



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:	Alan Johnston		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	28 th February 2025	Date of Inspection:	13 th March 2026
Date of Issue of Declaration:	14 th April 2026	Previous Declarations:	LHS2025-03 (FI)

Address:		Location:	
Name of Building:	Former Presbyterian Church	National Grid co-ordinates:	E N
Address 1:	Newry Street	O.S. Map Type:	
Address 2:	Carlingford	Map Sheet:	
Address 3:	Co. Louth	Site Number:	
Eircode:	A91 W992		

Protection Status: Under the Planning and development Act 2000 (as amended)	Y / N		Details:
Record of Protected Structures:	Y ✓	N	LHS005-057
Architectural Conservation Area:	Y ✓	N	ACA Number 28 (Carlingford)
Under the Planning and development Act 2000 (as amended)			
Record of Monuments and Places:	Y ✓	N	NMS SMR Zone of Notification
Zone of Archaeological potential:	Y ✓	N	ZAP 4 (Carlingford)
Preservation Order or Temporary P.O.:	Y	N ✓	
NIAH Registration No. (if applicable):			13825052

Introduction:

The referrer has sought a Section 57 Declaration in respect of *“proposed roof repairs including re-slating with natural Bangor Blue slates, leadwork, rainwater goods and masonry re-pointing with lime mortar,”* to the former Presbyterian Church building, located at Newry Street, Carlingford.

The submitted information has been provided in response to a request for further information (as issued by the Planning Authority on 15th May 2025) in respect of an earlier Section 57 declaration (reference LHS 2025-03) for the above. Given the passage of time, record ref LHS 2025-03 has been closed and the further information submitted assigned a new reference number (ref. LHS 2026-01.) Notwithstanding this administrative matter, this assessment will be treated as an assessment of the further information submitted and this report shall be read in conjunction with the original planner’s report (dated 13th March 2025) in relation to Section 57 declaration reference LHS 2025-03.

The request for further information letter sought the following details in order to complete the assessment:

1. A Conservation Methodology Statement pertaining to proposed works to be carried out to the building as detailed in this Declaration, completed by a suitably qualified Conservation Architect and detailing all works to the fabric of the Protected Structure and its setting. Submitted particulars shall include details of the elements of the roof to be replaced, the extent of re-pointing being carried out and the positioning of new leadwork and replacement rainwater goods to be installed.”

The applicant has submitted the following further particulars and details:

- Dated photograph (10th October 2025) showing scaffolding erected.
- Specification and Schedule of Work (Prepared by Leighton Johnston Associates Chartered Architects, dated November 2025)

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. The subject building is included within the RPS under record no.LHS005-057) and is described as: *“Freestanding single-cell gable-fronted Presbyterian church, built 1869, with four-bay nave elevations.*

RPS Appraisal – *“Built in 1869 by Robert Young, this is a fine example of nineteenth-century church design. A focal architectural feature within the Newry Street streetscape. Attractive stained glass windows add to the architectural interest of the whole, while the handsome entrance gateway is another important survival.”*

Planning History:

The subject building is recorded within the National Built Heritage Service’s NIAH Survey data (Reg no. 13825052) which refers to the building’s name as ‘Carlingford Presbyterian Church’ and its original and current use as a ‘Church / Chapel.’ The following historical planning record is noted:

- **File Ref. 20166:** Permission for the change of use from Church to Chapel of Ease to include use as a wedding venue/reception area including the serving of food by outside caterers, community centre and meeting room, to include alterations to existing WC area, installation of fire alarm system, emergency lighting and signage and all associated site works at Carlingford Presbyterian Church which is a protected structure within the Louth County Development Plan 2015-2021, Ref. ID LHS005-057, NIAH No. 13825052 – **Conditional 13/10/2020 (appeal ref. ABP 307562-20)**

The following enforcement related records affecting the property are also noted:

- **Ref 19 U029:** Alleged unauthorised change of use and works to a Protected Structure – Case closed 28/05/2019
- **Ref 19 U203:** Alleged unauthorised change of use of church as wedding catering venue – Case closed 18/06/2020
- **Ref 19 U163:** Alleged unauthorised removal of pews – Case closed 30/10/2020

Description of the Structure:

The **NIAH** description of this regionally important property is as follows:

“Freestanding single-cell gable-fronted Presbyterian church, built 1869, with four-bay nave elevations. Pitched slate roof, cast-iron ridge cresting, carved stone finials to east, ashlar chimneystack to west, stone verge coping to gables, moulded cast-iron gutters on stone corbels, cast-iron downpipes. Squared-and-snecked dressed limestone walling to east elevation, granite plinth, ashlar limestone and granite diagonal buttresses surmounted by gabled pinnacles; roughcast-rendered walling to north, south and west elevations. Lancet windows to nave, splayed ashlar granite surrounds, stained glass leaded lights under sash protection screens; tripartite window to east elevation, pointed arch openings, splayed ashlar granite surround; pointed arch loop windows flank entrance, splayed ashlar granite surrounds, stained glass leaded lights. Pointed arch door opening, ashlar granite surround recessed in two orders, granite hood moulding with block stops, painted timber vertically-sheeted double doors accessed by granite steps. Church set back from street, bounded by random rubble uncoursed and rendered wall, soldier coping, square granite gate piers, pyramidal caps, cast-iron gates.”

The **NIAH** appraisal of this properties further states:

“Built in 1869 by Robert Young, this is a fine example of nineteenth-century church design. A pleasing combination of limestone and granite masonry and the balanced disposition of window and door openings create a handsome, ordered east façade, which forms a focal architectural feature within the Newry Street streetscape. Attractive stained glass windows are also of note and add to the architectural interest of the whole, while the handsome entrance gateway is another important survival.

Referral Question:

The submitted question as set out in Question 10 of the S57 declaration request form states:

“Roof repairs including re-slating with natural Bangor Blue slates, leadwork, rainwater goods and masonry re-pointing with lime mortar.”

Legislative Provision:

Section 57(1) of the Planning and Development Act 2000, as amended, states:

“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 Planning and Development Act 2000, as amended, stipulates that the carrying out of any works

specified in a notice under section 59 (1) or 60 (2) shall be exempted development.

Assessment:

Legislative Provision:

Under Section 57 (1) of the Planning Act 2000, as amended states that “*notwithstanding section 4(1)(h,) the carrying out of works to a Protected Structure, or a 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 57 (4) of the Planning Act 2000, as amended, states:

Before issuing a declaration under this section, a planning authority shall have regard to—

- (a) any guidelines issued under section 52 , and*
- (b) any recommendations made to the authority under section 53 .*

Section 57 (5) states:

If the declaration relates to a protected structure that is regularly used as a place of public worship, the planning authority:

- (a) in addition to having regard to the guidelines and recommendations referred to in subsection (4), shall respect liturgical requirements, and*
- (b) for the purpose of ascertaining those requirements shall—*
 - (i) comply with any guidelines concerning consultation which may be issued by the Minister for Arts, Heritage, Gaeltacht and the Islands, or*
 - (ii) if no such guidelines are issued, consult with such person or body as the planning authority considers appropriate.*

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.

Section 2 of the Planning and Development Act, 2024 states that:

“development” means—

- (a) the carrying out of works—*
 - (i) on, in, over or under land, or*
 - (ii) on, in, over or under the maritime area,*

or

- (b) the making of a material change in the use of—*

- (i) land or any structure on land, or*
- (ii) the sea, seabed or any structure, in the maritime area, and includes the reclamation of land in the nearshore area;*

“works” includes an act or operation—

(a) of construction, excavation, demolition, extension, alteration, repair or renewal (including in relation to a protected structure, a proposed protected structure or a structure situated in an architectural conservation area), on, in, over or under land or a maritime site,

(b) consisting of the application of plaster, paint, wallpaper, tiles or other material to the surface of a protected structure or proposed protected structure or the removal of plaster, paint, wallpaper, tiles or other material from such surface, and

(c) consisting of the application of plaster, paint, wallpaper, tiles or other material to the exterior of a structure situated in an architectural conservation area or the removal of plaster, paint, wallpaper, tiles or other material from such exterior.”

Assessment:

Having regard to Section 2 of the Planning and Development Act 2024, as amended, it is considered that the proposed repairs as described, constitute ‘works’ within the meaning of the Act and therefore constitutes ‘development’ as defined within Section 2 of the 2024 Act.

Notably scaffolding has been erected at the building since the initial S57 declaration was submitted, which was observed on site on 13th March 2026. Whilst a ‘Specification and Schedule of Work’ has been submitted, this does not appear to have been compiled with Conservation input including a Conservation Methodology, as requested. Notwithstanding this, it provides details in relation to scaffolding, down takings, woodwork, roofing, slating and includes a Schedule of Works., including the following proposed works:

- Carefully take up existing clay ridge tiles and set aside any suitable for re-use, cleaning excess mortar.
- Carefully strip off existing roof slates and set aside any suitable for re-use.
- Strip off all timber laths and remove from site. Extract or punch home any remaining nails in rafters.
- Examine all rafters, wall plates, wall grounds etc. for signs of decay and seek guidance from the CA.
- Treat all exposed timbers for beetle attack using an approved preservative.
- Provide and fix breathable roof underlay to the laps. Secure with new preservative treated sw laths at centres to suit existing salvaged slates.
- Re-slate roof using existing salvaged slates and best quality second hand salvaged natural Bangor Blue slates of matching or suitable sizes.
- Provide and fix new Code 4 lead soakers and Code 5 Cover flashings at gables. Cover flashings to be chased into stone copings, pinnacles and chimney and pointed with lime mortar.
- Bed ridge tiles on lime mortar. Replacement ridge tiles to be slotted roll top angle in slate bodymix colour with ‘fleur-de-lis’ crested inserts, to match existing.
- On completion, clean out existing cast metal gutters and downpipes. Temporarily plug outlets and fill gutters with water and check for leaking. Seal any leaking joints after drying.

The submitted details are considered to be generally acceptable, subject to best Conservation Practices being adhered to in accordance with the ‘*Architectural Heritage Protection Guidelines for Planning Authorities, 2011*,’ including protection of the existing cast iron ridging and also ensuring that replacement ridge tiles incorporate cast iron cresting. This opinion is also subject to the works being overseen by a suitably qualified Conservation Architect and relevant records being maintained throughout the duration of works.

In having regard to the characteristics of the existing building, NIAH description and appraisal and RPS records, it is considered that the proposed “*Roof repairs including re-slating with natural Bangor Blue slates, leadwork, rainwater goods and masonry re-pointing with lime mortar*” would not materially affect the character of the existing structure or

any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, including those elements to the building included within NIAH record 13825052.

Conclusion:

On the basis of the further information provided, it is determined that the proposed “Roof repairs including re-slating with natural Bangor Blue slates, leadwork, rainwater goods and masonry re-pointing with lime mortar” **would not materially affect the character** of the Protected Structure and **would therefore, be exempted** under Section 57 of the Act.

Recommendation:

It is recommended that a S57 Declaration is issued along the following lines:

WHEREAS a question has arisen as to whether the following proposed works as detailed in the request for Section 57 Declaration:

“Roof repairs including re-slating with natural Bangor Blue slates, leadwork, rainwater goods and masonry re-pointing with lime mortar”

Would or 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 at Former Presbyterian Church, Newry Street, Carlingford, Co. Louth, A91 W992.

AND WHEREAS Alan Johnston requested a declaration on the question from Louth County Council on the 28th February 2025,

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

- (a) Section 2 of the Planning and Development Act 2024,
- (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) Section 68 of the Planning and Development Act, 2000 as amended,
- (d) the ‘Architectural Heritage Protection Guidelines for Planning Authorities,’
- (e) The status of the property as a Protected Structure, listed in the Record of Protected Structures,
- (f) The planning history of the site, including permission reference 20166,
- (g) the nature and extent of works set out in the referral question in respect of this structure,
- (g) the further information submitted to the Planning Authority on 25th February 2026,

AND WHEREAS Louth County Council has concluded that:

- (i) the stated works to the protected structure comprise of ‘works’ as defined and are, therefore, **development**, and
- (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 and improvement of this structure which would 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.

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 outlined above, at the Former Presbyterian Church at Newry Street, Carlingford, County Louth, A91 W992, as detailed within the request for Section 57 Declaration and by the submitted information and details, **constitutes development** and is **exempted development**.

Signed by Inspector



Orla Rooney, Assistant Planner

Date

14th April 2026

Signed by Planning Authority Officer



Turlough King, A/Senior Planner

Date

14th April 2026