



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:	Bernadette Kavanagh		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	22/11/2021	Date of Inspection:	15/12/2021
Date of Issue of Declaration:	17/02/2022	Previous Declarations:	None on record

Address:	Location:	E	N
Name of Building:	Connell & Co.	National Grid co-ordinates:	
Address 1:	No. 5 Church Street	O.S. Map Type:	
Address 2:	Dundalk	Map Sheet:	
Address 3:	Co. Louth	Site Number:	

Protection Status:	Y / N		Details:
Under the Planning and development Act 2000 (as amended)			
Record of Protected Structures:	Y ✓	N	D114
Architectural Conservation Area:	Y ✓	N	
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):

13702030

Description of the Structure:

End-of-terrace two-bay two-storey former house, built c. 1830, now in commercial use. Shopfront c. 1880 to ground floor. Hipped slate roof, smooth rendered corbelled chimneystack, moulded cast-iron gutters on painted timber eaves course, circular cast-iron downpipes. Smooth rendered ruled-and-lie walling, painted quoins to north-west corner. Square-headed window openings, painted stone sills, painted timber one-over-one windows. Shopfront to ground floor comprising polished granite stall riser surmounted by large square-headed display windows with overlights, painted smooth rendered fascia board with painted lettering reading "CONNELL & CO", dentilled cornice terminating in foliate brackets, supported on polished pink granite Doric pilasters; central recessed square-headed door opening, plain-glazed overlight, timber and glazed double doors with painted timber floral detail; mosaic tiled "Connell & Co." to entrances; canvas awnings to shop. Interior with linoleum floor, timber shelving, mahogany counter, timber and glazed cash office. Shopfronts directly onto Clanbrassil Street.

Connell's Drapers is a very fine example of a shopfront dating from the Victorian era and exhibiting all the character and confidence of that period. The survival of the shopfront and interior in such a well-maintained condition adds to its significance, and its attractive appearance makes an invaluable contribution to Dundalk's main street.

Assessment:

The works are for maintenance of the existing shop front. The works to be undertaken are set out in a quotation from Gerard Lynch joinery. The property owner had been in correspondence with the conservation section of the Council with regard to the deterioration and concerns that the shop front is in a poor state of repair and without works undertaken may be dangerous.

The works include the retaining of the existing sign board and the replacement of the timber. The façade of the shop has deteriorated and the replacement timber is like for like so retain in situ the shop front appearance.

The timber is to be fully hardwood.

The PA consider that the Connell's Drapers is a very fine example of a shop front dating from the Victorian era and exhibiting all the character and confidence of that period and any works should retain the shop front appearance. Maintenance is required to the shop front from a visual inspection.

Outline Schedule of Works:

Works which would not materially affect the character of the protected structure are outlined as follows include works considered to be routine maintenance which can be undertaken without materially affecting the character of the protected structure include:

- i) Routine external maintenance repairs to timber and replacement timber on rotting sections on shop front.
- ii) Erection of hoarding around the shop front.
- iii) Retain and repair existing signboard and stud out of sign board
- iv) Routine maintenance to external of shop
- v) All timber replacement or rotting sections to be hard wood

Special Remarks:

The house dates from 1820 -1840

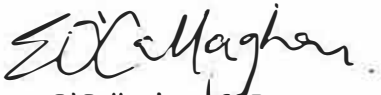
The House falls within two categories of interest as follows: Architectural and Artistic

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

Quotation from Gerard Lynch Joinery and an email from Bernadette Kavanagh, property owner.

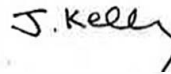
Phone call with Bernadette Kavanagh and Emer O'Callaghan on 14/12/2021

Signed by Inspector



Emer O'Callaghan, SEP

Signed by Planning Authority Officer



Joanna Kelly, Senior Planner

Date: 16/02/2022

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