

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:	3 rd October 2025	Date of Inspection:	
Date of Issue of Declaration:	10 th October 2025	Previous Declarations:	LHS 24-04, LHS 24-06 and LHS 25-08

Address:		Location:	
Name of Building:	Saint Brigid's Hospital	National Grid co-ordinates:	E N
Address 1:	Kells Road	O.S. Map Type:	
Address 2:	Ardee	Map Sheet:	
Address 3:	Co. Louth	Site Number:	
Eircode:	A92DRNO		

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):

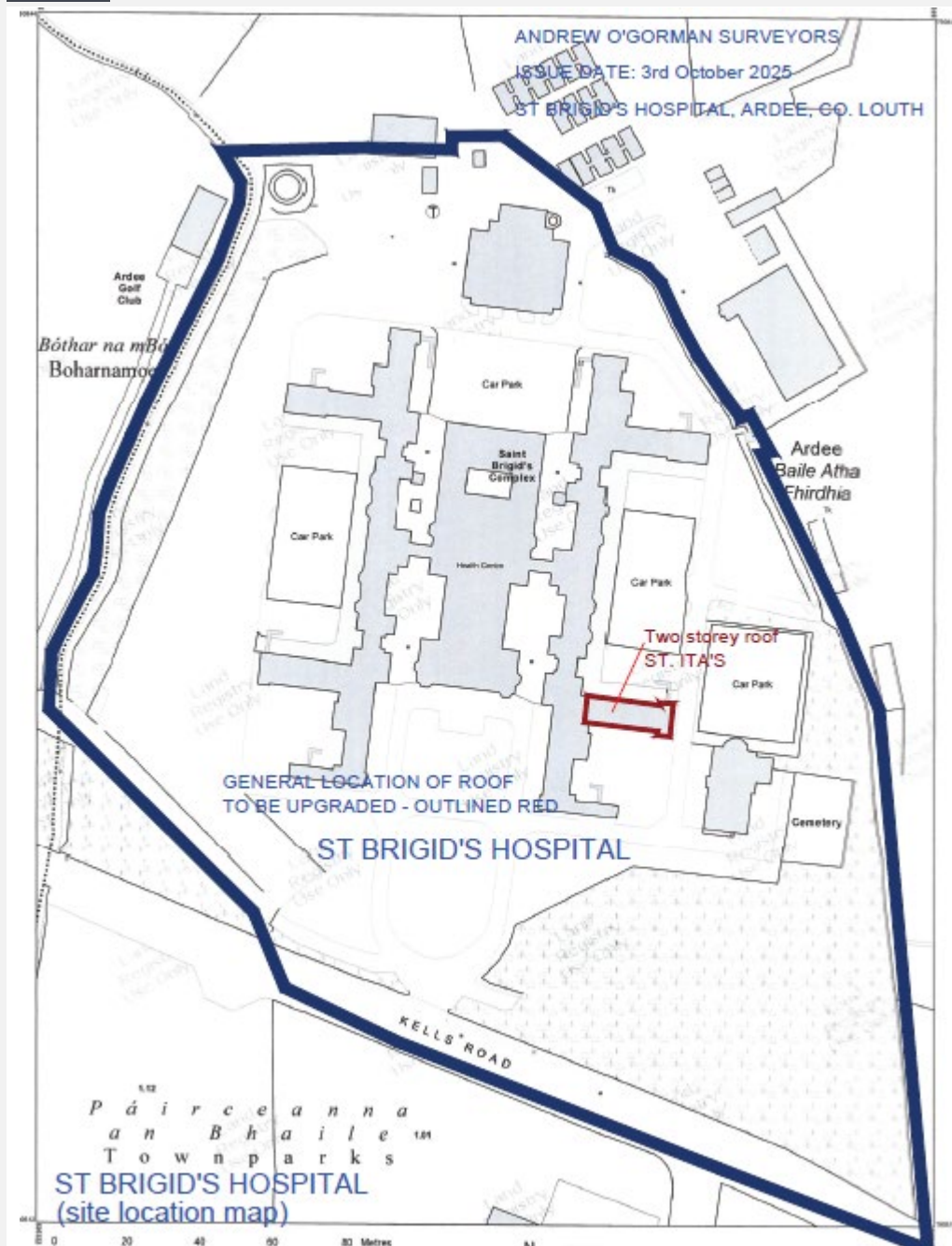
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Introduction:

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 of the Hospital



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:

11/38 - Permission for development consisting of works to St. Brigid's Hospital granted

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 gablets 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:

- *Saint Brigid's Hospital incorporates the presence of a number of asphalt clad flat roofs which are lead flashed to abutting brick work parapet walls. The flat roof to the two storey St. Ita's ward has failed and as a result water ingress is seeping to internal parts in the building below and resulting in degradation of interior parts. It is proposed to upgrade St. Ita's flat roof at Saint Brigid's Hospital*

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 method statement and impact assessment report. The report sets out the following:

1. Brief History
2. Building Description
3. Development Proposal
4. Proposed Works to Be Undertaken
5. Repair Proposal
6. Impact Assessment

The works proposed for St. Ita's Ward are necessary due to the deteriorated condition of the existing flat roof and associated components. The roof has failed, resulting in water ingress that is actively damaging the interior of the building. This is particularly concerning given that the ward accommodates 15 residents, making the issue both a structural and operational priority.

The lead cavity trays embedded in the parapet walls are approximately 93 years old and have developed cracks and tears through natural aging. These defects compromise the building's ability to remain weatherproof. Without replacing these trays, it is not possible to effectively seal the new roof coverings, which would leave the building vulnerable to further water damage.

Additionally, the brick parapet walls surrounding the roof are constructed with cement-based mortar, which prevents the bricks from being salvaged during dismantling. This necessitates the use of salvaged bricks from a local yard to rebuild the walls using lime-based mortar, a more appropriate material for conservation work. The replacement of these bricks and the

installation of new lead trays are essential to restoring the roof's integrity while preserving the building's architectural character.

The proposed works are designed to ensure the building remains structurally sound, weatherproof, and compliant with conservation standards, without altering its external appearance.

The proposed works to be undertaken include:

1. Preliminaries and Site Set-Up

Proposed Works: The site will be secured for the duration of the works. Scaffolding will be erected to provide safe access to the roof areas.

Assessment: These are temporary and reversible measures that do not alter or damage any part of the protected structure. They are standard practice for safe execution of roof works.

2. Strip Off Roof Coverings Down to Concrete Roof Deck

Proposed Works: The existing asphalt and felt roof coverings, insulation, and base boards will be removed. The concrete roof deck will be cleaned to ensure all previous waterproofing layers are fully stripped.

Assessment: These materials are not original to the building and have deteriorated. Their removal does not affect any historic fabric. The concrete deck remains intact and unchanged.

3. Carefully Take Down Brick Parapet Walls

Proposed Works: The brick parapet walls surrounding the roof will be dismantled. Concrete parapet capping will be numbered and stored for refitting.

Assessment: The walls are being taken down due to the inability to salvage bricks from cement-based mortar. Their reconstruction using salvaged materials ensures the original appearance is preserved.

4. Source and Use Salvaged Bricks

Proposed Works: Salvaged bricks will be sourced from a local yard in Ardee. These will be similar in size, texture, and appearance to the original bricks.

Assessment: Using salvaged bricks maintains the visual and material continuity of the structure. Lime-based mortar will be used, which is more appropriate for conservation than the original cement-based mortar.

5. Incorporate New Lead Cavity Trays

Proposed Works: New Code 6 lead trays will be installed within the parapet walls. These will be dressed in a stepped fashion and treated with patination oil to reduce staining.

Assessment: The original lead trays are 93 years old and deteriorated. Their replacement is necessary for waterproofing and will be concealed within the wall structure, preserving the building's appearance.

6. Reconstruct Brick Parapet Walls

Proposed Works: The parapet walls will be rebuilt using salvaged bricks in stretcher bond coursing. Lime-based flush pointing will be applied.

Assessment: The reconstruction replicates the original detailing and materials. This ensures the architectural integrity and historic character of the building are maintained. [SECTION 57...Ita's Ward]

7. Refit Concrete Parapet Cappings

Proposed Works: The original concrete capping will be cleaned and reinstated in their exact positions using lime mortar.

Assessment: This preserves the original roof profile and detailing. No change will be visible externally, and the historic material is retained.

8. Install New Weatherproof Roof System

Proposed Works: A Bauder mineral felt system will be installed, including a vapour barrier, PIR taper board insulation, underlay felt, and granular finished cap sheet.

Assessment: The new roofing system is installed below parapet level and is not visible externally. It improves performance without altering the building's appearance.

9. Reline Gullies and Outlets

Proposed Works: Existing roof gullies will be cleaned and relined. New sleeves will be installed to ensure proper drainage.

Assessment: These works are functional and internal to the roof system. They do not affect the structure's character or appearance.

10. Remove and Refit Roof Fixtures

Proposed Works: Cables, CCTV points, electrical boxes, and lights will be temporarily removed and reinstated after the works.

Assessment: All fixtures will be returned to their original positions. No permanent changes are made to the building fabric.

11. Conservation Execution

Proposed Works: All works will be completed manually by tradespersons experienced in period properties. Best conservation practices will be followed throughout.

Assessment: This ensures sensitive handling of historic materials and avoids inappropriate interventions, preserving the building's character.

Impact Assessment

The impact assessment concludes that the proposed roof upgrade works at St. Ita's Ward are necessary due to ongoing water ingress caused by the deteriorated condition of the flat roof coverings and associated lead flashings. The ingress is damaging interior parts of the building, which houses 15 residents. The works involve replacing the failed roof system and 93-year-old lead cavity trays with a new mineral felt roofing system and new leadwork, all executed using best conservation practices. Importantly, the building's external appearance will remain unchanged, and no architectural features will be lost or altered.

Assessment

Having reviewed the proposals, I conclude that the work involves repair, maintenance and upgrade of the roof and parapet walls to bring the building into a state of good repair as well as to restrain and support the building. Having regard to the proposed works and to the roof and the parapet walls, it is considered that the works 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 roof and parapet walls.

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 Brigid's Hospital, Kells Road, Ardee, Co. Louth.

AND WHEREAS the HSE requested a declaration on the question from Louth County Council on the 3rd October 2025.

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 works involve the repair, maintenance and upgrade of the roof and parapet walls and refit to bring the building into a state of good repair as well as to restrain and support the building which 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 repair, maintenance and upgrade of the parapet walls and roof to bring the building into a state of good repair as well as to restrain and support the building would not materially affect the character of the protected structure at St Brigid's Hospital, Kells Road, Ardee, Co. Louth, **constitutes development that is exempted development.**

Notes:

- The works shall be carried out in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011).
- The applicant shall engage the services of a Conservation Architect accredited by the Royal Institute of the Architects of Ireland or the Royal Institute of British Architects or other suitably qualified professional with proven conservation skills for the detailed design and specification of

the works to the protected structure. This person shall also carry out periodic inspection of such works on site and provide certification that the works have been properly executed in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011) and best conservation practice.

Signed by Inspector



Eamonn McArdle
Executive Planner

Date

10/10/2025

Signed by Planning Authority Officer



Turlough King
A/Senior Planner

Date

10/10/2025