

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:	Health Service Executive		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	1 st May 2026	Date of Inspection:	16 th July 2025
Date of Issue of Declaration:	14 th May 2026	Previous Declarations:	Lhs24-06, Lhs25-10, Lhs25-08, Lhs24-06, Lhs25-04

Address:

Name of Building: Saint Brigids Hospital

Address 1: Kells Road

Address 2: Ardee

Address 3: Co. Louth

Eircode: A92DRNO

Location:

National Grid co-ordinates: E N

O.S. Map Type:

Map Sheet:

Site Number:

Protection Status:

Under the Planning and development Act 2000
(as amended)

Y / N

Details:

Record of Protected Structures:

Y x

N

NIAH ref no: 13823032. Louth
RPS LH017-038

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):

13823032

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 St Brigid's Hospital, Kells Road, Ardee, Co. Louth (shown below).



Roadside elevation

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.

- Detached multiple-bay two-storey hospital, built 1933. Symmetrical plan about north-south axis, two-stage pyramid-roofed tower to north.

Planning History:

2560367

It is proposed to carry out refurbishment works to the 3 no. building blocks i.e. the left wing, central block and the right wing. The proposed works consist of:

- the careful removal of the existing original timber windows on the central block clock tower and non-original metal and pvc windows from the remainder of the building blocks as mentioned above,
- the installation of replacement timber windows to the front face of the central block and slimline, triple-glazed thermally broken aluminium windows, powder coated white, to the rest of the building. It is proposed to replicate, as much as practicable, the original fenestration that can be gleaned from historical photographs. Where these are not available, it shall be assumed that the fenestration of the replacement windows would have replicated the windows that were being replaced.
- Remove existing external doors and replace with new hardwood door to the main entrance of the central block and high-performance aluminium doors elsewhere (d)
- carry out all associated works to make good reveals, heads, cills etc. in accordance with best conservation practice.

Year	Number	Status	Decision	Received Date	Name	Development Address	Description
00	803	Application Finalised	Conditional	26/06/2000	North Eastern Health Board	St Brigid's Ardee	Extension to Education Unit & Parking for 91 Cars
11	38	Application Finalised	Conditional	03/02/2011	Health Service Executive	St. Brigid's Hospital Kells Rd Ardee County Louth	Permission for development consisting of works to St. Brigid's Hospital. The hospital is a protected structure of regional importance under the provision of Part IV of the Planning & Development Act 2000 and Part VI of the Planning & Development Regulations 2001 & the current Ardee Local Area Plan 2010-2016. Its ID on the record is A38. National Inventory of Architectural Heritage registration number is 13823032. The proposed works will take place in separate parts of the existing building. One development will consist of internal alterations to part of the existing ground floor (Our Lady's Ward) to provide fully serviced residential accommodation, occupational therapy facilities & associated ancillary rooms. Associated with this external works will comprise widening a section of the existing driveway & provision of a landscaped secure garden along with disabled access ramps & steps at 2 existing entrances. The other development will consist of a free standing serviced mezzanine floor to provide for a filing & office space in the Main Hall.
13	35	Application Finalised	Refused	01/02/2013	Health Service Executive North-East	St Brigid's Hospital Townparks Ardee County Louth	Permission for development consisting of works to the Church in the grounds of St. Brigid's Hospital. The hospital is a protected structure under Part IV of the Planning & Development Act 2000 & Part VI of the Planning & Development Regulations 2001 & current Ardee LAP 2010-2016 ID Ref LHS017-038B NIAH Reg no 13823032. The development will consist of change of use from place of worship to office space including alterations to the existing Church interior, the installation of a free standing mezzanine structure to provide office & file storage space, above & below free standing office kiosk, internal ramps & ancillary alterations to toilet spaces etc.
82	568	Application Finalised	Conditional	01/01/1982	NORTH EASTERN HEALTH BOARD	ST. BRIGID'S HOSPITAL, ARDEE.	TRADESMEN'S WORKSHOP.

Enforcement:

None

Description of the Structure:

The **NIAH** description of this regionally important property (NIAH Ref: 13826014– is as follows:

Detached multiple-bay two-storey hospital, built 1933. Symmetrical plan about north-south axis, central five-bay main administrative block with pedimented central breakfront, flanking single-storey projections each containing canted bay windows, two-stage pyramid-roofed tower to north, set back from, and linked to, east and west two-storey flat-roofed ward wings each with two full-height projections to outside elevations. Hipped slate roof to south (front) building main block, terracotta hip and ridge tiles, tall red brick chimneystacks to gables with terracotta pots, cast-iron moulded gutters on lead-clad blocking course, cast-iron hopper heads and circular downpipes; pitched slate mansard-style roof with gabled dormers to north end of main block, clay ridge tiles, pre-cast concrete verges; lead-clad blocking courses to flat roofs elsewhere; standing seam copper-clad roof to tower, simple metal cross at apex. Red brick English bond walling, pre-cast concrete roll-top plinth, slightly projecting lead-capped string course at first floor level, moulded pre-cast concrete cornice below blocking course, unpainted smooth rendered walling to either side of central entrance breakfront at ground floor and tympanum of pediment; central recessed panel to each face of tower, upper and lower stages separated by lead capped pre-cast concrete string, moulded pre-cast concrete cornice, wrought-iron fretted clock face to south elevation with Roman numerals. Square-headed window openings, projecting terracotta tile course beneath flush red brick sills, moulded stone sills to first floor window in breakfront, brick dressings, uPVC casement windows; round-headed window openings below gables to east and west elevations of central block, brick arches, plain concrete keystones, aluminium casement windows; square-headed window openings to tower, single to lower stage, tripartite to upper stage, pre-cast concrete surrounds to lower windows, concrete sills and heads to tripartite windows, metal small-pane casement windows. Round-headed main entrance door opening set in open-topped triangular pedimented stone doorcase, moulded classically-derived enrichments, dentilled cornice, eared moulded architrave, hardwood double round-headed doors each with nine panels; square-

headed openings to secondary entrances, painted timber doors each with single lower panel and diamond paned-glazed upper panel, diamond-paned plain-glazed overlights, granite steps. Set in flat landscaped grounds, bitmac driveways chapel to east.

The **NIAH** appraisal of this properties includes –

Designed by architect H.T. Wright, this sprawling hospital complex is the dominant feature in the countryside to the west of Ardee. The symmetrically disposed two-storey flat roofed ward blocks frame the classically-inspired main entrance building set in front of a tall copper roofed clock tower. Viewed from the south the entrance block is framed by evergreen trees. The brickwork is relieved by surface modulation and the stone entrance doorcase which displays excellent craftsmanship in its execution.

Referral Question:

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

This request, as detailed in Section 10 of the S57 request form, pertains to:

It is proposed to upgrade the leaking asphalt clad flat roofs at Saint Bridgid's hospital along with associated repair works.

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:

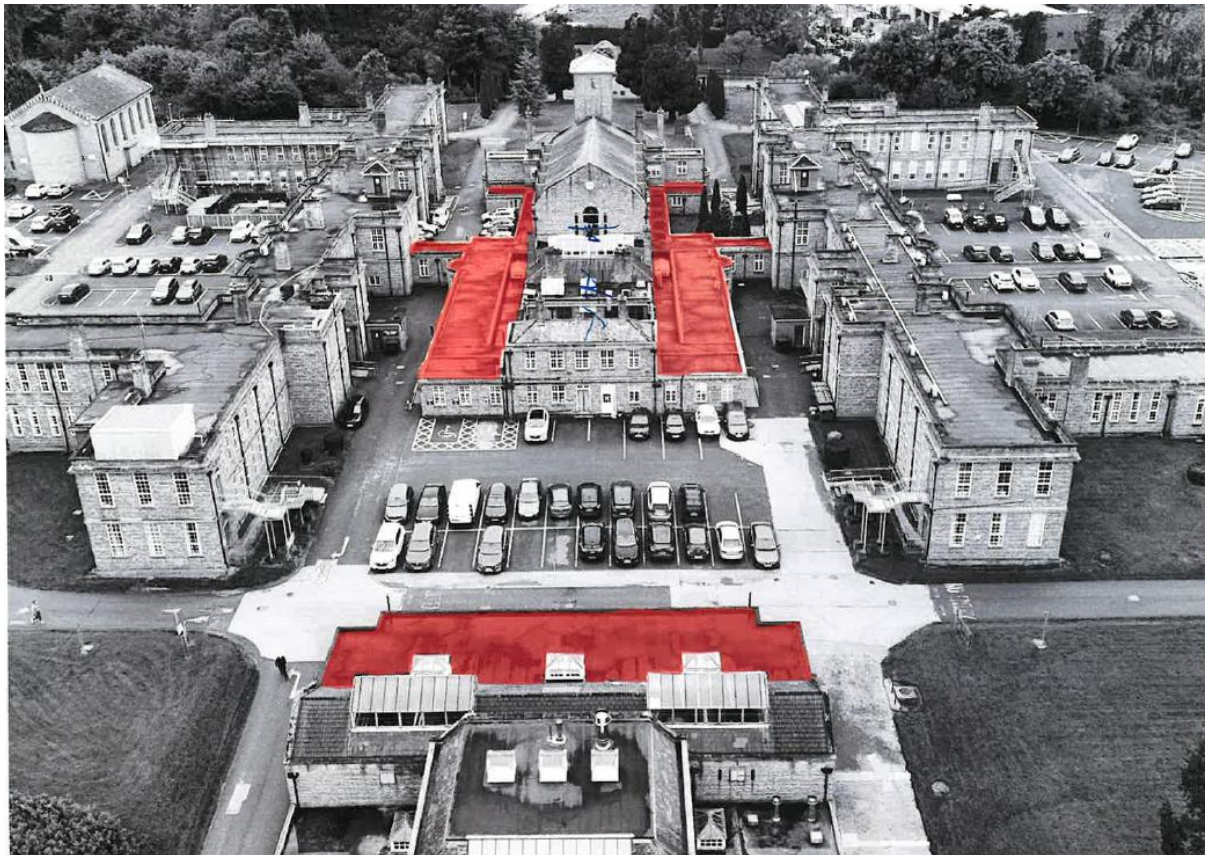
I have reviewed the RPS in respect of this property. The applicant has submitted a comprehensive Conservation Method Statement and Impact Assessment Report.

The report sets out the following:

- Building description
- Development proposal
- Proposed works to be undertaken
- Repair and construction proposals
- Impact assessment

The applicant has stated that the Hospital incorporates a number of asphalt clad flat roofs which are lead flashed abutting brick work parapet walls. The flat roofs including 5no. returns,

along with part of the laundry flat roof have failed and as a result water ingress is seeping to internal parts of the building below resulting in degradation of interior parts. It is proposed to upgrade the leaking asphalt flat roofs with associated repair work including lead flashing.



Areas where roof repairs are proposed – indicated in red.

The flat roofs involved are identified above. They are (a) the laundry roof (single storey roof) and the main building rear flat roofs (16no. roof areas in total).

These proposed works constitute Phase 3 of roof repairs, with Phase 2 and Phase 1 being covered under separate Section 57 declarations.

The following proposed works are to be undertaken on the flat roofs:

- Preliminary and site set up
- Strip off roof coverings down to concrete roof deck
- Incorporate new felt weatherproof solution to the flat roofs
- Incorporate new lead capping flashing to the parapet walls
- Incorporate new lead trays into abutting brickwork walls
- Tidy up cables extending across roofs on new cable trays.
- Carry out maintenance repair to the timber framed lanterns.

Preliminaries and Site Set-Up:

- Secure site
- Set up scaffolding to facilitate safe access to roofs

Strip Off Roof Coverings:

- Remove existing asphalt flat roof coverings and associated felt materials from the roofs. All insulation materials and base boards to be removed also.

- The concrete roof decks are to be cleaned down to ensure all weatherproof coverings are removed.

New Weatherproof Solution:

- It is proposed to fit a new mineral felt vapour barrier across the top of the flat roofs incorporating a PIR taper board roof insulation material and weatherproof using a mineral underlay felt and a granular finished cap sheet of felt (bauder system). The perimeter flashings will be replaced along with the abutting parapet wall lead detailing.

Lead Cavity Trays:

- It is stated that the damp ingress issues affecting interior parts in the building below are occurring due to the deteriorated state of the roof coverings, while the perimeter lead flashings are suffering from defects such as lead tears, lead cracks and other defects.
- Defects are a result of normal aging with the lead work being in place for 95 years or so.
- It is proposed to incorporate new lead cavity trays in the construction of the abutting brick work walls to successfully weatherproof and flash the new roof coverings into place.
- In order to incorporate the new lead trays, it will be necessary to carefully remove 2 no. rows of brick work from the abutting walls. The new lead work will be built into the abutting walls and the brick work reinstated. All works to be carried out by experienced trades persons using good conservation practices.
- The proposed new lead will be code 6 material, while the lead will be treated with a patination oil to reduce the risk of the lead staining.

Alterations to abutting Parapet Walls:

- The existing leadwork to the parapet is suffering with normal ageing along with age defects
- It is proposed to replace the lead capping to the parapet walls with new Code 6 material, to match the existing lead detailing.
- All lead work to be cut and placed in strict accordance with the best lead practices for period properties.
- All works to be carried out by trained persons who have experience of working with period properties.
- All work will be folded and placed by persons experienced in working with such material.

The applicant states that:

- All works will be carried out using best conservation practices and experienced professionals
- On completion, the existing building will be left intact and its appearance unaltered.

Having reviewed the proposals, I conclude that the work involves repair, maintenance and upgrade of the roofs to bring them into a state of good repair would not materially affect the character of the protected structure.

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

- Declaration form.
- Conservation method statement
- Drawings/ map submitted.
- Photos of hospitals and roofs

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 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 St Brigids Hospital, Kells Road, Ardee, Co. Louth.

AND WHEREAS the HSE requested a declaration on the question from Louth County Council on the 1st May 2026.

AND WHEREAS Louth County Council in considering this referral, had regard particularly to

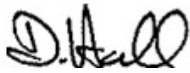
- a) Section 2 of the Planning and Development Act 2024, as amended,
- b) Section 4(1)(h) of the Planning and Development Act 2000, as amended,
- c) Section 57 of the Planning and Development Act, 2000 as amended,
- d) The Architectural Heritage Protection Guidelines for Planning Authorities,
- e) The special interest pertaining to the protected structure in question and
- f) The nature and extent of work is set out in the referral question,
- g) The Conservation Method Statement and Impact Assessment Report undertaken by Andrew O’Gorman Chartered Building Surveyor,

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 2024;
- (ii) The works involve upgrade, repair and maintenance of the Laundry Roof and Main Building rear flat roofs (16no. roof areas identified) roofs to bring them into a state of good repair and prevent water ingress would not materially affect the character of the protected structure would not, 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 upgrade, repair and maintenance of the Laundry Roof and 16no. flat roof areas to the rear of the Main Building to bring them into a state of good repair and prevent water ingress would not materially affect the character of the protected structure at St. Brigids Hospital, Kells Road, Ardee, Co. Louth, **constitutes development that is exempted development.**

Signed by Inspector



David Hall
A/Senior Executive Planner

Date

14th May 2026

**Signed by Planning Authority
Officer**



Turlough King
A/Senior Planner

Date

14th May 2026