

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:	Health Service Executive		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	2 nd December 2024	Date of Inspection:	17 th December 2024
Date of Issue of Declaration:		Previous Declarations:	LHS 24-04

Address:

Name of Building: Saint Brigid's Hospital

Address 1: Kells Road

Address 2: Ardee

Address 3: Co. Louth

Eircode: A92DRNO

Location:

National Grid co-ordinates:

O.S. Map Type:

Map Sheet:

Site Number:

E

N

Protection Status:

Under the Planning and development Act 2000
(as amended)

Y / N**Details:**

Record of Protected Structures:

Y x

N

NIAH ref no: 13823032. Louth
RPS LH017-038Architectural 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 Registration No. (if applicable):

N/A

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 St Brigid's Hospital, Kells Road, Ardee, Co. Louth (shown below).



Roadside elevation of the Hospital

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.

- Detached multiple-bay two-storey hospital, built 1933. Symmetrical plan about north-south axis, two-stage pyramid-roofed tower to north.

Planning History:

11/38 - Permission for development consisting of works to St. Brigid's Hospital granted

Enforcement:

None

Description of the Structure:

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

Detached multiple-bay two-storey hospital, built 1933. Symmetrical plan about north-south axis, central five-bay main administrative block with pedimented central breakfront, flanking single-storey projections each containing canted bay windows, two-stage pyramid-roofed tower to north, set back from, and linked to, east and west two-storey flat-roofed ward wings each with two full-height projections to outside elevations. Hipped slate roof to south (front) building main block, terracotta hip and ridge tiles, tall red brick chimneystacks to gables with terracotta pots, cast-iron moulded gutters on lead-clad blocking course, cast-iron hopper heads and circular downpipes; pitched slate mansard-style roof with gabled dormers to north end of main block, clay ridge tiles, pre-cast concrete verges; lead-clad blocking courses to flat roofs elsewhere; standing seam copper-clad roof to tower, simple metal cross at apex. Red brick English bond walling, pre-cast concrete roll-top plinth, slightly projecting lead-capped string course at first floor level, moulded pre-cast concrete cornice below blocking course, unpainted smooth rendered walling to either side of central entrance breakfront at ground floor and tympanum of pediment; central recessed panel to each face of tower, upper and lower stages separated by lead capped pre-cast concrete string, moulded pre-cast concrete cornice, wrought-iron fretted clock face to south elevation with Roman numerals. Square-headed window openings, projecting terracotta tile course beneath flush red brick sills, moulded stone sills to first floor window in breakfront, brick dressings, uPVC casement windows; round-headed window openings below gablets to east and west elevations of central block, brick arches, plain concrete keystones, aluminium casement windows; square-headed window openings to tower, single to lower stage, tripartite to upper stage, pre-cast concrete surrounds to lower windows, concrete sills and heads to tripartite windows, metal small-pane casement windows. Round-headed main entrance door opening set in open-topped triangular pedimented stone doorcase, moulded classically-derived enrichments, dentilled cornice, eared moulded architrave, hardwood double round-headed doors each with nine panels; square-headed openings to secondary entrances, painted timber doors each with single lower panel and diamond paned-glazed upper panel, diamond-paned plain-glazed overlights, granite steps. Set in flat landscaped grounds, bitmac driveways chapel to east.

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

Designed by architect H.T. Wright, this sprawling hospital complex is the dominant feature in the countryside to the west of Ardee. The symmetrically disposed two-storey flat roofed ward blocks frame the classically-inspired main entrance building set in front of a tall copper roofed clock tower. Viewed from the south the entrance block is framed by evergreen trees. The brickwork is relieved by surface modulation and the stone entrance doorcase which displays excellent craftsmanship in its execution.

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:

- Structural underpinning works on the eastern building wing for the purposes of restraining the structure to prevent further movement.
-

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.

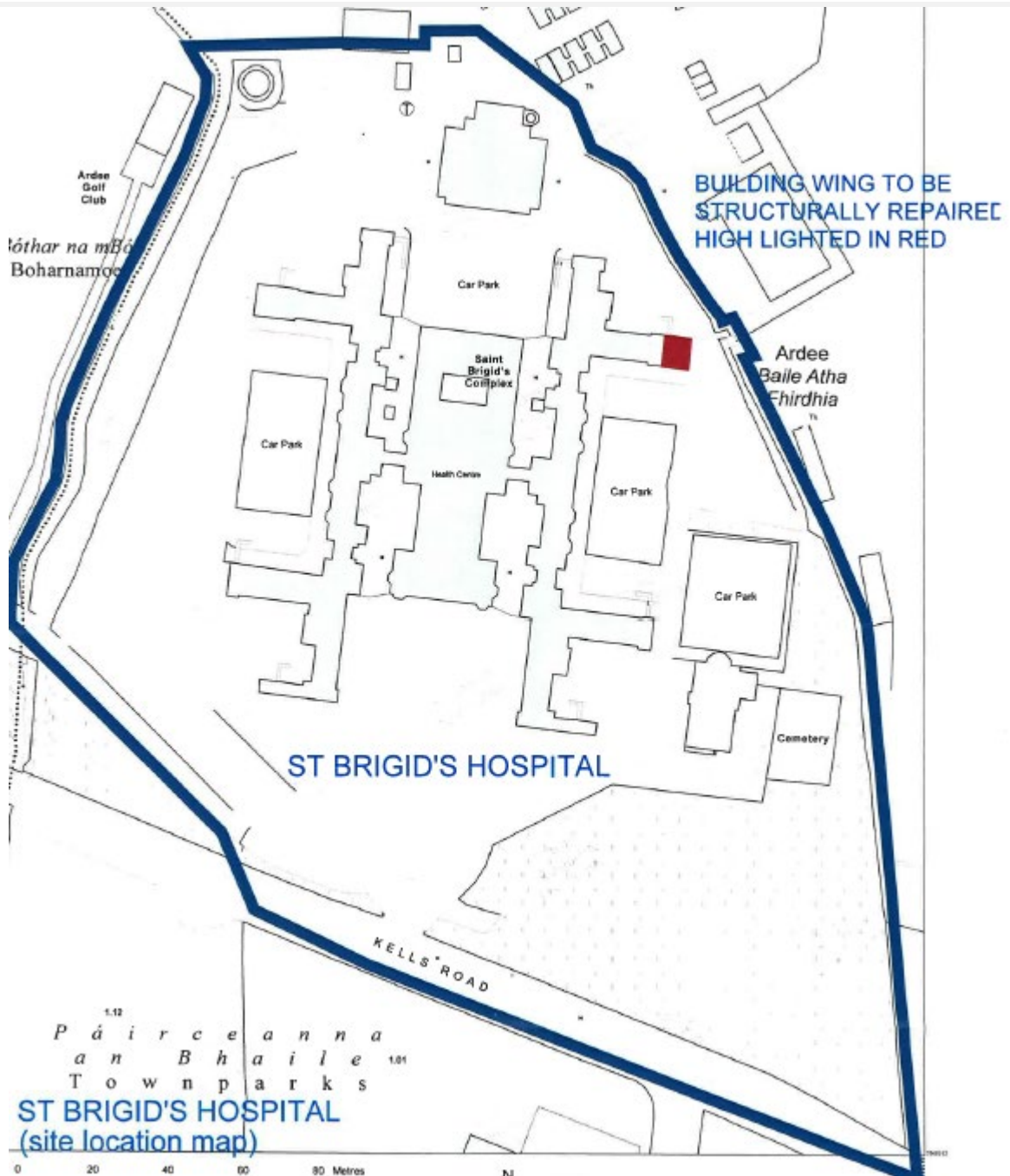
Assessment:

I have reviewed the RPS in respect of this property. The applicant has submitted a comprehensive method statement and impact assessment report.

The report sets out the following:

- Building description
- Development proposal
- Proposed works to be undertaken
- Repair and Construction proposal
- Impact assessment

The applicant has stated that the hospital is presently suffering structural cracking and movement to its right-side building wing. As a result, considerable cracking and disfiguration has occurred, while settlement floors internally have also resulted.



The subject building/wing is identified above.

The proposed works to be undertaken include:

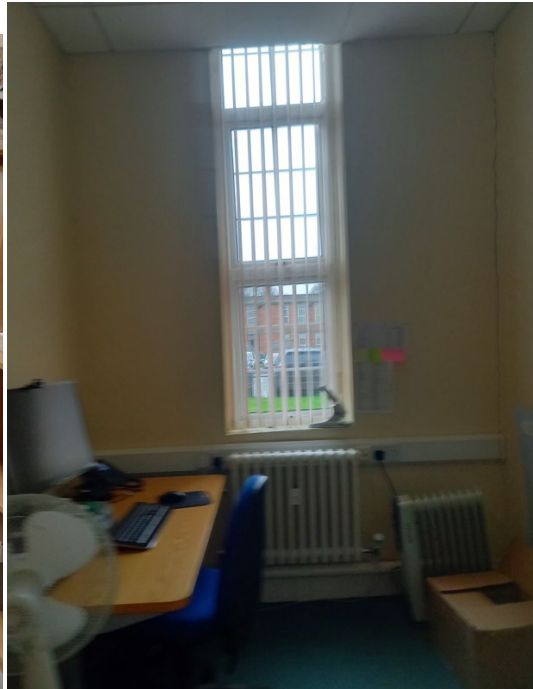
- Preliminary and site set up
- Installation of 150mm cased bottom driven mini piles
- Installation of back to back 150x75mm PFC steel needle beams
- Construction of new structural floor slab
- Removal and repair of cracked and damaged brick work along the front and rear elevations at the building
- Replacement of all internal finishes etc.

Strip out works

The report states:-

Remove existing interior fit out which comprises concrete floors, floor coverings, internal veneer panelled doors and frames etc.

Carry out necessary strip out and preparation works to enable the structural underpinning works.



Above: inside of the building and typical office layout within this wing.

Structural Underpinning

The report states: -

It is proposed to incorporate new mini piles beneath the building to support structural steel needle beams.

The Structural piles will extend down to suitable bearing structure, while the needle beams will extend out and under all internal and external walls to provide support.

A new concrete reinforced sub floor structure will be placed in the demised area.

Note: All structural underpinning works will be out of sight and therefore their presence will not cause distraction etc to the building when complete.



Above: exterior cracks on wall



Above: photo of exterior wall and the interior of same wall

Brickwork Repair Externally

The report states:-

It is proposed to carefully remove all cracked and displaced brick work parts externally along either side of the wall cracks. This process will be carried out along the front and rear of the building (where the wall cracks are present).

It is proposed to rebuild the brick back into the walls using a lime-based mortar with brick work pointing and construction methods to match the existing wall construction.

It is proposed to source additional matching clay bricks from a reputable salvage yard to replace any damaged / missing bricks.

Note: When the structural repairs are complete the building will remain offline (due to the structural movement), however the structure will be secure and intact.

Interior Refit Out

The report states: -

It is proposed to carry out a refit out of the interior demise of the building when all structural repairs are complete. The fit-out works will comprise:

- Replacement of internal doors and frames.
- Replacement of floor coverings.
- Replacement of metal grid ceilings.
- Replacement of mechanical and electrical installations.
- Replacement of all finishes.

Impact Assessment

The report states: -

The work is required to be carried out for the purpose of restraining and securing the structure. The structural repair works will be fully concealed and out of sight and the works will not detract or alter the appearance of the listed building in any way.

The applicant further states that:

- *All works will be carried out using best conservation practices and experienced trades persons*
- *On completion, the building wing will be secured and suitable for reoccupation as a HSE office.*

Assessment

Having reviewed the proposals, I conclude that the work involves repair, maintenance and upgrade of the walls, internal floors and internal refit to bring the building into a state of good repair as well as to restrain and support the building. Having regard to the proposed works and to the existing internal floors, joinery, fixtures, it is considered that the works would not materially affect the character of the protected structure.

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

- Declaration form.
- Conservation method statement
- Drawings/ map submitted.
- Photos of hospital, walls and internal offices.

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 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 St Brigid’s Hospital, Kells Road, Ardee, Co. Louth.

AND WHEREAS the HSE requested a declaration on the question from Louth County Council on the 2nd December 2024.

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 works involve the repair, maintenance and upgrade of the walls, internal floors and internal refit to bring the building into a state of good repair as well as to restrain and support the building which 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 repair, maintenance and upgrade of the walls, internal floors and internal refit to bring the building into a state of good repair as well as to restrain and support the building would not materially affect the character of the protected structure at St Brigid’s Hospital, Kells Road, Ardee, Co. Louth, **constitutes development that is exempted development.**

Notes:

-
- The works shall be carried out in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011).
 - The applicant shall engage the services of a Conservation Architect accredited by the Royal Institute of the Architects of Ireland or the Royal Institute of British Architects or other suitably qualified professional with proven conservation skills for the detailed design and specification of the works to the protected structure. This person shall also carry out periodic inspection of such works on site and provide certification that the works have been properly executed in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011) and best conservation practice.
-

Signed by Inspector

Lisa Grant, Assistant Planner

Date

17/01/2025

Signed by Planning Authority Officer



Joanna Kelly, Senior Planner

Date



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: 057/2025

Reference No: S57 LHS24-06

Date Application Received: 2nd December 2024

Description: Structural underpinning works on the eastern building wing for the purposes of restraining the structure to prevent further movement.

Name of Applicant: Health Service Executive

Location of Development Saint Brigid's Hospital, Kells Road, Ardee, Co. Louth A92 DRNO

WHEREAS the question has arisen as to whether 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 St Brigid's Hospital, Kells Road, Ardee, Co. Louth.

AND WHEREAS the HSE requested a declaration on the question from Louth County Council on the 2nd December 2024.

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 works involve the repair, maintenance and upgrade of the walls, internal floors and internal refit to bring the building into a state of good repair as well as to restrain and support the building which 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 repair, maintenance and upgrade of the walls, internal floors and internal refit to bring the building into a state of good repair as well as to restrain and support the building would not materially affect the character of the protected structure at St Brigid’s Hospital, Kells Road, Ardee, Co. Louth, **constitutes development that is exempted development.**

Notes:

- The works shall be carried out in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011).
- The applicant shall engage the services of a Conservation Architect accredited by the Royal Institute of the Architects of Ireland or the Royal Institute of British Architects or other suitably qualified professional with proven conservation skills for the detailed design and specification of the works to the protected structure. This person shall also carry out periodic inspection of such works on site and provide certification that the works have been properly executed in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011) and best conservation practice.

SIGNED: 
Joanna Kelly
Senior Planner

Dated: 24th January 2025

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: 
Thomas McEvoy
Director of Services

Dated: 24th January 2025

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.336/24 dated the 15th day of September 2024.



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: Health Service Executive
2. Address of Protected Structure: Eircode:A92 DRNO
Saint Brigid's Hospital, Kells Road, Townparks,
Ardee, Co. Louth
3. Correspondence of Protected Structure:
(if different from 2 above) Andrew O'Gorman Surveyors Ltd
Drumbo, Cavan, Co. Cavan
andrewogormansurveys@gmail.com
4. NIAH Ref. No. 13823032 Louth RPS Ref. No. 038 Map no.17A
5. Is the structure owner occupied or rented? Owned by the HSE
6. If rented, state name and address of owner: N/A
7. Use of structure Health Care
(residential, commercial etc.)
8. Has a Declaration been sought previously? Yes – LHS 24-04
9. Are you aware of any (1) previous planning application/s or (2) enforcement proceedings pertaining to this site? (If so, please give details): 1138



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
A single story building wing along the eastern side of the main building has suffered from structural cracking and settlement.

The cracking and settlement appear to have occurred over the past 40 years with no structural repair completed.

The HSE would like to carry out structural underpinning works on the eastern building wing for the purposes of restraining the structure to prevent further movement.

The structural repairs will have no negative impact on the building or its appearance when complete.

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.

11. 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**

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.

Signed:  Date: 27th November 2024

Daytime contact telephone number: 086 809 8449 or 049 432 7773

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.



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

Please Return Completed Form To:

Conservation, Planning Dept., Louth County Council,
Town Hall, Crowe Street, Dundalk, A91 W20C

Email: conservation@louthcoco.ie



ANDREW O'GORMAN
CHARTERED BUILDING SURVEYORS

Andrew O'Gorman Surveyors Ltd
Chartered Building Surveyors
Drumbo, Cavan,
Co. Cavan, Ireland.

T: 049-4327773 / 086 8098449

W: www.aogorman.com

E: surveys@aogorman.com

CONSERVATION METHOD STATEMENT AND
IMPACT ASSESSMENT REPORT

Relating to proposed STRUCUTRAL REPAIR TO BUILDING



AT
SAINT BRIGIDS HOSPITAL
KELLS ROAD

ARDEE

CO. LOUTH

Date of Report: Nov 2024

Report Content:

Brief History	Page 3
Building Description	Page 4
Development Proposal	Page 4
Proposed works to be undertaken	Page 5 to 7
Repair proposal	Page 07
Impact Assessment	Page 08

Brief History:

Saint Brigid's Hospital Building comprises a large multiple-bay two storey building.

Saint Brigid's Hospital Building was constructed in or around 1930.

Saint Brigid's Hospital was designed by H.T Wright architect.

The building was designed and build for use as a hospital.

The building is currently utilised as a nursing home to part, while health service executive staff occupy the building for administrative functions.

Saint Brigid's Hospital Building is a protected structure as listed in the Louth County Development Plan 2021 – 2027. Reference no.13823032

Building Description:

Saint Brigid's Hospital Building comprises a detached multiple-bay two storey building built around 1930.

(description taken from 'national inventory of architectural heritage')

'Detached multiple-bay two-storey hospital, built 1933. Symmetrical plan about north-south axis, central five-bay main administrative block with pedimented central breakfront, flanking single-storey projections each containing canted bay windows, two-stage pyramid-roofed tower to north, set back from, and linked to, east and west two-storey flat-roofed ward wings each with two full-height projections to outside elevations. Hipped slate roof to south (front) building main block, terracotta hip and ridge tiles, tall red brick chimneystacks to gables with terracotta pots, cast-iron moulded gutters on lead-clad blocking course, cast-iron hopper heads and circular downpipes; pitched slate mansard-style roof with gabled dormers to north end of main block, clay ridge tiles, pre-cast concrete verges; lead-clad blocking courses to flat roofs elsewhere; standing seam copper-clad roof to tower, simple metal cross at apex. Red brick English bond walling, pre-cast concrete roll-top plinth, slightly projecting lead-capped string course at first floor level, moulded pre-cast concrete cornice below blocking course, unpainted smooth rendered walling to either side of central entrance breakfront at ground floor and tympanum of pediment; central recessed panel to each face of tower, upper and lower stages separated by lead capped pre-cast concrete string, moulded pre-cast concrete cornice, wrought-iron fretted clock face to south elevation with Roman numerals. Square-headed window openings, projecting terracotta tile course beneath flush red brick sills, moulded stone sills to first floor window in breakfront,

brick dressings, uPVC casement windows; round-headed window openings below gablets to east and west elevations of central block, brick arches, plain concrete keystones, aluminium casement windows; square-headed window openings to tower, single to lower stage, tripartite to upper stage, pre-cast concrete surrounds to lower windows, concrete sills and heads to tripartite windows, metal small-pane casement windows. Round-headed main entrance door opening set in open-topped triangular pedimented stone doorcase, moulded classically-derived enrichments, dentilled cornice, eared moulded architrave, hardwood double round-headed doors each with nine panels; square-headed openings to secondary entrances, painted timber doors each with single lower panel and diamond paned-glazed upper panel, diamond-paned plain-glazed over lights, granite steps. Set in flat landscaped grounds, bitmac driveways chapel to east’.



General elevation view of Saint Brigid's

Development Proposal:

Saint Brigid's Hospital incorporates the presence of a 3-bay single storey wing along the eastern side of the main building (right side). This single storey wing has suffered from significant structural settlement and movement over the years and as a result large cracks are visible on the external and internal walls.

It is proposed to carry out structural underpinning repair works to restrain and support the single storey building wing.

Proposed works to be undertaken:

This method statement is aimed at the proposed structural repair works to be carried out on the eastern single storey wing at St. Brigid's Hospital.

The single storey wing is identified in the attached location map and the aerial image of St. Brigid's site.

The following is a brief list of proposed structural repair works to be undertaken on the building wing.

- Preliminaries and site set up.
- Installation of 150mm cased bottom driven mini piles.
- Installation of back-to-back 150x75mm PFC steel needle beams.
- Construction of new structural floor slab.
- Removal and repair of cracked and damaged brick work along the front and rear elevations at the building.
- Replacement of all internal finishes etc.

- Preliminaries and Site Set-up:

It is proposed that the site will be secured for the duration of the works.

Scaffolding to be erected to facilitate safe access for working on.

- **Strip out works:**

Remove existing interior fit out which comprises concrete floors, floor coverings, internal veneer panelled doors and frames etc.

Carry out necessary strip out and preparation works to enable the structural under pinning works.

- **Structural Under Pinning:**

It is proposed to incorporate new mini piles beneath the building to support structural steel needle beams.

The Structural piles will extend down to suitable bearing structure, while the needle beams will extend out and under all internal and external walls to provide support.

A new concrete reinforced sub floor structure will be placed in the demised area.

Note: All structural underpinning works will be out of sight and therefore their presence will not cause distraction etc to the building when complete.

- **Brickwork Repair Externally:**

It is proposed to carefully remove all cracked and displaced brick work parts externally along either side of the wall cracks. This process will be carried out along the front and rear of the building (where the wall cracks are present).

It is proposed to rebuild the brick back into the walls using a lime-based mortar with brick work pointing and construction methods to match the existing wall construction.

It is proposed to source additional matching clay bricks from a reputable salvage yard to replace any damaged / missing bricks.

Note: When the structural repairs are complete the building will remain offline (due to the structural movement), however the structure will be secure and intact.

Interior Refit Out:

It is proposed to carry out a refit out of the interior demise of the building when all structural repairs are complete. The fit-out works will comprise:

- Replacement of internal doors and frames.
- Replacement of floor coverings.
- Replacement of metal grid ceilings.
- Replacement of mechanical and electrical installations.
- Replacement of all finishes.

Repair & Construction Proposals:

Having considered the structural defects in this single storey building wing, it is my professional opinion the structure remains unsafe and for this reason it is recommended structural under pinning repairs be carried out.

The structural under pinning works will not realign the structure, rather they will secure and restrain the building to prevent further movement and settlement occurring.

Impact Assessment:

Saint Brigid's Hospital is presently suffering structural cracking and movement to its right-side building wing.

As a result, considerable cracking and disfiguration has occurred, while settlement of floors internally has also resulted.

The Health Service Executive own and occupy Saint Brigid's Hospital.

It is proposed to carry out structural repair on the affected building wing for the purposes of restraining and securing the structure.

The structural repair works will be fully concealed and out of sight and the works will not detract or alter the appearance of the listed building in any way.

It is proposed to carry out all works using best conservation practices and experienced trades persons will be engaged for each task on the roofs.

On completion of the structural works, the building wing will be secured and suitable for reoccupation as a HSE office.

The HSE propose to engage my services along with a firm of Chartered Structural Engineers to specify and supervise the structural upgrade works at Saint Brigid's Hospital.

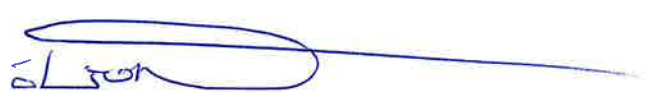

I trust that the above and attached meet with your approval and should you require any further information, then please feel free to give me a call.

The following attachments are present:

- Photograph selection
- Identification aerial view.
- Site location map 1/1000
- Building plan in question.
- Structural engineer details.

Signed:

Andrew O'Gorman



Andrew O'Gorman B.Sc MSCSI MRICS

Chartered Building and Conservation Surveyor (grade III)



General view of single storey building wing in need of structural repair

002



Right side elevation view

003



Rear elevation view of building wing



Structural cracking to external walls along rear of building



Structural cracking to rear of building



Displaced window head lintol



View of structural cracking along front of building



Ditto



Structural cracking along front of building



Structural Repair – St. Brigid's, Ardee, Co. Louth



Aerial view of St. Brigid's Campus, Ardee, Co. Louth.

Building block to receive structural underpinning outlined in red.



ANDREW O'GORMAN
CHARTERED BUILDING SURVEYORS

Andrew O'Gorman Surveyors Ltd
Chartered Building Surveyors
Drumbo, Cavan,
Co. Cavan, Ireland.

T: 049-4327773 / 086 8098449
W: www.aogorman.com
E: surveys@aogorman.com

Conservation
Planning Department
Louth County Council.
Town Hall
Crowe Street
Dundalk
Co. Louth



Date: 27th November 2024

Dear Sirs

Re: Saint Brigid's Hospital, Ardee, Co. Louth – Structural Repairs

Please find attached completed application form for a section 57 declaration.

Also enclosed is a conservation method statement and impact assessment report.

I hope the above and attached meet with your approval and please feel free to give me a call with any queries that you may have.

Can all correspondence be forwarded to my office on behalf of the HSE.

Yours sincerely

Andrew O'Gorman

Andrew O'Gorman B.Sc MSCSI MRICS
Chartered Building Surveyor

Note: My temporary email address: andrewogormansurveys@gmail.com



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DIRECTORS: A. O'Gorman, D. O'Gorman REG. OFFICE: Drumbo, Cavan, Co. Cavan, Ireland CO. REG. NO.: 507417