

Louth County Council

**Declaration In accordance with Part IV, Section 57 (2) of the Local Government
(Planning and Development) Act, 2000(as amended).**

REF: DB21-03
Applicant's Name: Pillardale Limited
Status: Owner occupied
Location: 8 and 9 St Laurence Street, Drogheda, Co. Louth

Date of Request for Declaration: 28th October 2021

Recorded Monument under the National Monuments Acts 1930 –2004: No

Zone of Urban Archaeological Potential: Yes

RPS : DB 111 and 112 respectively

NIAH Registration numbers: 13622016 and 13619028 respectively – Regional
Importance

Decision Due Date: 20th January 2022

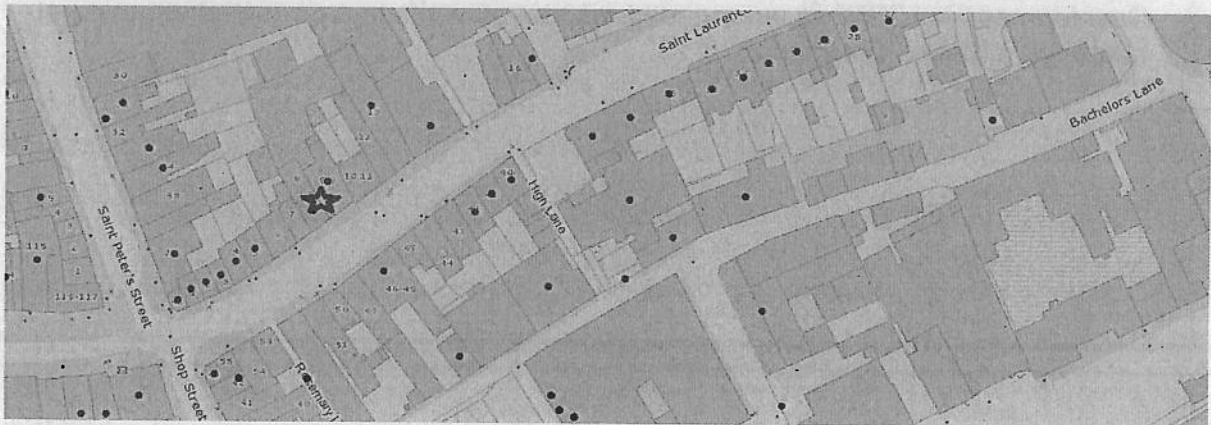
Introduction

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 Laurence's Street, Drogheda.

Figure 1: Front Façades



Figure 2 Location



Protection Status

Under the Planning and Development Act 2000(as amended), the Record of Protected Structures is set out in the Louth County Development Plan 2021 - 2027.

No. 8 Laurence Street (shop) RPS ID No. DB-111 (NIAH 13622016) is described as a two-bay, four-storey house, shopfront with brackets c. 1900 and as a simple, well-proportioned structure which remains an integral part of the streetscape of Saint Laurence Street

No. 9 Laurence Street (public house) RPS ID No. DB-112 (NIAH 13619028) is a three-bay, three-storey house with traditional shopfront, is a modest house which has been enlivened by an attractive late-nineteenth-century pub front. The timber pub front reveals the skill of the craftsmen of the period.

2. Planning History

File ref. No. 0451023 – No. 8 and No. 9 St Laurence Street –permission was granted subject to 19 conditions for development consisting of:

- Removal of front wall of no. 9 including shop front, rebuild same as existing & new shop front as before.
- Remove existing toilets and store to rear of no. 8 & relocate same, extend existing off-licence at no. 8 & incorporate new coffee dock extend existing beer garden, construct new stores, cold room, enclosed yard, water storage tank enclosure & increase wall height to boundary.
- Refurbish 1st & 2nd fl of no 8 & 9 & change of use from hairdressers & domestic use to licensed premises, toilets, store room, kitchen, canteen, bathroom, changing room & function room & open veranda at rear of 1st fl.
- Change of use of 3rd fl of no. 8 from domestic to office use, refurbish existing roofs where necessary (Protected structures P2 48 & 49 under Drogheda Borough Council's Dev Plan 1999

This permission would not appear to have been implemented.

File Ref. No. 00510149 – No. 8 Laurence Street –permission was granted for the retention and completion of works to shopfront.

Description of the structures:

No. 8

- Attached two-bay four-storey former house, built c. 1830, now in commercial use.
- Shopfront to ground floor.
- Roof hidden by parapet, tooled limestone coping, red brick flat-capped chimneystack. Red brick walling laid in Flemish bond.
- Square-headed window openings, painted smooth rendered reveals and soffits, painted stone sills, painted two-over-one timber sliding sash windows, timber casement windows to third floor.
- Painted timber shopfront, stall risers, pilasters to east and west surmounted by console brackets supporting timber fascia, display window to east, timber and glazed door to shop, timber and glazed door to upper floors.
- Street fronted on northern side of Saint Laurence Street.

No. 9

- Attached three-bay three-storey former house with integral carriage arch, built c. 1830
- Used as public house
- Shopfront to ground floor c. 1890, return to north.
- Roof hidden behind parapet, gutter hidden by parapet, circular cast-iron downpipe. Painted smooth rendered ruled-and-lined walling, channelled quoins, painted steel supporting girder between first and second floors, painted coping to parapet.
- Square-headed window openings, painted tooled stone sills, painted timber two-over-two sliding sash windows.
- Painted timber shopfront comprising stall-riser surmounted by large fixed display windows with leaded overlights, flanked by pilasters; central square-headed door opening flanked by pilasters, plain-glazed overlight, timber sheeted door; square-headed carriage arch to west flanked by pilasters, timber diagonally-sheeted

double doors; pilasters surmounted by foliate console brackets flank shopfront, frieze and cornice.

3. Referral question - Would works materially affect the character of the protected structure and as a result require planning permission:

This Declaration is accompanied by:

- A Structural Report for No. 8 prepared by Molony Millar Consulting Civil and Structural Engineers
- An Interim Structural Report for No. 9 also prepared by Molony Millar Consulting Civil and Structural Engineers
- Architectural Heritage Impact Assessment, Conservation Strategy, Outline schedule of works and Methodology for the structure repair and prevention of endangerment of the buildings prepared for both buildings by John Greene, Conservation Architect (Grade 1)

It is detailed that the buildings have been the subject a Dangerous Structure Notice served by Louth County Council on the 15th September 2021 in respect of the fascia of no. 9 sagging and being in danger of collapsing on footpath.

Legislative Provision

Section 57(1) 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 - The carrying out of any works specified in a notice under section 59 (1) or 60 (2) shall be exempted development. As noted above a Dangerous Structures Notice has been issued in respect of this site.

4. Assessment

I have reviewed the above report and survey and impact assessment of the proposed works. The structural reports have informed the AHIA.

In respect of no. 8, works that are recommended are

- Removal of vegetation
- Replace rotten rafter ends and timber heads at 3rd floor
- Expose joint ends at all floors to check for rot
- Expose the 1st floor support mechanism for the party wall,

It is considered that No. 9 (the Public House) has failed structurally. As such significant structural interventions are detailed by the engineer and the proposed positions of the interventions are illustrated by Drawings SK01, 02, 03 and 04.

These include:

- Reinforcing existing timber beams with steel channels
- Introduction of additional steel posts to reduce spans
- Steel supports to chimneys
- A new second floor structure comprising of steel beams and joists
- Stitching and tying of walls

I have had regard to the overall interventions proposed in the context of the structures and the schedule of works and methodology. While the works detailed by the engineering reports and the Architectural Heritage Impact Assessment, Conservation Strategy, Outline schedule of works and Methodology for the structure - repair and prevention of endangerment of the buildings are significant, I am satisfied that the works as detailed are required, appropriate and sensitive to the integrity of the protected structure as a whole and would not materially affect the character of the protected structure.

5. Conclusion:

I conclude, that the WHEREAS a question has arisen as to whether the proposed works detailed by the Architectural Heritage Impact Assessment, Conservation Strategy and the proposed Methodology prepared by John Greene would or would not materially affect the character of protected structures or any element of the

structures which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at no. 8 and 9 Laurence Street, Drogheda ,

AND WHEREAS

Pillardale Limited care of Brian Hughes Consulting requested a declaration on the question from Louth County Council on the 28th October 2021

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 68 of the Planning and Development Act, 2000 as amended,
- (d) section 77(1) of the Planning and Development Act 2000, as amended,
- (e) the Architectural Heritage Protection Guidelines for Planning Authorities,
- (f) the nature and extent of works set out in the referral question which seeks to address the safety concerns in respect of this structure,

AND WHEREAS Louth County Council has concluded that –

- (i) the stated works to the protected structures comprise of works and are, therefore, development, and
- (ii) the stated works are required to ensure the structural stability of the said structures,
- (iii) 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
- (iv) the stated works would consist of the carrying out of works for the maintenance, improvement and alteration of these structures being works which affect the interior of the structure and 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

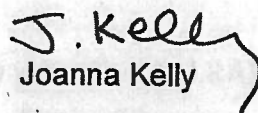
NOW THEREFORE Louth County Council, in exercise of the powers conferred on it by section 57 of the 2000 Act as amended, hereby decides that the proposed works to No. 8 Laurence Street and No. 9 Laurence street as detailed by:

- (1) The Structural Report for No. 8 Laurence Street prepared by Molony Millar Consulting Civil and Structural Engineers,
- (2) The Interim Structural Report for No. 9 also prepared by Molony Millar Consulting Civil and Structural Engineers and,
- (3) the Architectural Heritage Impact Assessment, Conservation Strategy, Outline schedule of works and Methodology for the structure repair and prevention of endangerment of the buildings prepared by John Greene and which include the removal of vegetation, replacement of rotten rafter ends and timber heads at 3rd floor, exposing joint ends at all floors to check for rot and exposing the 1st floor support mechanism for the party wall at number 8 Laurence Street, Drogheda and the reinforcing of existing timber beams with steel channels, introduction of additional steel posts to reduce spans, provision of steel supports to chimneys, provision of a new second floor structure comprising of steel beams and joists and stitching and tying of walls at no. 9 Laurence Street, Drogheda constitutes development that is exempted development.


Patricia Hughes

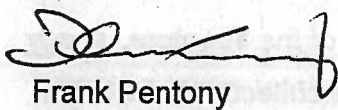
Senior Executive Planner

Date: 7th January 2022


Joanna Kelly

Senior Planner

10th January 2022


Frank Pentony

Director of Services

14/01/2022