



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:	Colm & Bernadette Prendergast		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	23 rd Jan 2025	Date of Inspection:	04 th February 2025
Date of Issue of Declaration:	11/04/2025	Previous Declarations:	None

Address:

Name of Building:

Carraig France

Location:

National Grid co-ordinates:

E N

Address 1:

Coast Rd, Blackrock

O.S. Map Type:

Address 2:

Co. Louth

Map Sheet:

Address 3:

Site Number:

Eircode:

A91 H9CO

Protection Status:
Y / N
Details:

Under the Planning and
development Act 2000
(as amended)
Record of Protected
Structures:

Y ✓

N

LHS 012-012

Architectural
Conservation Area:
Under the Planning and
development Act 2000
(as amended)
Record of Monuments and
Places:
Zone of Archaeological
potential:

Y

N ✓

Y

N ✓

Y

N ✓

Preservation Order or
Temporary P.O.:

Y

N ✓

NIAH Registration No. *(if applicable)*:

13901223


Survey Data

Reg No	13901223
Rating	Regional
Categories of Special Interest	Architectural, Historical, Social
Previous Name	Blackrock Constabulary Barrack
Original Use	Garda station/constabulary barracks
In Use As	House
Date	1880 - 1900
Coordinates	307140, 302225
Date Recorded	02/08/2005
Date Updated	-/-/-

**Description of the Structure:**

Detached three-bay two-storey former RIC barracks, built c. 1890, burned down 1922, rebuilt c. 1930, now in private domestic use. Pitched slate roof, terracotta ridge tiles, red brick corbelled chimneystacks, moulded cast-iron gutters on brick corbelled eaves course, paired corbels to north and south elevations. Red brick walling laid in Flemish bond, continuous brick hood-mouldings to ground and first floors. Segmental-headed window openings, granite sills, uPVC casement windows. Segmental-headed door opening, recessed doorway containing tripartite plain-glazed overlight, painted timber panelled door, uPVC door to porch entrance. House set back from road, brick path to boundary. Front site bounded by random rubble stone wall, square-profile gate piers, wrought-iron gate, vehicle access via gates to south.

NIAH Appraisal:

This handsome red brick structure is well constructed with fine moulded brick detailing adding to its external character. Historical significance is added by its interesting connections to the founding of the Irish Republic, as a former RIC barracks, it was burned down in 1922. Soon reconstructed to maintain its original character, it is an invaluable part of the architectural legacy of Blackrock and County Louth.

Site Description of Proposed Works:

The Structure occupies a triangular site on the Coast Road on the southern side of Blackrock. A 1-metre-high stone wall defines the roadside boundary of the site. The western boundary of the site is defined by a row of mature deciduous trees and a 2.5-metre-high block wall. The surrounding area is characterised by a mixture of period properties and modern residential dwellings.

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:

1. Replace existing unvented aluminium windows with high quality Timberlook uPVC frames and high grade double glazing.
2. Replace existing unvented aluminium bay window in kitchen with double or sliding Timberlook uPVC frames. This may require the squaring off of the bay with a minimum extension into the yard at the rear of the house. The bay window is not an integral part of the original house, but part of an extension which we understand was completed in mid / late 1970s.
3. Replace existing wooden double door at side of house with Timberlook uPVC double door with high grade glass.
4. Replace existing wooden double door at front of house with Timberlook uPVC double door in same design as existing door.
5. Install solar panels on the roof over kitchen area.
6. Install heat pump or similar energy efficient system.
7. Convert one-storey stone building to rear to one bed self-contained two-storey unit, with access to the main house.



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.

1. Replace existing unvented aluminium windows with high quality Timberlook uPVC frames and high grade double glazing;

Assessment

The front elevation of this building is a prominent feature of the protected structure. It is considered that the introduction of Timberlook uPVC windows is not in keeping with the historic fabric of this building and will materially affect its character.

2. Replace existing unvented aluminium bay window in kitchen with double or sliding Timberlook uPVC frames. This may require squaring off of the bay with a minimum extension into the yard at the rear of the house.

Assessment

It is considered that the installation of uPVC windows would materially affect the character of the structure and therefore cannot be considered as exempted development under the provisions of section 57 (1) (a) or (b). uPVC windows are not considered appropriate on a protected structure. It is also considered that insufficient information has been submitted to determine the effects of the squaring off of the bay on the character of the original building.

3. Replace existing wooden double door at side of house with Timberlook uPVC double door with high grade glass

Assessment

The replacement of the existing wooden door to the side of the house with Timberlook uPVC would materially affect the character of the structure and therefore cannot be considered as exempted development under the provisions of section 57 (1) (a) or (b). uPVC doors are not considered appropriate on a protected structure.

4. Replace existing wooden double door at front of house with Timberlook uPVC double door in same design as existing door.

Assessment

The replacement of the existing wooden double door to the front of the house with Timberlook uPVC would materially affect the character of the structure and therefore cannot be considered as exempted development under the provisions of section 57 (1) (a) or (b). This door, whilst located behind a glass outer door is visible and forms part of the character of the protected structure.

5. Install solar panels on the roof over kitchen area.**Assessment**

The kitchen is located at the rear of the existing protected structure and therefore not in a prominent position. Accordingly, it is considered that the installation of solar panels at this location would not materially affect the external appearance of the building.

6. Install heat pump or similar energy efficient system.**Assessment**

It is noted that the applicant has not provided any detailed drawings to enable the Planning Authority to make a determination as to whether these works would 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.

7. Convert one-storey stone building to rear to one bed self-contained two-storey unit, with access to the main house.**Assessment**

It is considered that the above falls outside the remit of Section 57 in so far as this relates to 'works' only and not change of use. Therefore, it cannot be considered as exempted development under the provisions of section 57 (1) (a) or (b).

Special Remarks:

N/A

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

- Map,
- Declaration form
- Site photos taken by Planning Authority inspector 04th February 2025



Above: Front of protected structure



Above: Side of protected structure

**Conclusion No 1:**

I conclude, that **WHEREAS** a 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 Carraig France, Coast Road, Blackrock, Co. Louth

1. Installation of solar panels on the roof over the kitchen only

AND WHEREAS Colm and Bernadette Prendergast requested a declaration on the question from Louth County Council on the 23rd January 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;
- (g) and 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 2024, (as amended);
- (ii) The installation of solar panels on the roof over the kitchen area do 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 and therefore falls 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 above, as detailed by the Request for Section 57 Declaration, numbered 1 above, in relation to Carraig France, Coast Road, Blackrock, **is development that is exempted development.**

Conclusion No 2:

I conclude, that **WHEREAS** a 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 Carraig France, Coast Road, Blackrock, Co. Louth

2. Replace existing unvented aluminium windows with high quality Timberlook uPVC frames and high grade double glazing.
3. Replace existing unvented aluminium bay window in kitchen with double or sliding Timberlook uPVC frames. This may require squaring off of the bay with a minimum extension into the yard at the rear of the house. The bay window is not an integral part of the original house, but part of an extension which we understand was completed in mid / late 1970s.



4. Replace existing wooden double door at side of house with Timberlook uPVC double door with high grade glass.
5. Replace the existing wooden double door at front of house with Timberlook uPVC double door in same design as existing door.
6. Install heat pump or similar energy efficient system.
7. Convert one-storey stone building to rear to one bed self-contained two-storey unit, with access to the main house.

AND WHEREAS Colm and Bernadette Prendergast requested a declaration on the question from Louth County Council on the 23rd January 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;
- (g) and the nature and extent of works set out in the referral question.

AND WHEREAS Louth County Council has concluded that:

The other stated works (Nos. 2-7 above) do 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, and therefore does not fall 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 above, as detailed by the Request for Section 57 Declaration, numbered 2-7 above, in relation to Carraig France, Coast Road, Blackrock, **constitutes development that is not exempted development.**

Note for applicant: Section 57 of the Planning and Development Act 2000, as amended, does not however relate to a change of use, it only facilitates the carrying out of “works” which is defined under Section 2 of the Planning Act 2024.

In this regard, it is considered that Section 5 of the Planning Act 2000, as amended, sets out the relevant legislative context in relation to the proposed change of use of the subject building and Protected Structure.



Signed by Inspector

Signed by Planning Authority Officer

Conor Campfield, Senior Executive Planner

Turlough King, Senior Executive Planner

Date

Date

09th April 2025

9th April 2025