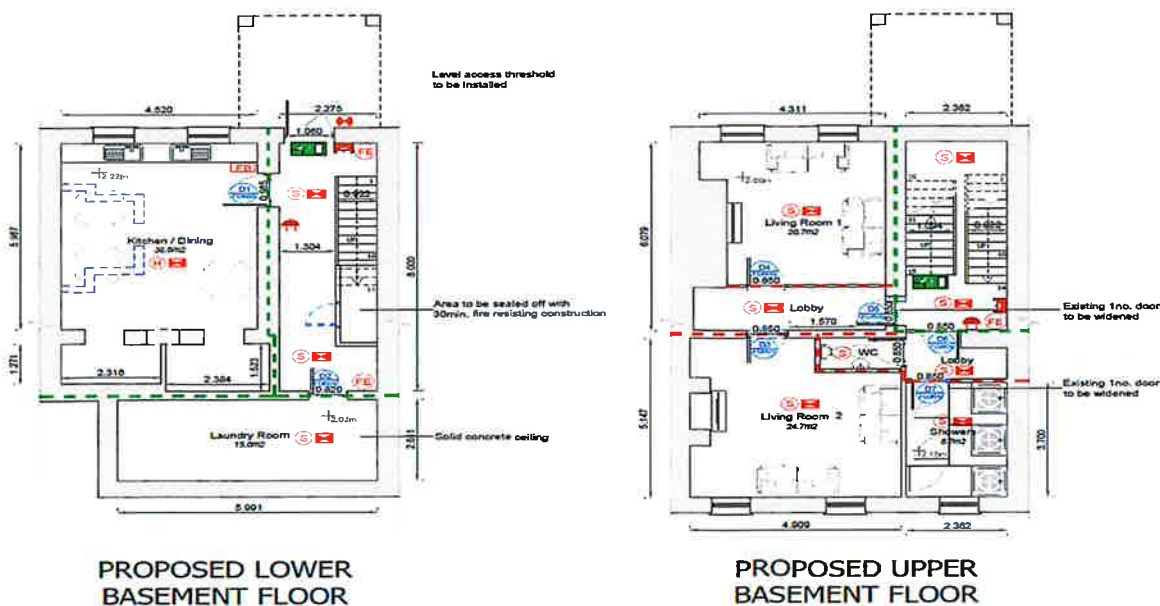
It is proposed that all new walls to be constructed on site will be of timber stud and plasterboard which can easily be removed at the end of the lease.

As part of the fire safety upgrades, all floors will be upgraded to 60 minutes fire resisting construction. This will be achieved by installing fire resisting materials under the floorboards and between the timber joists so it is not visible but complies with the requirements.

All existing timber doors that are required to be upgraded to fire resisting door sets are proposed to be carefully removed and set aside for storage. New fire resisting door sets will be installed for the time being. When the applicant's lease expires, it is proposed to reinstate the original doors back into the building.

Demolitions – The main entrance foyer on the ground floor is partitioned by 2no. stud walls with a door and glazing. As the door widths do not comply with Fire Safety standards is it therefore proposed to remove these to allow for swift exit.

In addition, there was a rear two-storey return added to the building in the past which, in our opinion, is of no historical significance. It is proposed to keep these in place but to renovate the interior of both floors to bathrooms.





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.

Assessment:

The Planning Authority has considered the works to no. 29 Saint Laurence St, Drogheda which involve the works outlined above with ‘*Description of Proposed Works*’. The applicant has also submitted drawings and a description of the proposed alterations.

Having visited the property and reviewed the submitted plans, I am satisfied that the proposed works as they relate to compliance with fire safety standards namely, the provision of protected lobbies and subdivision of rooms are reversible and do not materially affect the character of the protected structure.

However, the installation of steel beams and services across the ceilings as photographed below do significantly and materially affect the character of the protected structure and as such constitute development which is not exempted development.





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

- Placement map
- Existing and proposed plans
- Description of works

Recommendation:

I hereby recommend that a Declaration of Exemption be issued for the development described above, for the reason(s) set out hereunder:

WHEREAS the 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 no. 29 Saint Laurence Street, Drogheda.

AND WHEREAS Nordview requested a declaration on the question from Louth County Council on the 1st September 2023.

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

- a) Section 2 of the Planning and Development Act 2000, 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 works 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 2000 (as amended);
- (ii) The stated works 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,
- (iii) 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 proposed works as specified by the applicant as they relate to compliance with Fire Safety Standards to the property at no. 29 Saint Laurence St, Drogheda, Co. Louth as detailed above, **constitutes development that is exempted development.**

Signed by Inspector

Brian Brooks, Executive Planner

Date:

14th November, 2023

Signed by Planning Authority Officer

Joanna Kelly, Senior Planner

Date

14th November, 2023

LOUTH COUNTY COUNCIL

CHIEF EXECUTIVE'S ORDER

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Section 57 Declaration – Works to a Protected Structure

Chief Executive's Order No: 811/2023

Reference No: S57 DB23-05

Date Application Received: 01 September 2023

Description:

- a) Lower Basement Floor – No changes to structure. Upper Basement Floor – 2no. protected lobbies to be created in the front and rear room to comply with Fire Safety standards.
- b) Ground Floor - 1no. protected lobby to be created in the rear room to comply with Fire Safety standards.
- c) 1st Floor – Front room to have 1no. protected lobby to comply with Fire Safety standards and in addition this room is to be divided into two rooms for additional bedrooms.
- d) 2nd Floor - 1no. protected lobby to be created in the rear room to comply with Fire Safety Standards.

Name of Applicant: Nordview Ltd.

Location of Development 29 St. Laurence Street, Drogheda,
Co. Louth A92 FAE0

WHEREAS the 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 no. 29 Saint Laurence Street, Drogheda.

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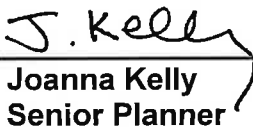
- d) Section 57 of the Planning and Development Act, 2000 as amended,
- e) The Architectural Heritage Protection Guidelines for Planning Authorities,
- f) The special interest pertaining to the protected structure in question and
- g) The nature and extent of works set out in the referral question.

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- (i) The stated works to the protected structure comprise of “works” as defined in Section 2 of the Planning and Development Act 2000 (as amended);
- (ii) The stated works 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,
- (iii) 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 proposed works as specified by the applicant as they relate to compliance with Fire Safety Standards to the property at no. 29 Saint Laurence St, Drogheda, Co. Louth as detailed above, **constitutes development that is exempted development.**

However, the installation of steel beams and services across the ceilings in the upper floors, do significantly and materially affect the character of the protected structure which contributes to its architectural interest and as such, **constitutes development that is not exempted development.**

SIGNED: 
Joanna Kelly
Senior Planner

Dated: 17th November 2023

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 **Section 57 Declaration of Exemption be Granted** for the works, as described above.

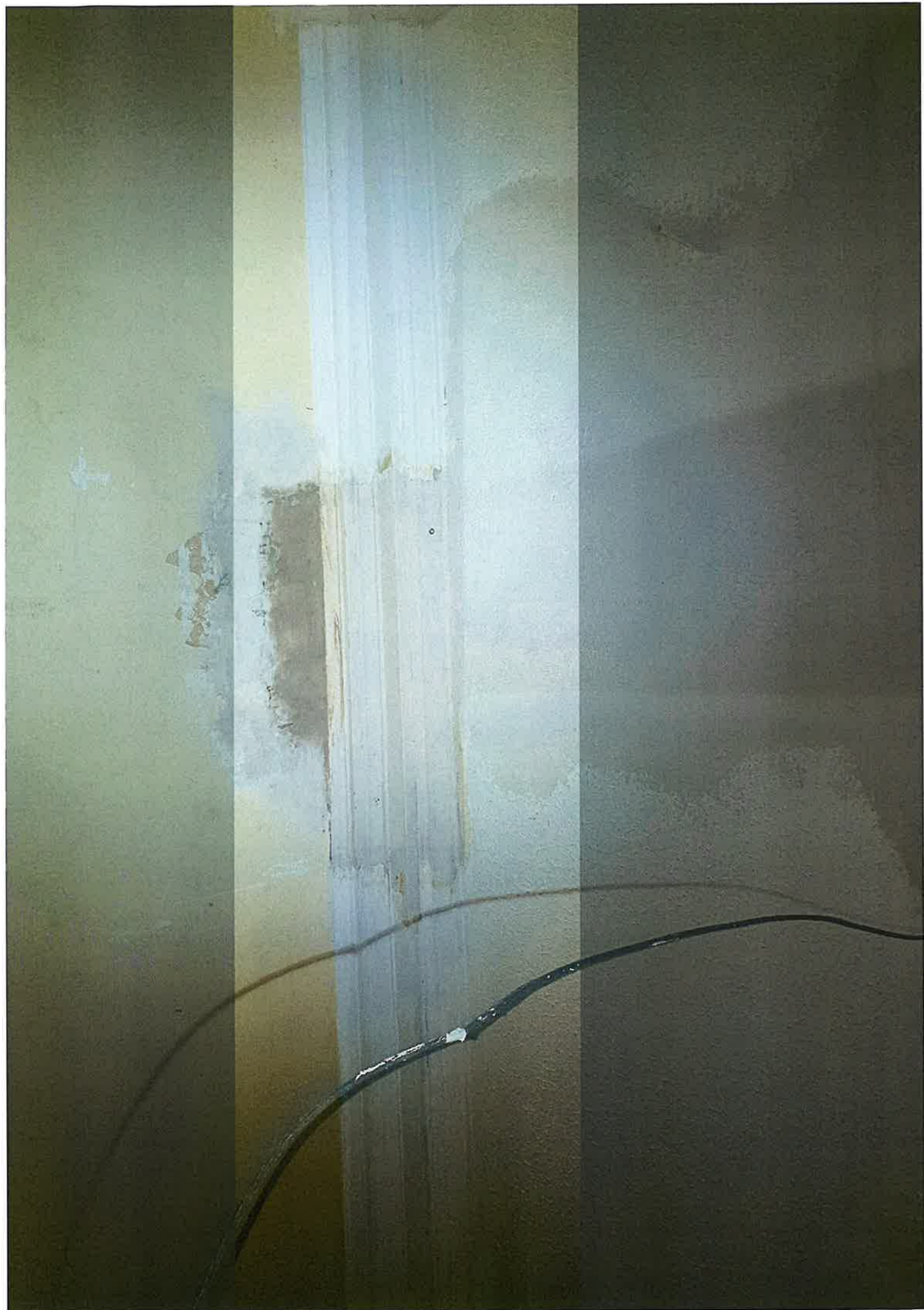
SIGNED: 
Eamon Woulfe
A/Director of Services

Dated: 17th November 2023

To whom this function has been delegated in accordance with the provision of Sections 154 of the Local Government Act 2001 by Order no CE.S.362/23 dated the 10th day of November 2023.







29 Saint Laurence Street, MONEYMORE, Drogheda, LOUTH



Survey Data

Reg No	13619033
Rating	Regional
Categories of Special Interest	Architectural, Artistic
Original Use	House
In Use As	Office
Date	1780 - 1820
Coordinates	309137, 275242
Date Recorded	22/07/2005
Date Updated	--/--/--

Description

Attached two-bay three-storey over basement former house, built c. 1800, as a pair with the adjoining house to the east. Now in use as offices. Roof not visible, hidden by parapet, red brick corbelled chimneystack. Painted smooth rendered walling, painted stone coping to parapet. Square-headed window openings, painted smooth rendered patent reveals, painted stone sills, painted timber two-over-two sliding sash windows with horizontal glazing bars to ground floor, two-over-one sliding sash windows with vertical glazing bars to first floor, painted timber casement windows to second floor and basement. Round-headed door opening,

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Appraisal

This modest town house is typical in design of late-eighteenth, early-nineteenth century town architecture. The retention of early fabric such as the sliding sash windows and the original Gibbsian door surround with broken bed pediment, enliven the façade. Situated on Laurence Street, the historical centre of the town, this house plays a positive role in the streetscape and adds to the architectural heritage of Drogheda.



PLANNING AND DEVELOPMENT ACT 2000 (as amended) REQUEST FOR SECTION 57 DECLARATION

The above Act provides that notwithstanding section 4(1)(a), (h), (i), (j), (k), or (l) and any regulations made under section 4(2) of the Act, the carrying out of works to a protected structure, or a 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

As an owner or occupier of a protected structure you are entitled under the above Act to make a written request to the Planning Authority to issue a Declaration as to the type of works which it considers would or would not materially affect the character of the structure or of any element (as set out in Section 57(3) of the Planning and Development Act 2000 as amended) of that structure.

In order to allow for consideration of this request, please supply the following information:

1. Name of Applicant: **Nordview Limited**
2. Address of Protected Structure: **Eircode:**
29 Saint Laurence Street, Drogheda, Co. Louth. A92FAE0
3. Correspondence of Protected Structure:
(if different from 2 above) **N/A**
4. NIAH Ref. No. **13619033** Louth RPS Ref. No. **DB-131**
5. Is the structure owner occupied or rented? **Rented**
Mrs Isolde Branigan,
36 Bloomfield Park
6. If rented, state name and address of owner: **Donnybrook**
Dublin 4
D04 R207
Existing use: Offices
7. Use of structure
(residential, commercial etc.) **Proposed use: Emergency Accomodation**
(Ukrainians)
8. Has a Declaration been sought previously? **None to our knowledge.**
9. Are you aware of any (1) previous planning application/s or (2) enforcement proceedings pertaining to this site? (If so, please give details):
None to our knowledge.



PLANNING AND DEVELOPMENT ACT 2000 (as amended) REQUEST FOR SECTION 57 DECLARATION

10. Please provide a brief description of the nature and scale of the development proposed (both internal and external) in particular the works that you are seeking a declaration for
- The building has been initially accepted by the Department of Children, Equality, Disability, Integration and Youth to house Ukrainian refugees under emergency legislation. It is proposed that this building will undergo a change of use from 'office' use to 'hostel'. We are advised that a planning application is not required for this change of use due to the emergency legislation currently in place.**

The applicant intends to carry out as little work as possible to the existing building but the works will comprise full compliance with Building Regulations. This will be subject to BCMS and the full assigned certifier process and certification. As part of this, a Fire Safety Certificate (Part B of the Building Regulations) and a Disability Access Certificate (Part M of the Building Regulations) both must be acquired for the works.

This is a 5 storey building (including 2no. floors below Ground Level) and the proposed works are as follows:

- a) Lower Basement Floor – No changes to structure.
- b) Upper Basement Floor – 2no. protected lobbies to be created in the front and rear room to comply with Fire Safety standards.
- c) Ground Floor - 1no. protected lobby to be created in the rear room to comply with Fire Safety standards.
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In addition, there was a rear two storey return added to the building in the past which, in our opinion, is of no historical significance. It is proposed to keep these in place but to renovate the interior of both floors to bathrooms.



PLANNING AND DEVELOPMENT ACT 2000 (as amended) REQUEST FOR SECTION 57 DECLARATION

Please note that the accuracy and relevance of the Declaration made by the Planning Authority is informed by the information furnished by the applicant.
Any deviation from the information provided may require the re-consideration of the declaration.

- Please provide a Site Location Map to the scale of 1:1000 clearly identifying the structure and boundaries to which this application refers. The subject structure should be outlined in **red** and overall landholding to be outlined in **blue**
- 11.

I wish to apply for a declaration from Louth County Council as to the type of works as outlined above, which may or may not require permission in the above named structure.

A handwritten signature in blue ink, appearing to read 'Wayne Geary'.

Signed: **Wayne Geary**
BSc MSCSI MRICS
Finegan Jackson Building
Surveyors Limited

Date: **31/08/2023**

Daytime contact telephone number: **042 9662275**

It should be noted that the Council is normally obliged to issue this declaration within three months (12 weeks) of a request being made.

You will be contacted within this period to arrange an appointment for a suitably qualified person to carry out a detailed survey of the internal and external features of the structure.

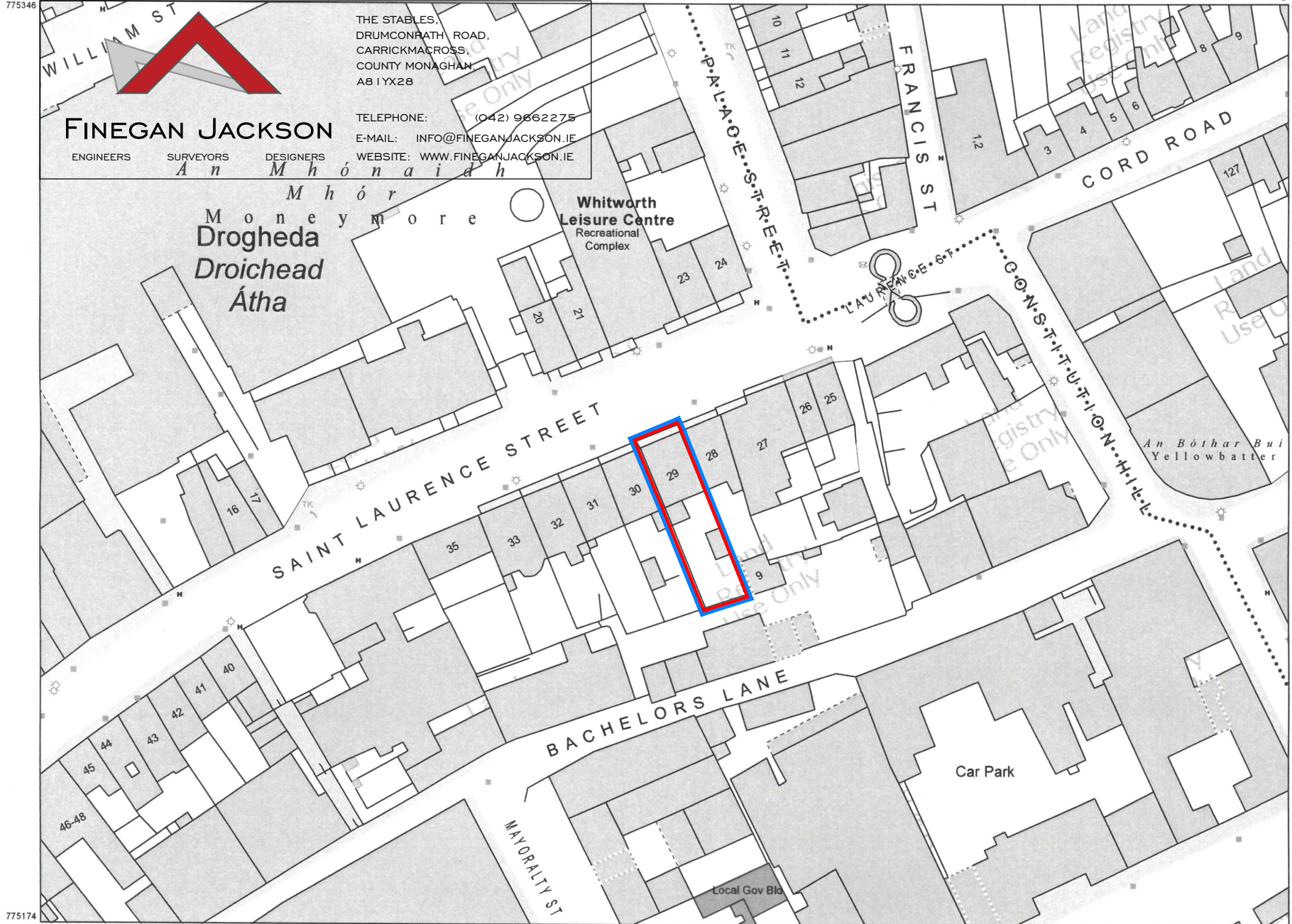
Please Return Completed Form To:

Conservation, Planning Dept., Louth County Council,
Town Hall, Crowe Street, Dundalk, A91 W20C
Email: conservation@louthcoco.ie

Land Registry Compliant Map



Tailte Éireann



FINEGAN JACKSON

ENGINEERS SURVEYORS DESIGNERS

An Mhóraidh

THE STABLES,
DRUMCONRATH ROAD,
CARRICKMACROSS,
COUNTY MONAGHAN,
A81YX28

TELEPHONE: (042) 9662275
E-MAIL: INFO@FINEGANJACKSON.IE
WEBSITE: WWW.FINEGANJACKSON.IE

M h ó r e
Money more
Drogheda
Droichead
Átha

Whitworth
Leisure Centre
Recreational
Complex

An Bóthar Bui
Yellowbatter

Local Gov Bldg

Car Park


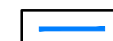
775346
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709179
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CENTRE COORDINATES:
ITM 709063.775260

PUBLISHED: 28/07/2023
ORDER NO.: 50348932_1

MAP SERIES: 1:5,000
1:1,000
1:1,000
MAP SHEETS: 2319
2319-12
2319-17

-  Site
-  Lands in Ownership

COMPILED AND PUBLISHED BY:
National Mapping Division of
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

www.tailte.ie

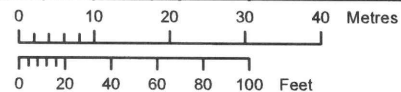
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OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.osi.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
www.osi.ie and search for
'Large Scale Legend'



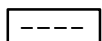
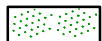
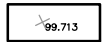


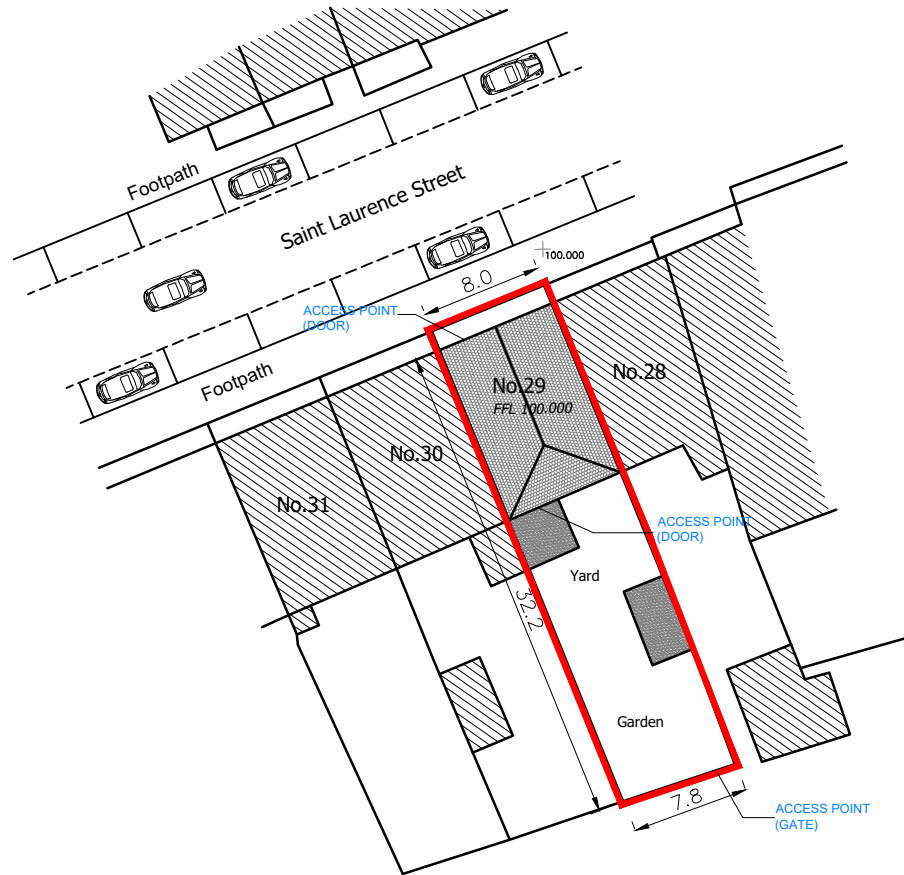


This map was produced by
the National Mapping Division
of Tailte Éireann, formerly
Ordnance Survey Ireland (OSI)



LEGEND:

-  Existing Buildings
-  Site Outlined In Red
-  Road Edge
-  Lawn
-  Existing Levels



Proposed Site Layout Plan
Area: 0.066acres / 0.027ha

CLIENT'S NAME:
JONATHAN O'ROURKE

PROJECT DETAILS:
PROPOSED WORKS AT;

SKETCH DRAWING ONLY
PROPOSED SITE PLAN

NOTE:
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29 SAINT LAURENCE STREET,
DROGHEDA,
CO. LOUTH,
A92 FAEO.

DRAWING No.:
J2023 - 002

DATE:
28/07/23

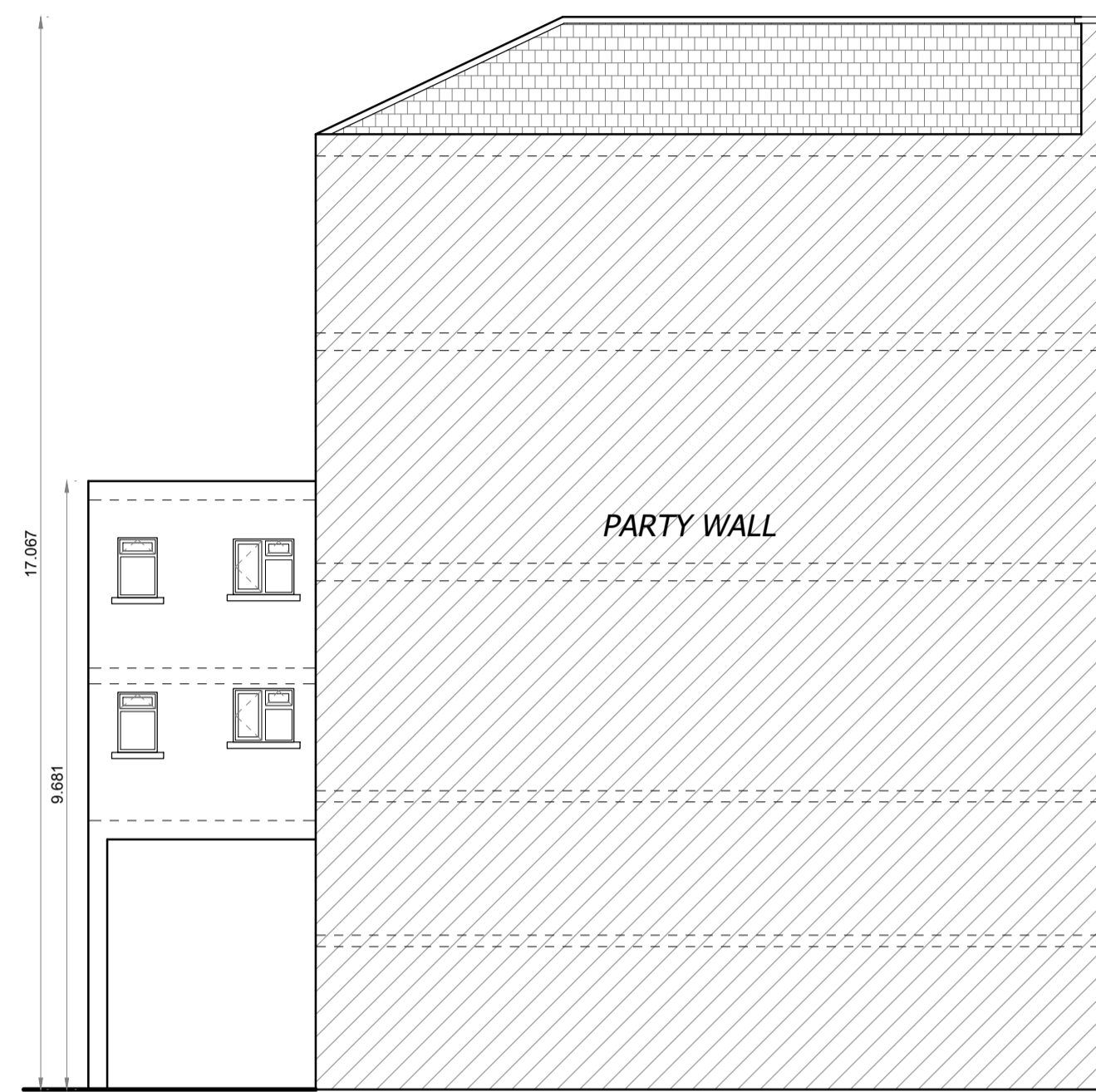
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1:500 (A4)



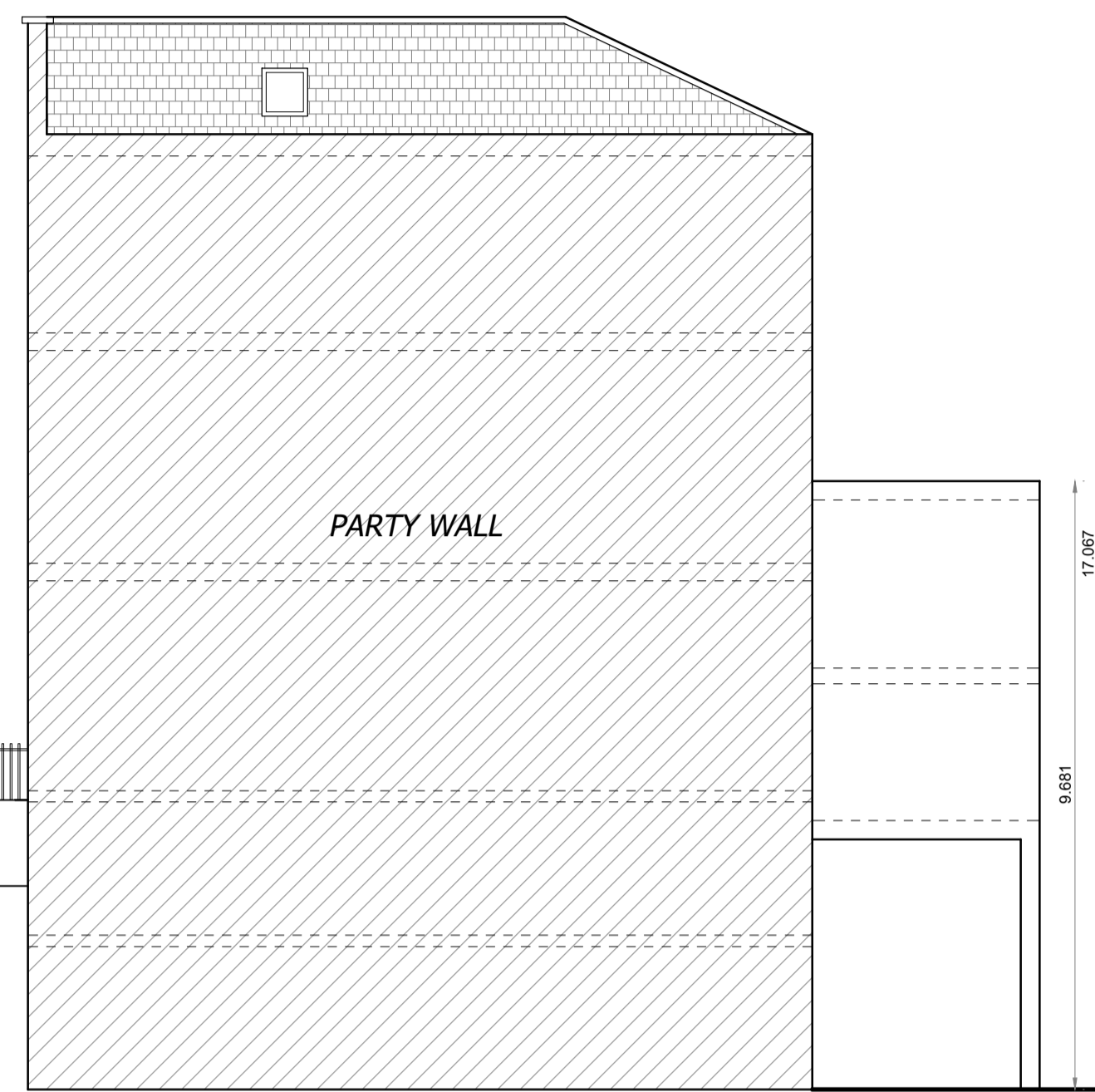
THE STABLES,
DRUMCONRATH ROAD,
CARRICKMACROSS,
Co. MONAGHAN,
A81YX28

TELEPHONE: (042) 9662275
E-MAIL: INFO@FINEGANJACKSON.IE
WEBSITE: WWW.FINEGANJACKSON.IE

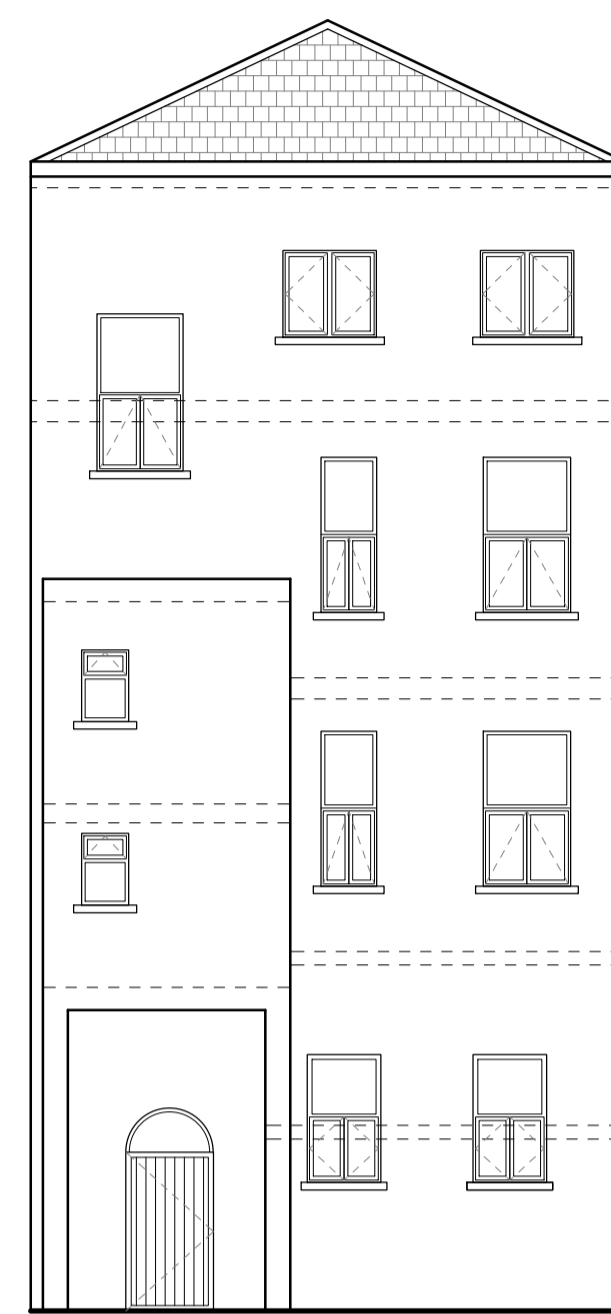
IMPORTANT NOTE:
 - ANY WORK CARRIED OUT THAT IS NOT SPECIFIED OR DETAILED HERE WILL BE THE RESPONSIBILITY OF THE PERSONS CARRYING THEM OUT.
 - IF ANY SITUATION ARISES WHICH WOULD CAUSE A CONTRAVENTION OF THE BUILDING REGULATIONS, THEN THE ENGINEER SHOULD BE CONSULTED.
 - ALL WORKS ARE TO BE IN STRICT COMPLIANCE WITH THE 2014 BUILDING REGULATIONS & ALL SUBSEQUENT REVISIONS.
 - ALL MATERIALS USED TO BE CERTIFIED IN ACCORDANCE WITH THE EU CONSTRUCTION PRODUCT REGULATIONS.



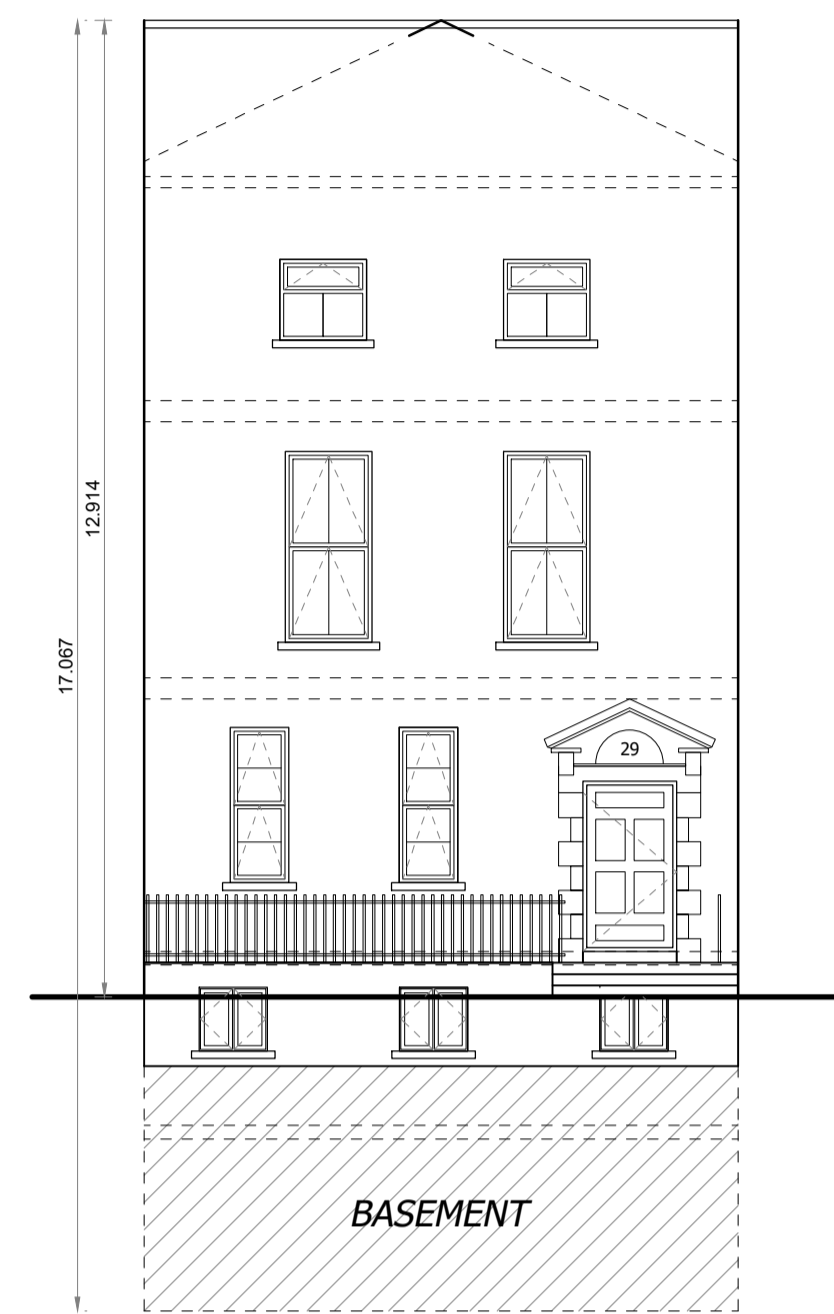
SIDE ELEVATION
(East)



SIDE ELEVATION
(West)



REAR ELEVATION
(South)



FRONT ELEVATION
(North)

AREA'S:

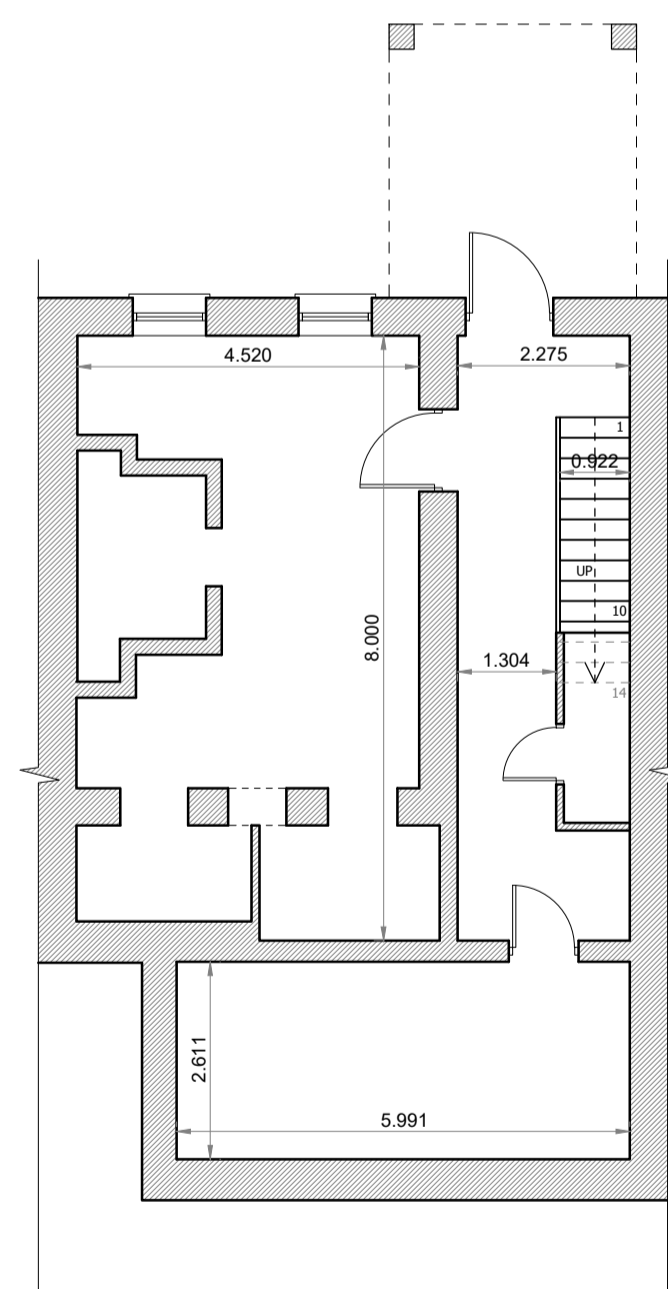
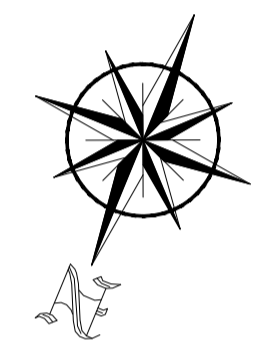
Lower Basement:	72.4m ² / 779sq.ft
Upper Basement:	67.5m ² / 726sq.ft
Ground Floor:	87.6m ² / 943sq.ft
1st Floor:	85.0m ² / 915sq.ft
2nd Floor:	73.1m ² / 786sq.ft
Total Area:	385.6m² / 4,150sq.ft

Site Area: 0.066 acres / 0.027 hectares

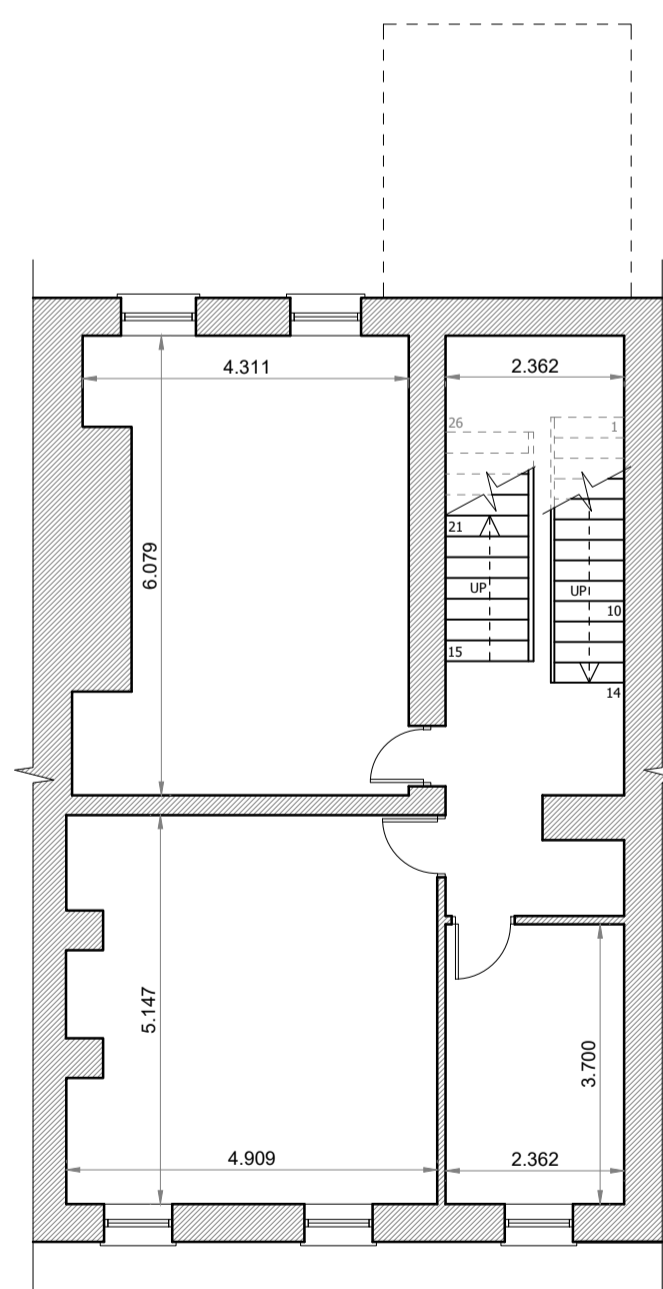
SCHEDULE OF FINISHES:

Roof:	Blue/black slates
Walls:	Smooth plaster
Windows:	Timber sliding sash

Existing Walls

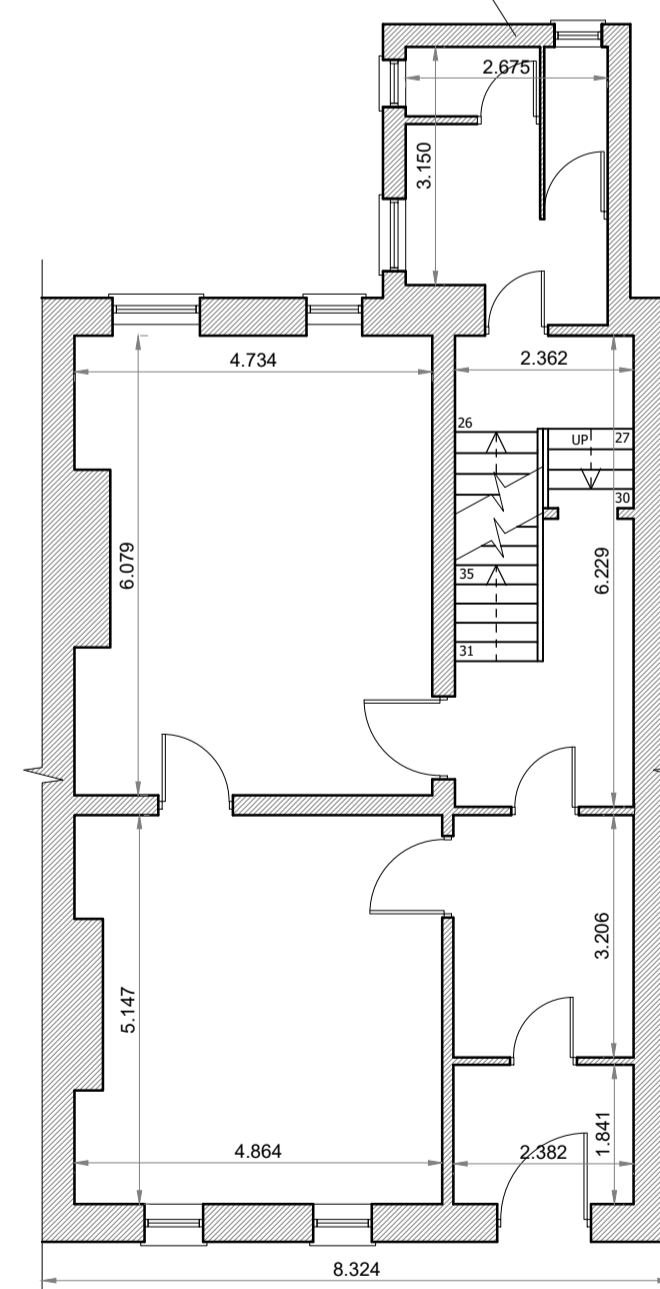


LOWER BASEMENT FLOOR



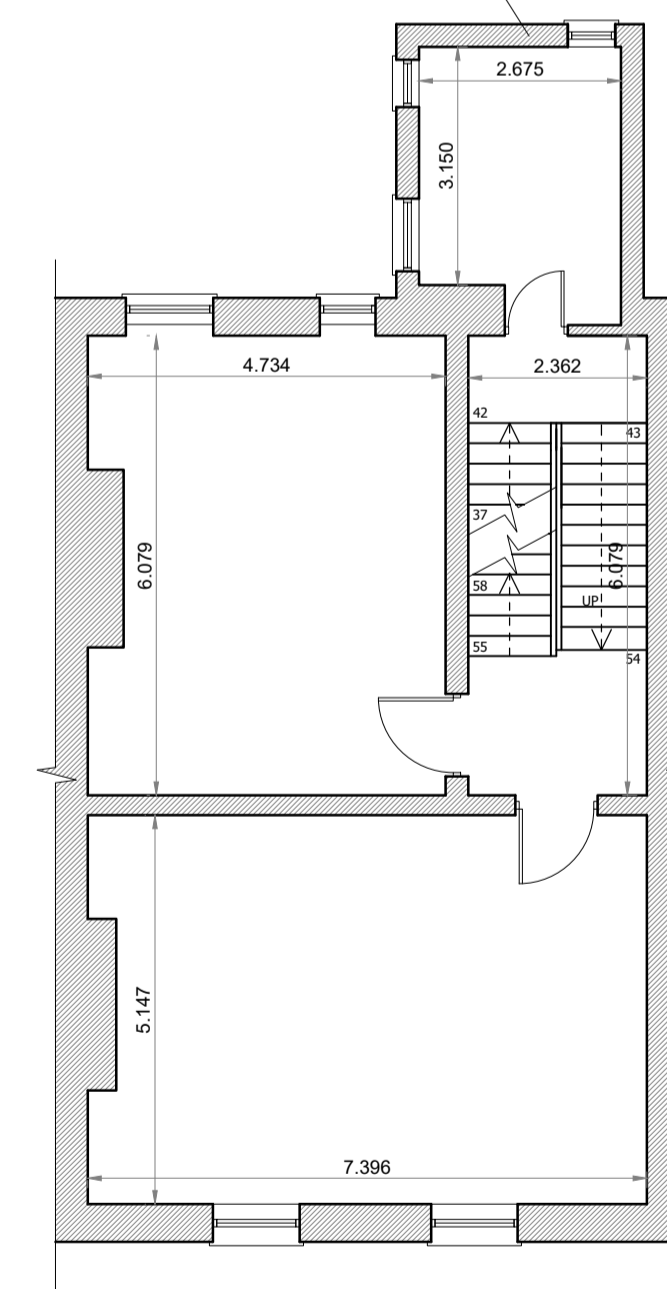
UPPER BASEMENT FLOOR

LOWER GROUND FLOOR

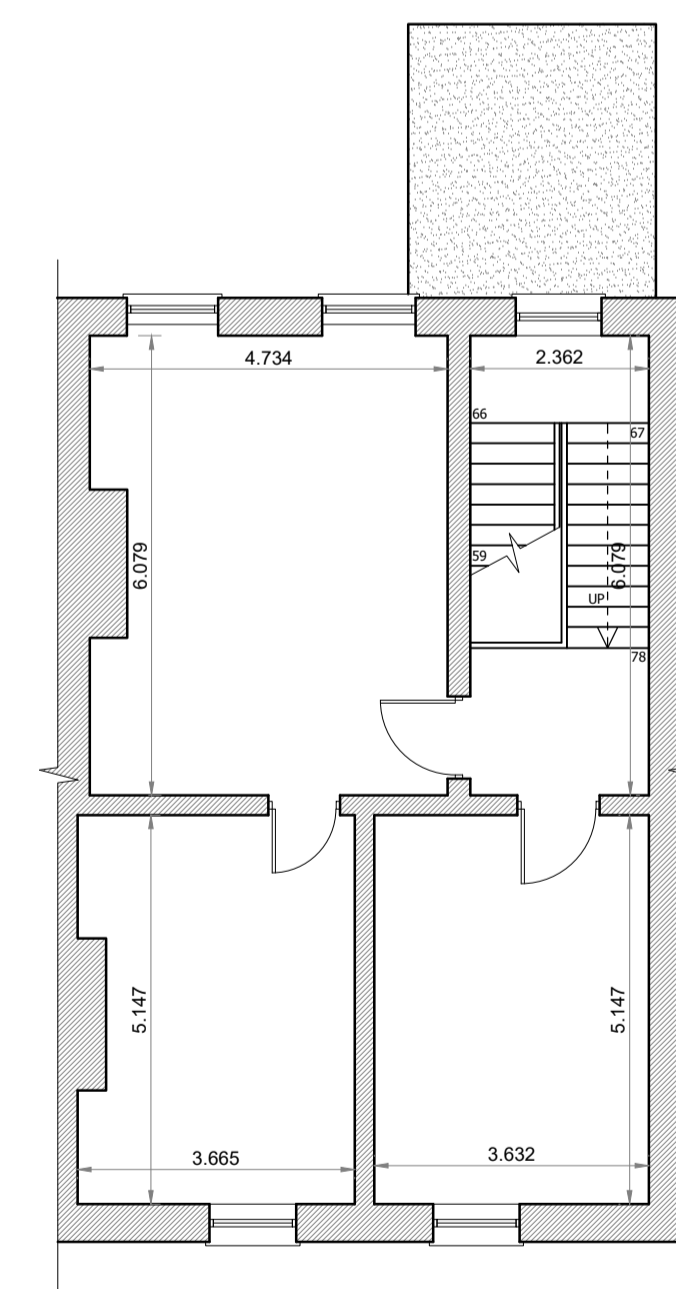


GROUND FLOOR

UPPER GROUND FLOOR



1st FLOOR



2nd FLOOR

CLIENT'S NAME:
NORDVIEW LIMITED

PROJECT DETAILS:
PROPOSED WORKS AT:

29 SAINT LAURENCE STREET,
DROGHEDA,
CO. LOUTH,
A92 FAEO.

FIRE SAFETY CERTIFICATE DRAWINGS
EXISTING FLOOR PLANS, ELEVATIONS & SECTIONS

DRAWING NUMBER:
J2023 - FSC001

SCALE:
1 : 100 (A1)

DATE:
14TH AUGUST 2023

PREPARED BY:
WAYNE GEARY

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FINEGAN JACKSON
ENGINEERS SURVEYORS DESIGNERS

THE STABLES,
DRUMCONRATH ROAD,
CARRICKMACROSS,
CO. MONAGHAN,
A81 YX28

TELEPHONE: (042) 9662275
E-MAIL: INFO@FINEGANJACKSON.IE
WEBSITE: WWW.FINEGANJACKSON.IE

- SITE BOUNDARY
- DEMOLITIONS
- EXISTING MASONRY WALLS
- EXISTING STUD WALLS
- PROPOSED WALLS
- SECTION LINES
- TRAVEL DISTANCE
- 1HR COMPARTMENT WALLS/FLOORS (60:60:60 as Detailed in Table A1, TGD Part B:2006)
- 30min FIRE RESISTANT CONSTRUCTION (30:30:30 as Detailed in Table A1, TGD Part B:2006)
- EXISTING CEILING HEIGHT
- MANUAL FIRE EXTINGUISHER
- BREAK GLASS UNIT
- ILLUMINATED FIRE ESCAPE SIGNAGE
- ZONED CONVENTIONAL FIRE ALARM PANEL
- FIRE ALARM INTERFACE UNIT
- SMOKE DETECTOR
- HEAT DETECTOR
- SOUNDER
- EMERGENCY LIGHT
- EXTERNAL BULK HEAD LIGHTING
- 30. MIN FIRE DOOR SET
- 60 MIN. FIRE DOOR SET
- FIRE BLANKET
- AUTOMATIC & MANUALLY OPERATED VENT (AOV)

VENTILATION
Mechanical & Background

Mechanical ventilation to be provided to all areas/rooms where ceiling heights are lower than 2.4m high. Certificates to be provided from independent specialist sub-contractor for design, installation, commissioning and handover to be provided to Assigned Certifier.

All remaining habitable rooms to be provided with adequate background ventilation in compliance with TGD Part F, 2019.

Mechanical extract ventilation over kitchen/utility room hob to be 650-750mm above hob surface.

Mechanical extraction (min.) rates:
Kitchen / Hob extractor fan: 30litre/sec
Utility: 30litre/sec
Bathroom: 15litre/sec

Background ventilation can be provided in the form of trickle vents in the window frames or 100mm cored wall vents. Min. 1.75m above FFL.

Background ventilation rates:
Habitable rooms / Bedrooms / Living: 7000mm²
Kitchen / Utility / Bathroom: 3500mm²

For bathrooms and WC's etc., extract ventilation to come on with light switch and run for 15 minutes after the light is turned off with manual override.

AREA'S:
Lower Basement: 72.4m² / 779sq.ft
Upper Basement: 67.5m² / 726sq.ft
Ground Floor: 87.6m² / 943sq.ft
1st Floor: 85.0m² / 915sq.ft
2nd Floor: 73.1m² / 786sq.ft
Total Area: 385.6m² / 4,150sq.ft

Site Area: 0.066 acres / 0.027 hectares

SCHEDULE OF FINISHES:
Roof: Blue/black slates
Walls: Smooth plaster
Windows: Timber sliding sash

- 60 MINUTE FIRE RESISTING CONSTRUCTION:**
- ALL FLOORS
 - PROTECTED STAIRWELL
- 30 MINUTE FIRE RESISTING CONSTRUCTION:**
- CEILING TO ATTIC SPACE
 - ALL CORRIDORS / LOBBIES
 - BETWEEN ALL ROOMS

IMPORTANT NOTE:
- ANY WORK CARRIED OUT THAT IS NOT SPECIFIED OR DETAILED HERE WILL BE THE RESPONSIBILITY OF THE PERSONS CARRYING THEM OUT.
- IF ANY SITUATION ARISES WHICH WOULD CAUSE A CONTRAVENTION OF THE BUILDING REGULATIONS, THEN THE ENGINEER SHOULD BE CONSULTED.
- ALL WORKS ARE TO BE IN STRICT COMPLIANCE WITH THE 2014 BUILDING REGULATIONS & ALL SUBSEQUENT REVISIONS.
- ALL MATERIALS USED TO BE CERTIFIED IN ACCORDANCE WITH THE EU CONSTRUCTION PRODUCT REGULATIONS.

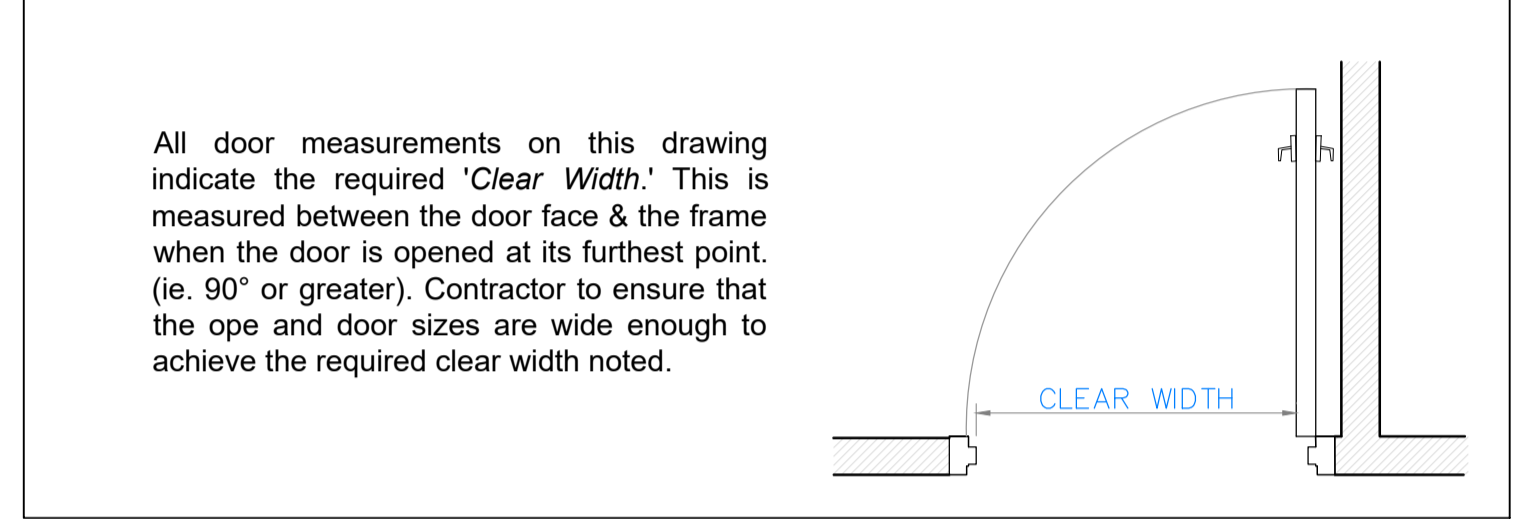
Fire Safety Compliance Report;
This drawing is to be read in conjunction with the Fire Safety Compliance Report as issued to Building Control to ensure compliance.

Fire Detection & Alarm System;
Fire detection and alarm system to be designed, installed and commissioned by the Specialist Sub-contractor in accordance with I.S. 3218:2013 +A1:2019, Fire Detection & Alarm Systems for buildings, System design, Installation, Commissioning, Servicing & Maintenance. A minimum of an LD2 type automatic fire alarm and detection system will be installed in the protected stairwell and common areas. A minimum of an L3X type automatic fire alarm and detection system will be installed in the flats.

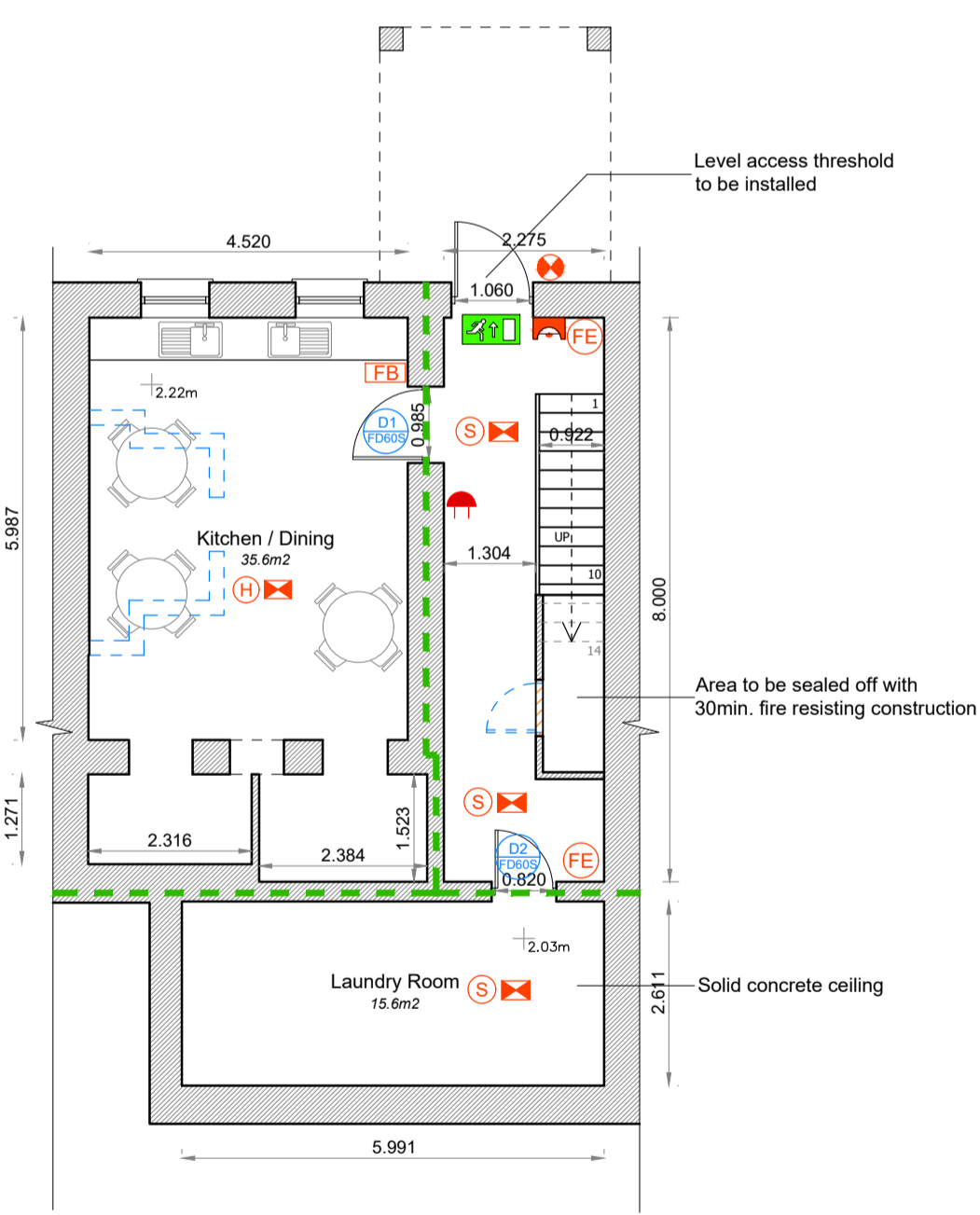
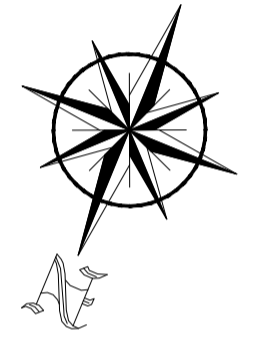
Emergency Lighting System Notes;
An addressable emergency escape lighting system shall be designed, installed and commissioned by the Specialist Sub-contractor in accordance with I.S. 3217:2013+A1:2017, Code of Practice for Emergency Lighting, along all defined and un-defined escape routes.

Electrical Installations;
Electrical installations shall be installed to comply with the relevant requirements of Electro Technical Council of Ireland's, National Rules for Electrical Installations, IS 10101:2020.

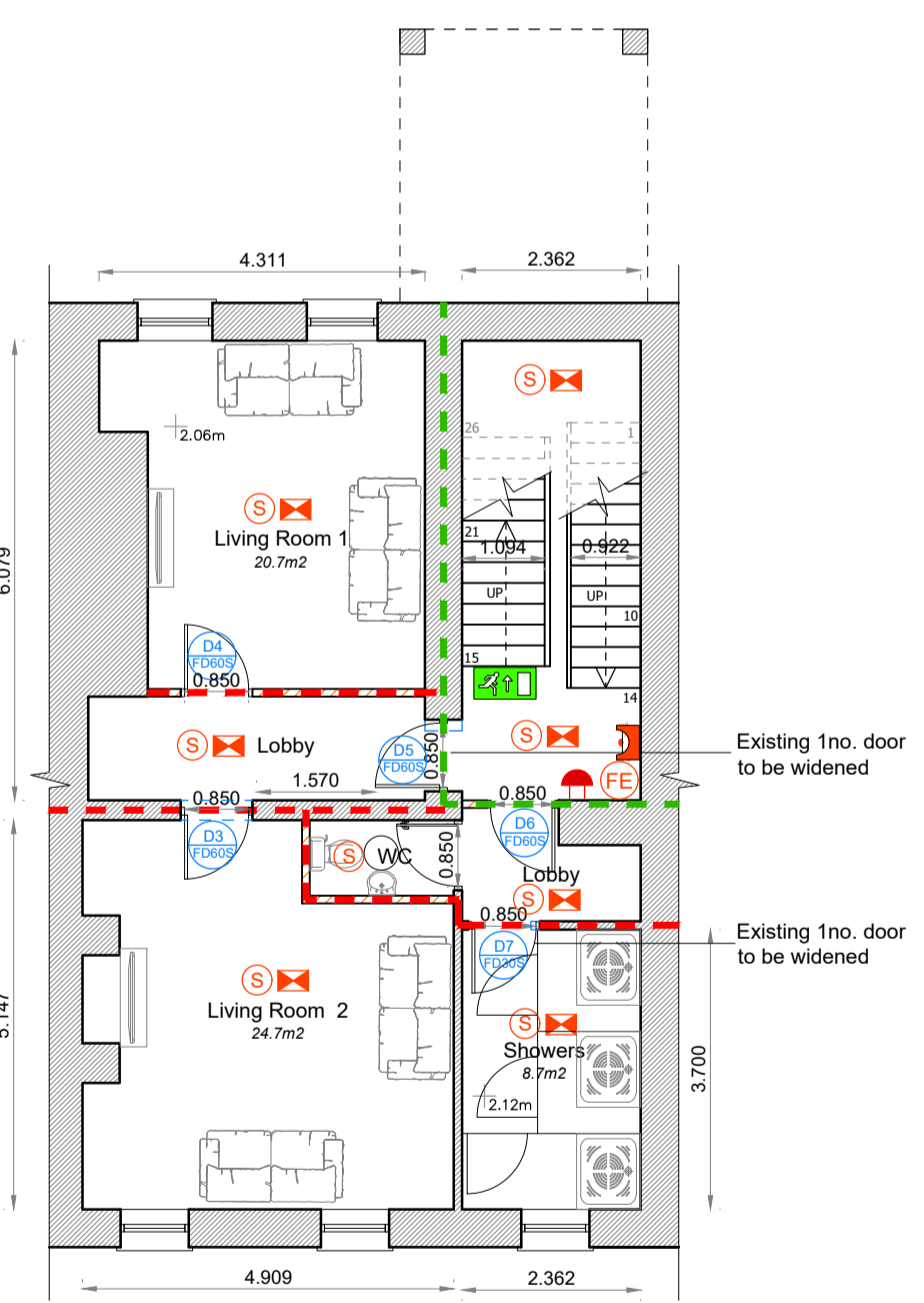
Fire Extinguishers;
First aid firefighting extinguishers conforming with EN3 shall be sited throughout the works in accordance with IS 291.



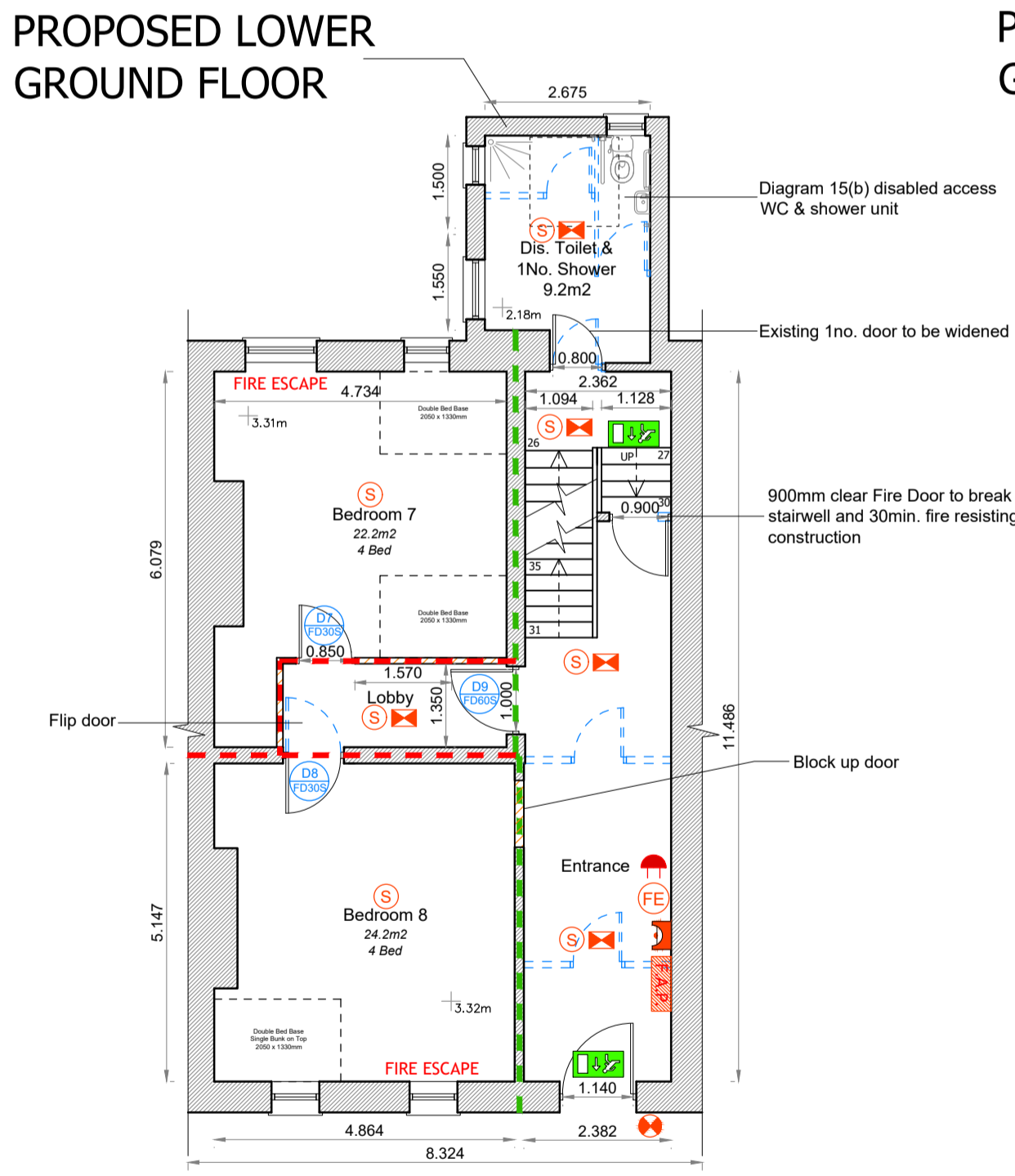
FIRE ESCAPE
Fire Escape Windows (Cill located between 800mm and 1100mm over FFL, no lock on window, openable area to be 0.33m² with min. height of 450mm and min. width of 450mm & restrictors to be installed on all first floor windows)



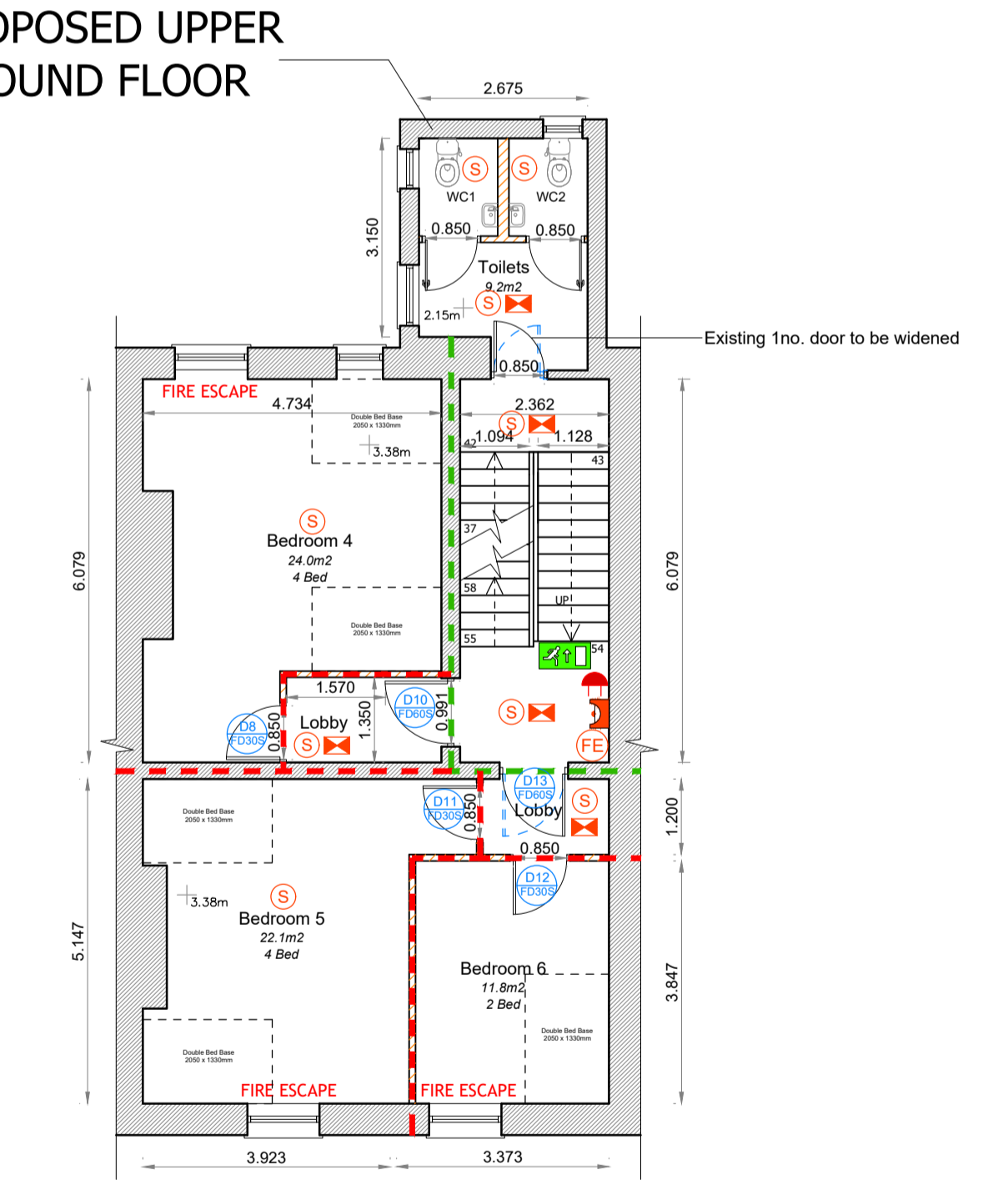
PROPOSED LOWER BASEMENT FLOOR



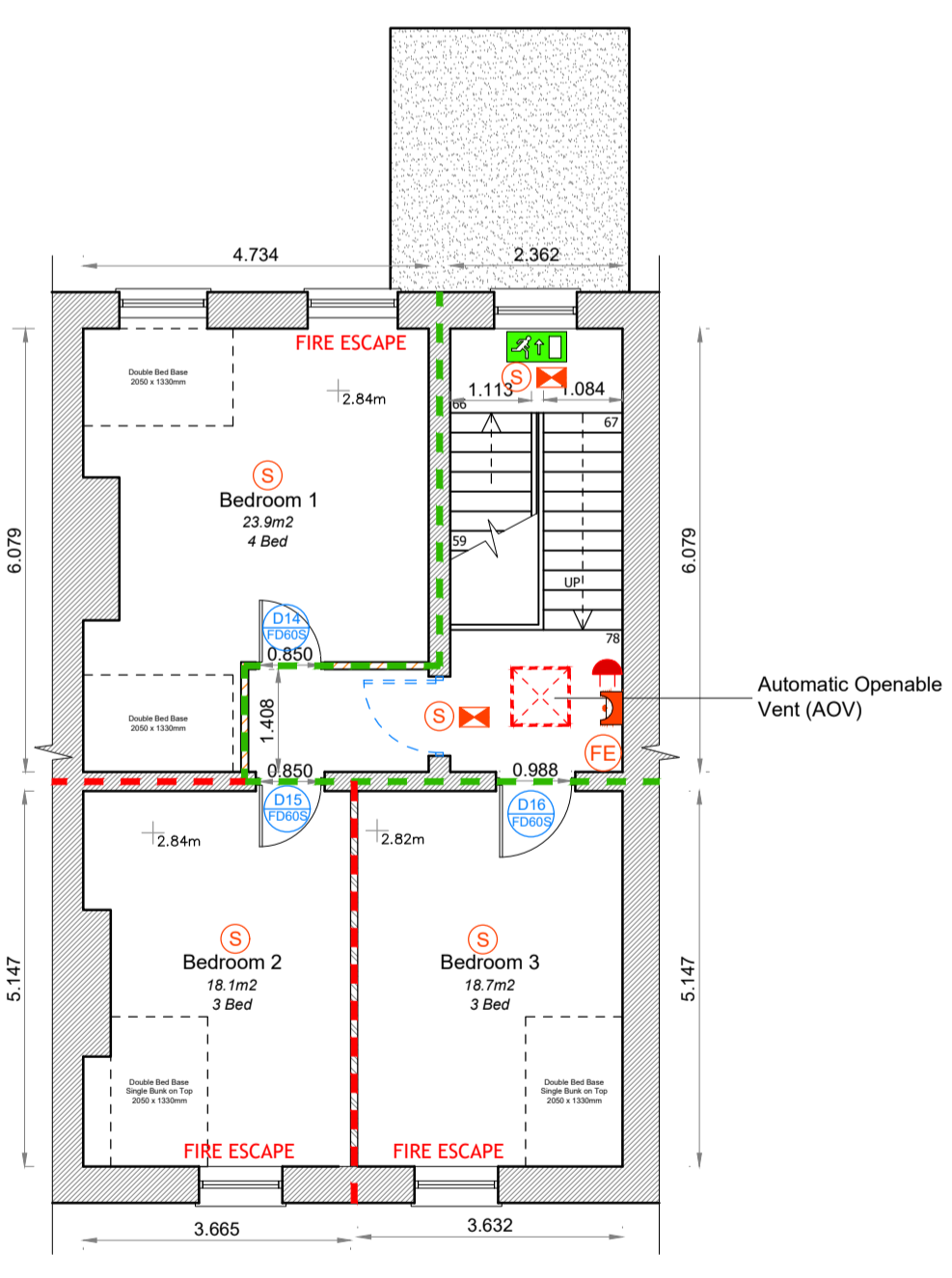
PROPOSED UPPER BASEMENT FLOOR



PROPOSED GROUND FLOOR (8 beds)



PROPOSED 1st FLOOR (10 beds)



PROPOSED 2nd FLOOR (10 beds)

CLIENT'S NAME:
NORDVIEW LIMITED

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A92 FAEO.

FIRE SAFETY CERTIFICATE DRAWING
PROPOSED FLOOR PLANS

DRAWING NUMBER:
J2023 - FSC002

SCALE:
1 : 100 (A1)

DATE:
18TH AUGUST 2023

PREPARED BY:
WAYNE GEARY



FINEGAN JACKSON
ENGINEERS SURVEYORS DESIGNERS

THE STABLES,
DRUMCONRATH ROAD,
CARRICKMACROSS,
Co. MONAGHAN,
A81YX28

TELEPHONE: (042) 9662275
E-MAIL: INFO@FINEGANJACKSON.IE
WEBSITE: WWW.FINEGANJACKSON.IE