



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

Protection Status:	Y		Details:
Under the Planning and development Act 2000 (as amended)			
Record of Protected Structures:	Y ✓	N	DB 131
Architectural Conservation Area:	Y ✓	N	ACA – 5 (Laurence Street)
Under the Planning and development Act 2000 (as amended)			
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.

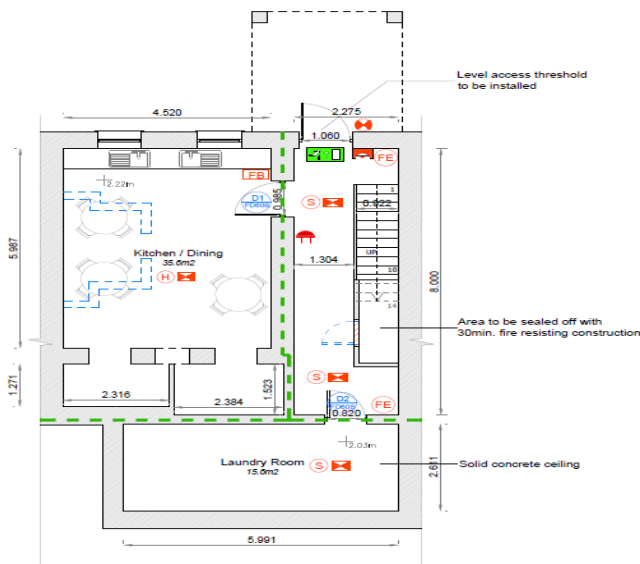
It is proposed that all new walls to be constructed on site will be of timber stud and plasterboard which can easily be removed at the end of the lease.

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 it is 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.

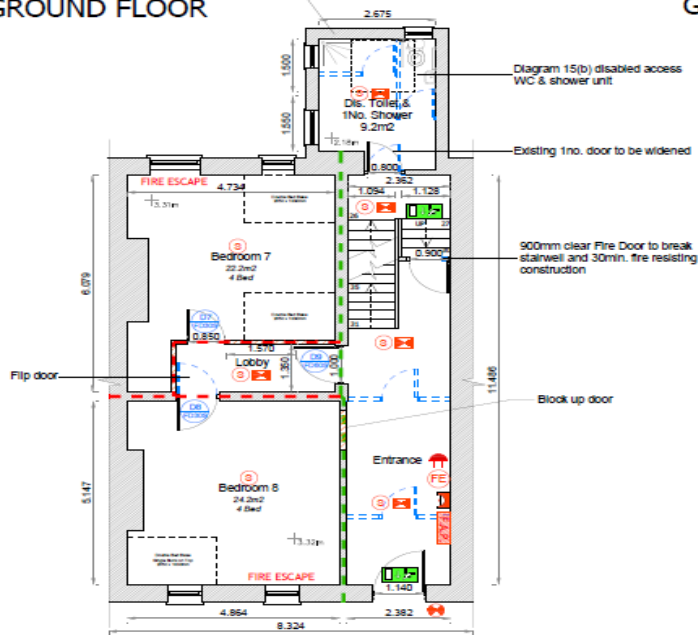


**PROPOSED LOWER
BASEMENT FLOOR**



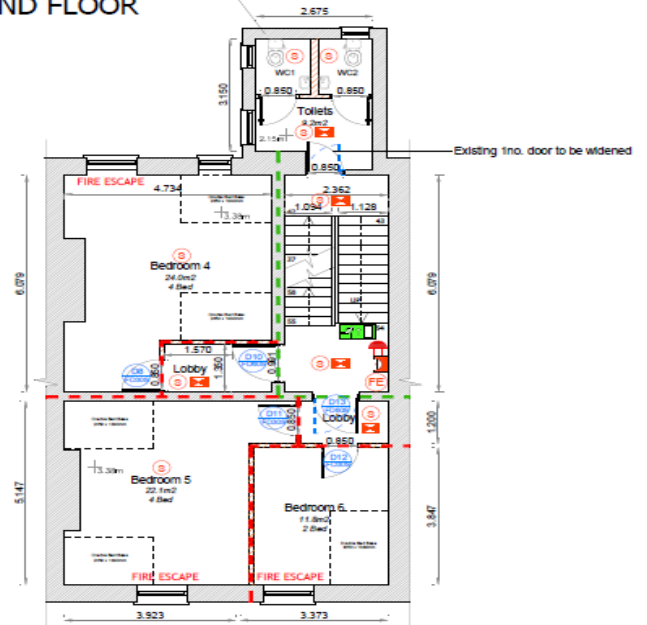
**PROPOSED UPPER
BASEMENT FLOOR**

PROPOSED LOWER
GROUND FLOOR

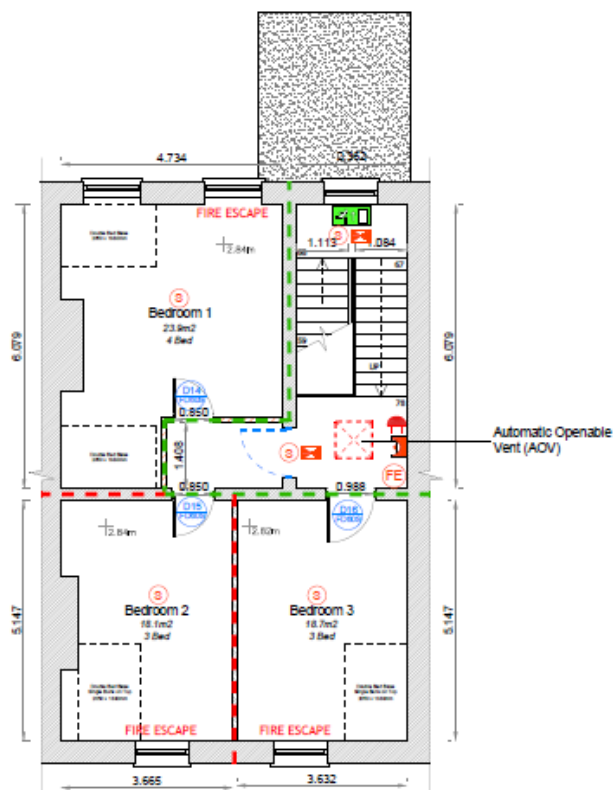


PROPOSED GROUND FLOOR
(8 beds)

PROPOSED UPPER
GROUND FLOOR



PROPOSED 1st FLOOR
(10 beds)



PROPOSED 2nd FLOOR
(10 beds)

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
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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 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.
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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