



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:	Drogheda Women & Children's Refuge Centre CLG		
Status (i.e. Owner or Occupier):	Occupier		
Date of Request for Declaration:	16 th July 2025	Date of Inspection:	23 rd September 2025
Date of Issue of Declaration:	24 th July 2025	Previous Declarations:	No known records.

Address:		Location:	
Name of Building:	Unit 11A, Peppercorn Mill	National Grid co-ordinates:	E N
Address 1:	Trinity Street	O.S. Map Type:	
Address 2:	Drogheda	Map Sheet:	
Address 3:	Co. Louth	Site Number:	
Eircode:	A92 T1XF		

Protection Status: Under the Planning and development Act 2000 (as amended)	Y / N		Details:
Record of Protected Structures:	Y ✓	N	DB-228
Architectural Conservation Area:	Y	N ✓	
Under the Planning and development Act 2000 (as amended) Record of Monuments and Places:	Y ✓	N	NMS SMR Zone of Notification
Zone of Archaeological potential:	Y ✓	N	ZAP 1 - Drogheda
Preservation Order or Temporary P.O.:	Y	N ✓	

NIAH Registration No. (if applicable):

13618006

Introduction:

The referrer has sought a Section 57 Declaration as per the Planning and Development Act 2000 (as amended) in respect of proposed internal works at Unit 11A, Peppercorn Mill, Trinity Street, Drogheda. A copy of the site location is included below. Proposed works include the internal reconfiguration and refurbishment of the ground floor and lower ground floor area currently occupied by the applicant.

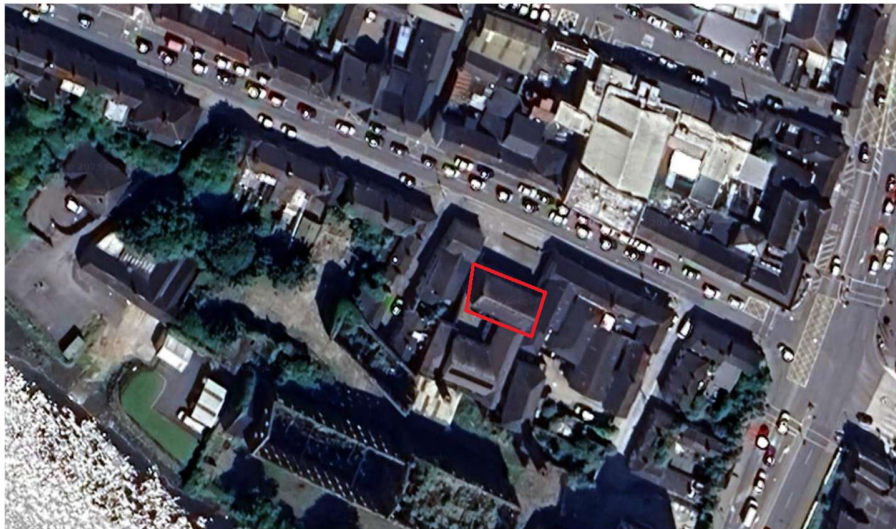


Figure 1: Site Location (Google Maps).



Figure 2: Shows the front elevation of the existing building, with the area that relates to this application outlined in red (ground floor and lower ground floor).

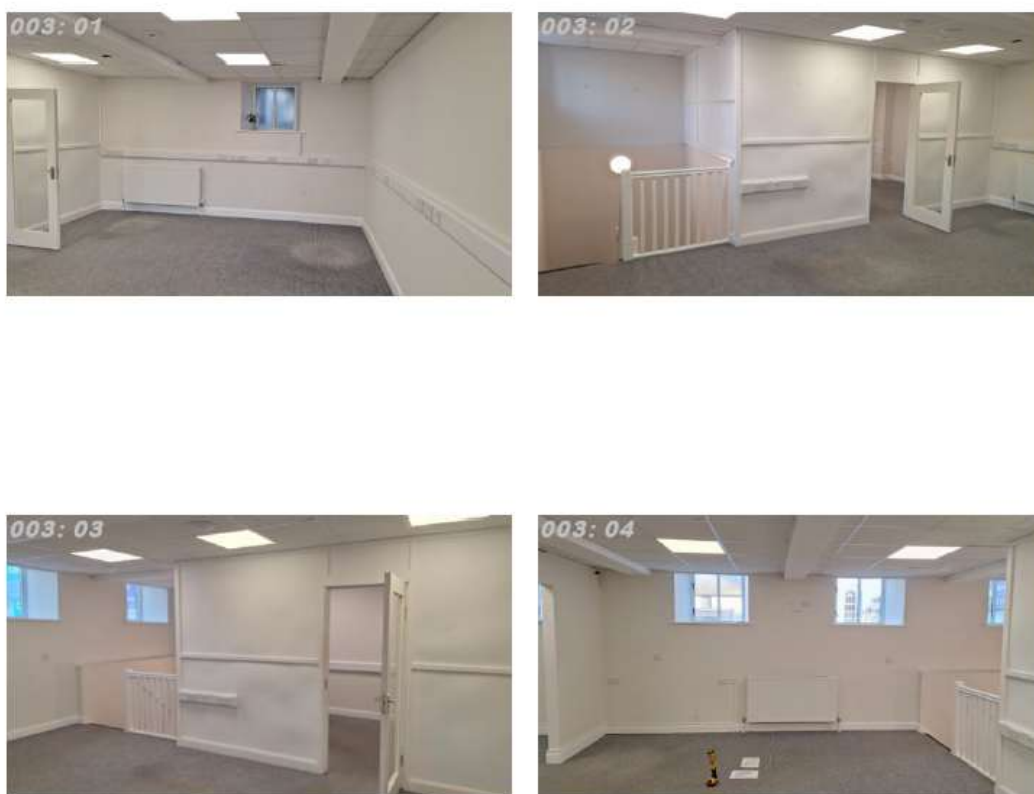


Figure 3: Shows images of the ground floor of the building.

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 under record no. DB-228) and is described as: *“Three-storey 18th Century warehouse of coursed rubble limestone built c. 1820.”*

RPS Appraisal – *“This former grainstore gives street frontage to the former flax mill complex It is vital to the industrial heritage of Drogheda.”*

Planning History:

File Ref: 10510117 (James Finegan): *“Change of use from restaurant (Pl. Ref. No. 02/90) (not enacted) to 1. Part OFFICE (140 .8 sq.m.) & part RETAIL AREA (20.8 sq.m.) at ground floor & lower ground floor. 2. RETENTION of OFFICE use (66 sq.m) at lower ground floor. 3. RETENTION of minor internal works. This building is a Protected Structure (DB-228).”*

conditional (decision date 09/02/2011)

File Ref: 07510146 (James Finegan): "Amendments to Planning Permissions as granted (Ref No 02/90 & 04/235) & include the following: 1) Single storey extensions to the front of units 4 & 5. 2) Two storey extension to the rear of unit 6. All to the rear of the existing cornmeal store (protected structure). The application makes no amendments to the permission as granted to the protected cornmeal store.", conditional (decision date 30/07/2007)

File Ref: 91510125 (P.Fallon): "Change of use from grain store to retail and office use", Conditional (decision date 28/04/1992)

File Ref: 96510034 (Catherine Slevin): "6 no townhouses to rear, associated site works and demolition of existing dwellinghouse", conditional (decision date 10/09/1996)

File Ref: 68510089 (David Allen & Sons Ltd.): "Erection of an advertising panel", refused (decision date 01/10/1968).

Description of the Structure:

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

"Detached five-bay three-storey stone former grain store, built c. 1820, no longer in use. Rectangular-plan. Pitched slate roof, clay ridge tiles, brick chimneystack to west, sections of cast-iron downpipes to north elevation, stone coping to east and west gables. Random rubble stone walling, tooled limestone block-and-start quoins. Segmental-headed window openings, blind arches, red brick block-and-start surrounds, painted timber vertically-sheeted shutters with timber grills. Former loading bays to ground, first and second floors of north elevation, painted timber vertically-sheeted doors, first floor door bears inscription "Harman & Sons Cornmeal and Flour Stores". Overgrown site to north and south with security fencing, ruin of former two-storey random rubble shed to south."

The **NIAH** appraisal of this properties further states:

"This former store gives street frontage to the former flax mill complex which lies directly to the south of this site. Although vacant it plays a positive role in the streetscape. The painted inscription on one of the loading bays gives an insight into one of its former uses. The form and proportion of the structure remain intact. It plays an integral part in the original site context of the large industrial group which is vital to the industrial heritage of Drogheda."

Referral Question:

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

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

"Demolition and Removal Works:

- Removal of existing internal walls
- Removal of existing sanitaryware and kitchenette
- Drainage works to basement floor
- Removal of ceilings 202sq.m

Walls and Ceilings:

- Insulation of 12.5mm plaster slab and skim finish to external walls (220sq.m)
- Construction of stud partition walls on first and second floors (total 56 linear metres)
- New fire-related ceiling installation (202sq.m)

- Sound proofing to existing internal walls (32sqm)

Joinery and Internal Features

- Installation of skirting (194 linear metres) and architraves (140 linear metres)
- Installation of fire-rated and internal doors (13 total)
- Glazed double door and new internal windows (1 large, 1 small)
- Window boards (8 linear metres)

Floor Finishes:

- Laminater flooring (197sqm)
- Marmoleum to wet rooms (12 sqm)
- Carpet to stairs

Sanitaryware and kitchenette:

- Relocation and installation of toilet (2) and sinks (3)
- Removal of existing kitchenette and installation of a new one
- Storage unit installation

Painting

- Two coats of paint to internal walls (524sq.m) and ceilings (194 sqm)
- Painting of joinery

Mechanical and Electrical Services

- Electrical, plumbing and ventilation upgrades (detailed to be finalised)

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:

The proposed works relate to work to a Protected Structure (note the structure is not located in an Architectural Conservation Area).

Under Section 57 (1) of the Planning Act 2000, as amended, *notwithstanding section 4(1)(h,) 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.

Section 57 (4) of the Planning Act 2000, as amended, states:

Before issuing a declaration under this section, a planning authority shall have regard to—

- (a) any guidelines issued under section 52 , and*
- (b) any recommendations made to the authority under section 53 .*

Section 57 (5) states:

If the declaration relates to a protected structure that is regularly used as a place of public worship, the planning authority:

- (a) in addition to having regard to the guidelines and recommendations referred to in subsection (4), shall respect liturgical requirements, and*
- (b) for the purpose of ascertaining those requirements shall—*
 - (i) comply with any guidelines concerning consultation which may be issued by the Minister for Arts, Heritage, Gaeltacht and the Islands, or*
 - (ii) if no such guidelines are issued, consult with such person or body as the planning authority considers appropriate.*

I have reviewed the NIAH description and appraisal and RPS records in respect of this property. I have also conducted a site inspection to review the current layout of the structure internally. The supporting documentation submitted includes a cover letter detailing the proposed internal works and a condition survey prepared by John O'Reilly Surveyors. It is considered that minimal original features appear to be present internally, with the building having undergone previous internal modifications. The proposed works are limited to the removal and repair of non-original features (MDF boards and stud walls etc.), with no works external works proposed and no variation to door or window openings.

It is therefore considered that on the basis of information available, the works would not materially affect the character of the existing structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, including those elements to the building included within NIAH record 13618006.

I consider that the works detailed above will not materially affect the character of the protected structure and would not require planning permission.

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

- Request for Section 57 Declaration (date signed 17/07/2025)
- Pre-Lease photographic schedule of condition (prepared by Colm Lennon Chartered Building Surveyor, dated 30/01/2025)
- Applicant cover letter detailing a schedule of works (Prepared by Drogheda Women's and Children's Refuge Centre C.LG., dated 16/07/2024)
- OS Map
- Lease Map
- Site layout and floor plans
- Effected area photos – this document relates the schedule of works to the areas of the ground and lower ground floor to which they relate.
- O'Reilly Chartered Surveyor's report (Prepared by O'Reilly Chartered Surveyors dated 30th January 2025)

Conclusion:

I conclude, that 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 the protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural,



scientific, social or technical interest at Unit 11A, Peppercorn Mill, Trinity Street, Drogheda, County Louth, A92 T1XF

AND WHEREAS Drogheda Women & Children's Refuge Centre CLG requested a declaration on the question from Louth County Council on the 16th of July 2025

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 the nature and extent of works set out in the referral question in respect of this structure,

AND WHEREAS Louth County Council has concluded that:

- (i) the stated works to the protected structure comprise of works and are, therefore, **development**, and
- (ii) the stated 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,
- (iii) the stated works would consist of the carrying out of works for the maintenance and improvement of this structure which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

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 above, to Unit 11A, Peppercorn Mill, Trinity Street, Drogheda, County Louth, A92 T1XF, as detailed by the Request for Section 57 Declaration and submitted information and details, **constitutes development** that is **exempted development**.

Signed by Inspector

Niamh Boyle, Assistant Planner

Date

24/09/2025

Signed by Planning Authority Officer

Turlough King, Acting Senior Planner

Date

25/09/2025