

Louth County Council

Declaration

In accordance with Part IV, Section 57 (2) of the Local Government (Planning and Development) Act, 2000(as amended)

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.

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 what 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.

Applicant's Name: Brady Hughes Consulting on behalf of Peter Plunkett

Status: Owner

Date of Request for Declaration: 11th March 2021

Date of Inspection: N/A

Date of Issue of Declaration: N/A

Previous Declaration(s): N/A

Location: 3 The Mall, Drogheda, Co. Louth.

Protection Status

Under the Planning and Development Act 2000(as amended), Record of Protected Structures as set out in the Louth County Development Plan 2015-2021
RPS ID No. DB-234

Description:

Three-bay, four-storey building with late 19th century rendered façade

Street façade



Extent of building



Architectural Conservation Area - North Quay including Backlands

Location identified in Figure 1 by red star



Recorded Monument under the National Monuments Acts 1930 –2004 - No

Zone of Urban Archaeological Potential Yes

State Guardianship or Ownership No

NIAH Registration number (if applicable): N/A

Brief description of the structure:

Three-bay, four-storey building with late 19th century rendered façade

End of terrace of commercial buildings

No original windows on front elevation

Decorative plaster surrounds to first floor windows

Query - would works materially affect the character of the protected structure and as a result require planning permission:

A conservation Report prepared by Cesarean Architects dated February 2021 details remedial works proposed to the ground floor ceiling of the existing shop unit to provide for fire protection of the ceiling between the ground floor commercial unit and first floor levels

I have reviewed this Report, photographic survey and method statement for the proposed works.

I have had regard to the overall intervention proposed in the wider context of the structure. The works as detailed under section 5.3.4 would be *de minimis* to the integrity of the protected structure as a whole.

Conclusion:

I conclude, in this instance, that the works as detailed under section 5.3.4(1 to 5) of the Conservation Report prepared by Ceardean Architects would not materially affect the character of the protected structure and as a result would not require planning permission.

Patricia Hughes

Senior Executive Planner

Date: 18th June 2021