



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:	Cathedral Enterprises Ltd		
Status (i.e. Owner or Occupier):	Vacant		
Date of Request for Declaration:	11 th April 2023	Date of Inspection:	21 st June 2023
Date of Issue of Declaration:	27 th June 2023	Previous Declarations:	None

Address:

Location:

Name of Building:

National Grid co-ordinates:

Address 1:

20 Saint Laurence Street

O.S. Map Type:

Address 2:

Drogheda

Map Sheet:

Address 3:

Co. Louth

Site Number:

Eircode:

A92 FP2N

Protection Status:

Y / N

Details:

Under the Planning and development Act 2000
(as amended)

Record of Protected Structures:

Y ✓

N

DB-122

Architectural Conservation
Area:

Y ✓

N

Laurence's Street ACA



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):

13619023



View on map

Survey Data

Reg No 13619023

Rating Regional

Categories of
Special Interest Architectural, Artistic

Original Use House

In Use As Office

Date 1780 - 1820

Coordinates 309114, 275267

Date Recorded 28/07/2005

Date Updated --/--/--

Description of the Structure:

Attached two-bay four-storey over basement former house, built c.1800, as a pair with the adjoining house to the east. Extension to the north. Now in use as offices. Pitched slate roof behind parapet with stone coping, smooth rendered corbelled chimneystack, gutter hidden by parapet, circular cast-iron down pipe. Smooth rendered ruled-and-lined walling, painted stone plinth course. Square-headed window openings, painted stone sills, painted timber six-over-six sliding sash windows, three-over-three sliding sash windows to third floor. Round-headed door opening, painted pilasters surmounted by scrolled console brackets supporting broken bed pediment, plain-glazed fanlight, painted timber door with ten raised-and-fielded panels, tooled limestone steps lead to entrance. Basement area bounded to south by granite plinth wall surmounted by wrought-iron



railings, urn newel posts, gate to basement. Street fronted.

Appraisal

This Georgian house, built as one of a pair with its neighbor to the east, has retained many original features, most notably the panelled door and attractive door surround with scroll console brackets and broken bed pediment. These buildings compliment their neighbours and form an attractive grouping on the historic streetscape. Laurence Street contains some particularly fine examples of Irish architecture from various eras and of differing designs which make a valuable addition to the heritage of Drogheda.

Site & Description of Proposed Works

The site comprises of an existing four-storey over basement building with a three-storey rear return situated on the northern side of Saint Laurence Street. The site is situated on lands zoned B1 Town/Village Centre as per the Louth County Development Plan 2021-2027, as varied, which has the objective *“To support the development, improvement and expansion of town or village centre activities.”* The site is also situated within Laurence’s Street ACA.





Planning History:

Most recent planning history at the site:

Reg Ref 18/592: Change of use of existing offices to residential accommodation consisting of 5no. units and associated site works. Granted 24/06/2019. Expires 23/06/2024.

Referral Question:

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

The works proposed, which are the subject of this Section 57 Declaration include:

To improve BER rating & fire compliance we propose the additional works which were not clearly outlined in the original planning:

- Dry lining of external walls;
- New dropped ceiling to provide 60-minute compartmentation for Part B compliance to be fitted below existing covings and decorative work to be retained;
- Repair works to existing roof.

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 reviewed the submitted Architectural Heritage Impact Assessment Report and associated drawings. Under Question 10 of the Section 57 Declaration form, works that are proposed are described as follows:

1. Dry lining of external walls
2. New dropped ceiling to provide 60-minute compartmentation for Part B compliance to be fitted below existing covings and decorative works which are to be retained.
3. Repair works to the existing roof.

In relation to the dry lining of external walls, the drawings included within the Architectural Heritage Impact Assessment Report indicate the location of the proposed dry lining at ground floor to 3rd floor level to the front and rear elevations. The location of dropped ceilings is illustrated on Drawing No. J904D005, while the repair works to the existing roof are outlined within Section 6 of the Architectural Heritage Impact Assessment Report and which include the a full assessment of the condition of the existing roof (ridge tiles, slates and roof timbers) and repairs and replacement works to be carried out to match the original size and form where required. Methodology for the works is set out within Section 5 of the Architectural Heritage Impact Assessment Report.

Having reviewed the details contained within the Architectural Heritage Impact Assessment Report and submitted drawings, I am satisfied that: 1) The dry lining of external walls will not result in a material alteration to the existing structure or loss of historic material; 2) The new dropped ceilings to provide for 60minute compartmentation fitted below existing covings and decorative works which are to be retained will not result in a material alteration to the interior of the building or the loss of historic material; and that 3) The repair works to the existing roof, which includes slates, roof timbers to be assessed and repaired/replaced as required and rolled lead flashing, will not materially affect the character of the protected structure on the basis that works will follow conservation principles and best practice.

Special Remarks:

The structure was built between 1780-1820, with a Regional listing status and falls within two categories of special interest: Architectural and Artistic.

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

- Location Map,
- Declaration form
- RPS Extract
- Architectural Impact Assessment Report and associated drawings prepared by ACP Architectural Conservation Professionals
- Site photos taken by Planning Authority inspector 21st June 2023



Recommendation:

I hereby recommend that a Declaration of Exemption be granted 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. 20 Saint Laurence Street, Drogheda, Co. Louth, A92 FP2N.

AND WHEREAS Cathedral Enterprises Ltd requested a declaration on the question from Louth County Council on the 11th April 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.

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 stated works consist of the carrying out of works for the maintenance, improvement and alteration 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 and
- (iv) The said development, therefore, comes within the scope of section 4(l)(h) and Section 57(l) 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 to the property at No. 20 Saint Laurence Street, Drogheda, Co. Louth, A92 FP2N as detailed above, **constitutes development that is exempted development.**

Signed by Inspector

Signed by Planning Authority Officer

Date

Date

29/06/2023

29th June 2023