

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:	22 nd July 2025	Date of Inspection:	
Date of Issue of Declaration:	Previous Declarations:		

Address:		Location:	
Name of Building:	Saint Brigids Hospital	National Grid co-ordinates:	E N
Address 1:	Kells Road	O.S. Map Type:	
Address 2:	Ardee	Map Sheet:	
Address 3:	Co. Louth	Site Number:	
Eircode:	A92DRNO		

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

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 gables 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:

- Proposal to upgrade the 4-no. leaking asphalt clad flat roofs

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:

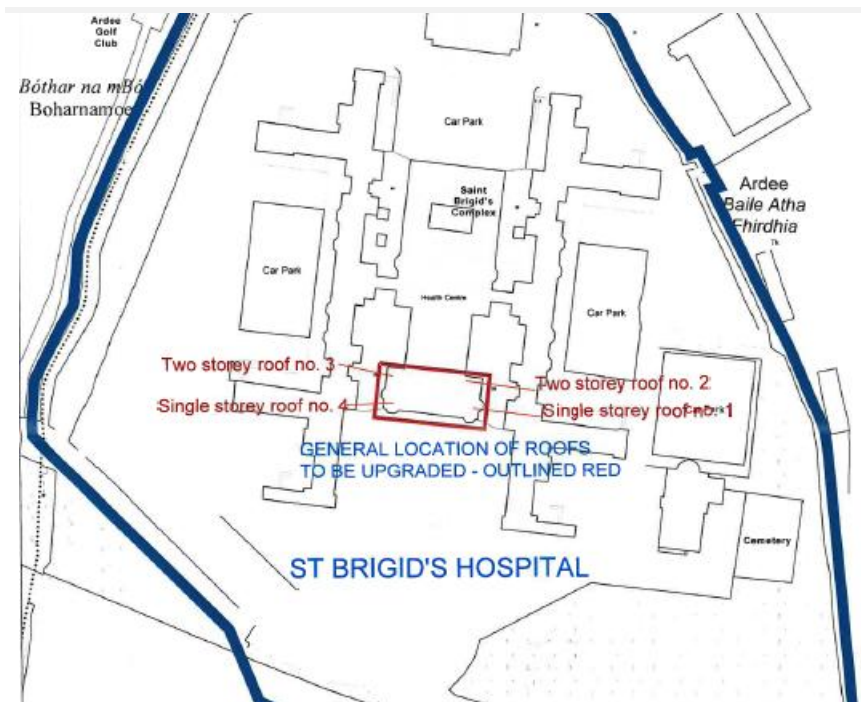
I have reviewed the RPS in respect of this property. The applicant has submitted a comprehensive method statement and impact assessment report.

The report sets out the following:

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

The applicant has stated that the Hospital incorporates a number of asphalt clad flat roofs which are lead flashed abutting brick work parapet walls.

The 4no. roofs top returns have failed and as a result water ingress is seeping to internal parts in the building below and resulting in degradation of interior parts.



The 4no. flat roofs involved are identified above.

The proposed works to be undertaken on the flat roofs:

- Preliminary and site set up
- Strip off roof coverings down to concrete roof deck
- Carefully remove and rebuild two rows of brick work from abutting walls to enable installation of new lead cavity trays
- Incorporate new felt weatherproof solution to the flat roofs
- Incorporate new lead cavity trays to the parapet walls
- Tidy up cables extending across roofs on new cable trays.

Preliminaries and Site Set-Up:

- Secure site
- Set up scaffolding to facilitate safe access to roofs

Strip Off Roof Coverings:

- Remove existing asphalt flat roof coverings and associated felt materials from the roofs. All insulation materials and base boards to be removed also.
- The concrete roof decks are to be cleaned down to ensure all weatherproof coverings are removed.

Brick Work Parapet Walls:

- It is proposed to carefully remove 2 no. row of brick from the abutting brick work walls to enable the installation of the new lead trays in the brick work walls, so the new flat roofs can be flashed into.
- Store the bricks and parapet cappings for reuse

- Remove deteriorated lead cavity trays from parapet walls and dispose from site.
- The brick work will be newly built into the walls using good conservation practices.
- The new lead will be code 6 grade and it will be treated with patination coatings.

New Weatherproof Solution:

- It is proposed to fit a new mineral felt vapour barrier across the top of the flat roofs incorporating a PIR taper board roof insulation material and weatherproof using a mineral underlay felt and a granular finished cap sheet of felt (bauder system). The perimeter flashings will be replaced along with the abutting parapet wall lead detailing.



Current condition of roof 2.



General view of roof no. 1 and no. 3 above

Lead Cavity Trays:

- It is stated that the damp ingress issues affecting interior parts in the building below are occurring due to the deteriorated state of the roof coverings, while the perimeter lead flashings are suffering from defects such as lead tears, lead cracks and other defects.
- Defects are a result of normal aging with the lead work being in place for 93 years.
- It is proposed to incorporate new lead cavity trays in the construction of the abutting brick work walls to successfully weatherproof and flash the new roof coverings into place.
- In order to incorporate the new lead trays, it will be necessary to carefully remove 2 no. rows of brick work from the abutting walls. The new lead work will be built into the abutting walls and the brick work reinstated. All works to be carried out by experienced trades persons using good conservation practices.
- The proposed new lead will be code 6 material, while the lead will be treated with a patination oil to reduce the risk of the lead staining.



Damage to lead cavity trays.

Alterations to Abutting Brick Work Walls:

- The existing clay brick work walls comprise 'stretcher bond' brick work construction.
- The pointing to the brick work parapet comprises cement based 'flush' pointing.
- The existing brick work walls are largely found to be presented in reasonable structural condition. There is however notable evidence of weathering etc to the walls.
- Due to the deterioration condition of the lead work which are incorporated in the wall construction, it will be necessary to replace the lead trays. In order to complete this task, it will be necessary to carefully remove a number of bricks and to rebuild the bricks into the brick work wall.
- All work to parapet walls to be completed by hand.
- It is proposed to carefully remove and place the brick work parapet wall parts for reuse.
- Supply and fit new code 6 lead cavity tray built into the abutting brick work walls to form flashings for the new flat roofs.
- All lead work to be cut and placed in strict accordance with the best lead practices for period properties.
- All works to be carried out by trained persons who have experience of working with period properties.
- Where brick work is damaged and spalled, it is proposed to repair these bricks on site using good conservation practices, while some additional replacement bricks will be sourced. The replacement bricks will be sourced from reputable salvage yards.
- It is also proposed to replace the lead parapet wall cappings using new code 6 lead to be folded and placed to match the existing lead work. All work will be folded and placed by persons experienced in working with such material.

The applicant states that:

- All works will be carried out using best conservation practices and experienced professionals
- On completion, the existing building will be left intact and its appearance unaltered.

Having reviewed the proposals, I conclude that the work involves repair, maintenance and upgrade of the 4no. roofs to bring them into a state of good repair 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 hospitals and roofs
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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 Brigids Hospital, Kells Road, Ardee, Co. Louth.

AND WHEREAS the HSE requested a declaration on the question from Louth County Council on the 22nd July 2025.

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 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 special interest pertaining to the protected structure in question and
- f) 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 works involve upgrade, repair and maintenance of the 4no. roofs to bring them into a state of good repair and prevent water ingress would not 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 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 upgrade, repair and maintenance of the 4 no. roofs to bring them into a state of good repair and prevent water ingress would not materially affect the character of the protected structure at St Brigids Hospital, Kells Road, Ardee, Co. Louth, **constitutes development that is exempted development.**

Signed by Inspector



Lisa Grant
Assistant Planner

Date

19/09/2025

Signed by Planning Authority Officer



Turlough King
A/Senior Planner

Date



19/09/2025