



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:	Louth Meath Education and Training Board		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	8 th February 2023	Date of Inspection:	
Date of Issue of Declaration:	16 th March 2023	Previous Declarations:	

Address:	Location:	E	N
Name of Building:	LMETB Administrative Offices	National Grid co-ordinates:	
Address 1:	Chapel Street	O.S. Map Type:	
Address 2:	Dundalk	Map Sheet:	
Address 3:	Co. Louth	Site Number:	
Eircode:	A91 C7D8		

Protection Status:	Y	Details:
Under the Planning and development Act 2000 (as amended)		
Record of Protected Structures:	Y ✓	N
Architectural Conservation Area:	Y	N ✓
Under the Planning and development Act 2000 (as amended)		
Record of Monuments and Places:	Y	N ✓
Zone of Archaeological potential:	Y ✓	N
Preservation Order or Temporary P.O.:	Y	N ✓



NIAH Registration No. (if applicable):

13705117

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 Chapel Street, Dundalk.



Fig 1: Street elevation

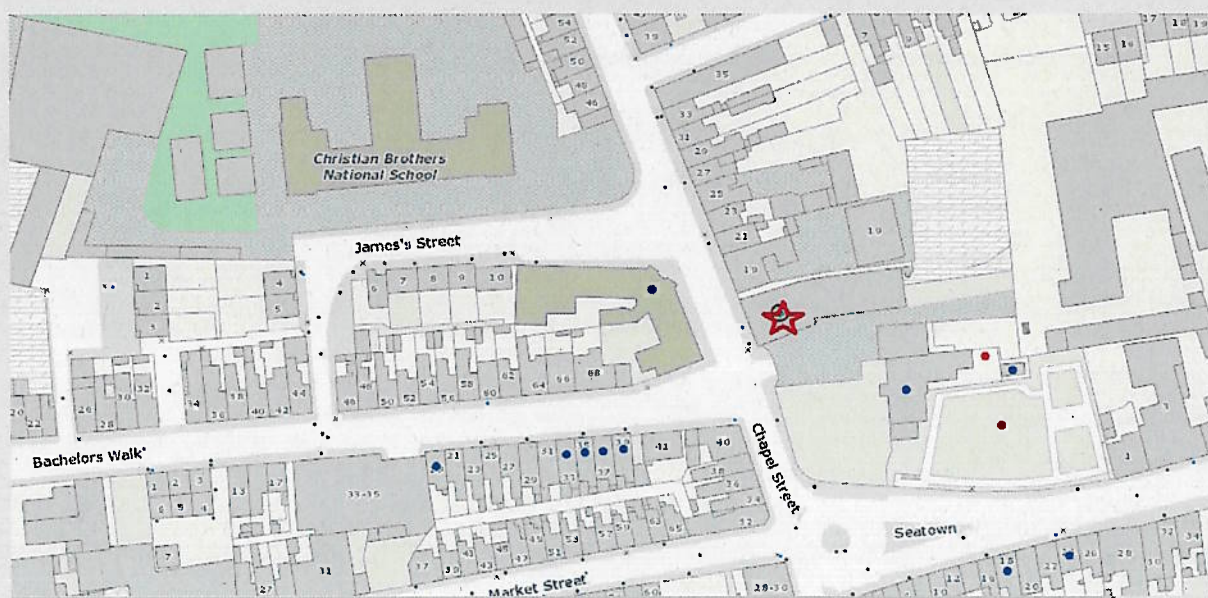


Fig 2: Site Location denoted by red star

**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 as varied. This property in Chapel Street, Dundalk (RPS D094) is described as:

'Detached three-bay two-storey school dated 1906. Bounded by granite wall, railings and gates. This is an interesting example of early twentieth-century school building. Its striking design elevates a utilitarian building to an aesthetically pleasing composition.'

Planning History:

None

Description of the Structure:

The NIAH appraisal of this property includes –

- Detached three-bay two-storey school dated 1906. Double-pile rectangular-plan, five-bay two-storey wing to east.
- Pitched slate roofs, roll-top clay ridge tiles, red brick corbelled chimneystacks, moulded clay pots, moulded cast-iron gutters on moulded red brick corbelled eaves course, cast-iron downpipes; shaped gables to south elevation rising to form fractables, moulded terracotta coping, terracotta finials.
- Red brick Flemish bond walling, projecting chamfered plinth with air vents, block-and-start terracotta quoins, moulded brick triangular panel to gables with circular terracotta decorative panel, moulded terracotta name and date plaques to south; unpainted smooth rendered walling to north elevation, roughcast rendered walling to east.
- Square-headed window openings, stop-chamfered reveals, sills supported on moulded brick continuous corbel, terracotta lintel with keystone, decorative terracotta panel above windows, painted timber two-over-two sliding sash windows; gauged brick arch headings to north, stone sills; smooth rendered soffits and reveals to east.
- Round-headed door opening to south elevation, red brick Corinthian pilasters with raised banding and terracotta capitals supporting brick arch and terracotta spandrels surmounted by moulded cornice, prominent keystone to arch, leaf motif to spandrels, varnished timber double doors with three raised-and-fielded panels, plain-glazed fanlight; square-headed door opening to west, gauged brick lintel, vertically-sheeted timber door
- Set with side elevation to street, rock-faced ashlar granite wall and square gate piers, saddle-coping, dressed caps, wrought-iron railings and gates.

The NIAH considers that this is an interesting example of an early twentieth-century school building. Its striking design, highlighted by the shaped gables, elevates a utilitarian building into an aesthetically-scintillating composition. This is further enhanced by the finely created embellishments, which are in abundance from the treatment of the gables to the varied panels and plaques, with the beautiful door surround completing the building. Dundalk Municipal Technical School is a highly attractive and important feature within the architectural landscape of Dundalk.

Referral Question:

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

Like-for-like roof repairs. Method Statement attached.

**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:

Under Question 10 of the Request form, works that are proposed are described as Like-for-like roof repairs and references an attached method statement prepared by Hanley Taite Design Partnership Architects and Design Consultants and is dated the 7th February 2023.

Based on a survey conducted 20th July 2020, the Method Statement details the condition of the existing roof. 32no. photographs are attached. The survey identified that slates were loose and missing, ridge tiles were loose in a number of locations, original roof lights were in poor condition, gutters and fascia on the northern elevation of the building were in poor condition and there was evidence of vegetation growing on the roof which was undermining the integrity of the barge.

Recommendations as set out in the Method Statement include that slates are stripped of the roof, the roof is felted, re-battened and slates reaffixed. It expects that 25-35% of slates will get damaged and replacements to match need to be sourced.

The Methodology for these works is set out as follows:

- Take pictures prior to commencement.
- Take necessary measures to protect existing roof structures including rafters, battens and slates during the course of the works.
- Carefully remove existing slates and battens and retain suitable slates for reuse.
- Retain existing ridge tiles for reuse.
- Retain existing rafters, if necessary splice in compatible timber where damaged or rotted; if necessary reinforce (rather than replace) existing rafters as per Structural Engineers details.
- Install "Tyvek" or "Solitex" high grade non-tearable, breathable roofing felt, prior to reinstalling battens and slates. Any new slates to be responsibly sources "Blue Bangor" slates to match existing.
- Fascia boards to be replaced with compatible timber where necessary.
- Rainwater goods to be replaced with cast iron goods to match where necessary.
- Ensure adequate ventilation and continue checking for signs of excessive condensation over the first year post-installation, and regularly thereafter.
- Any lead to be used to be to Code 7 lead.

Having reviewed the submitted Method Statement, I am satisfied that the repair works proposed to the roof would not materially affect the character of this protected structure; or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and as such are works which do not to require planning permission.

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

None

**Conclusion:**

I conclude, that WHEREAS a question has arisen as to whether the proposed development detailed under Section 10 of the Request for Section 57 Declaration – Like-for-like roof repairs as per the Method Statement prepared Hanley Taite Design Partnership Architects and Design Consultants and dated the 7th February 2023, 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 LMETB Administrative Offices, Chapel Street, Dundalk A91 C7D8.

AND WHEREAS Louth Meath Education & Training Board requested a declaration on the question from Louth County Council on the 8th February 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,
- (d) the Architectural Heritage Protection Guidelines for Planning Authorities,
- (e) the nature and extent of works set out in the referral question in respect of this structure,

AND WHEREAS Louth County Council has concluded that:

- (i) the stated works to the protected structure comprise of works that are development,
- (ii) 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,
- (iii) the stated works would 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,
- (iv) the proposed works would comprise development which comes within the meaning of 4(1) (h) and Section 57 of the Planning and Development Act 2000 as amended and would not therefore require planning permission.

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, Like-for-like roof repairs as per the Method Statement prepared Hanley Taite Design Partnership Architects and Design Consultants and dated the 7th February 2023 as detailed by the Request for Section 57 Declaration at LMETB Administrative Offices, Chapel Street, Dundalk A91 C7D8, **constitutes development that is exempted development.**

Signed by Inspector

PP. Eirian Evans

Patricia Hughes, Senior Executive Planner

Date:

16th March 2023

Signed by Planning Authority Officer

J. Kelly

Joanna Kelly, Senior Planner

Date:

16th March 2023