



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:	Janet Smith
Status (i.e. Owner or Occupier):	Owner
Date of Request for Declaration: 23/11/2021	Date of Inspection: 15/02/2022
Date of Issue of Declaration: 17/02/2022	Previous Declarations: None on record

Address:	Location:	E	N
Name of Building:	National Grid co-ordinates:		
Address 1:	O.S. Map Type:		
Address 2:	Map Sheet:		
Address 3:	Site Number:		

Protection Status:	Y / N		Details:
Under the Planning and development Act 2000 (as amended)			
Record of Protected Structures:	Y ✓	N	Lhs015-020
Architectural 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):

13901515

Description of the Structure:

Semi-detached three-bay two-storey house, built c. 1870. Gable-fronted porch and half-dormers to east, lean-to extension to west. Pitched slate roof, clay ridge tiles, red brick corbelled chimneystack, moulded cast-iron gutters to overhanging eaves, square-profile cast-iron downpipes, decorative lugs, timber bargeboards to south gable, painted timber bargeboards to half-dormers. Red brick laid in English garden wall bond, smooth rendered plinth. Square-headed flat-arched window openings, tooled granite sills, uPVC windows. Square-headed door opening, timber vertically-sheeted door with plain-glazed overlight; painted timber porch, terracotta scalloped pitched roof, decorative painted timber bargeboard to gable. Fronting onto street, garden to rear (west).

- Reg. No. 13901515

Date: 1860 - 1880

Original Use: house

In Use as: house

Rating: Regional

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Assessment:

The Planning Authority have considered the works listed and consider that the works as set out in the structural report submitted with the application are generally maintenance works.

It is noted that many of the ground floor walls are covered in dry lining and paneling and there is a risk of dampness behind the walls.

Ventilation in the property is inadequate. There was no adequate access to the underground drainage system.

Normal maintenance is required to the existing waste pipes.



The sand and cement render externally is not original and the windows and external door are not original. There are sample cracks which have been identified to the external finish.

The PA consider that the Connell's Drapers is a very fine example of a shop front dating from the Victorian era and exhibiting all the character and confidence of that period and any works should retain the shop front appearance. Maintenance is required to the shop front from a visual inspection.

Outline Schedule of Works:

Works which **would not** materially affect the character of the protected structure are outlined as follows include works considered to be routine maintenance which can be undertaken without materially affecting the character of the protected structure include:

- i) Routine external maintenance including repairing cracks, re-pointing of brickwork wall using lime and sand painting and decoration
- ii) Removing of vegetation and seal gaps between brickwork and soffits.
- iii) Works to repair the timber of the supporting canopy of the external porch.
- iv) Maintenance work to roof.
- v) Re pointing of chimney, repair of brick and mortar, capping and pots.
- vi) Repair/ Replace rotting sections of timber fascia and soffits with timber.
- vii) Secure loose down pipe.
- viii) Measures to improve ventilation in the property through the use of appropriate breathable materials (lime based renders) to allow the walls to dry out.
- ix) installation or repair of internal services
- x) redecoration

Special Remarks:

The house dates from 1860 -1880

The House falls within two categories of interest as follows: Architectural and Artistic

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

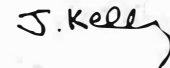
Site location map and report prepared by Property Health Check by qualified Chartered Engineer, Daniel Mulvill.

Signed by Inspector


Emer O'Callaghan, SEP

Date: 16/02/2022

Signed by Planning Authority Officer



Joanna Kelly, Senior Planner

Date: 16/02/2022