

LOUTH COUNTY COUNCIL

CHIEF EXECUTIVE'S ORDER

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Section 57 Declaration – Works to a Protected Structure

Chief Executive's Order No: 613/2023

Reference No: S57 D23-03

Date Application Received: 18th July, 2023

Description: Refurbishment of the property to provide for temporary accommodation of 245 people, including all associated conservation, fire rated upgrading, mechanical, electrical and drainage works.

Name of Applicant: Laurence and Briega Tuite

Location of Development The former St. Joseph's Female Orphanage & Industrial School & St. Malachy's Convent, Seatown Place, Dundalk, Co. Louth A91 W102

WHEREAS a question has arisen as to whether the proposed development detailed under Section 10 of the Request for Section 57 Declaration:

As the refurbishment of the property for temporary accommodation of 245 people including all associated conservation, fire rated upgrading, mechanical, electrical and drainage works as per drawings and particulars submitted by Ailteacht Architects, 30 Mountjoy Square, Dublin dated the 18th July 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 St. Joseph's Female Orphanage & Industrial School & St. Malachy's Convent Seatown Place Dundalk A91 W102.

AND WHEREAS Laurence & Briega Tuite requested a declaration on the question from Louth County Council on the 18th July 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, refurbishment of the property for temporary accommodation of 245 people including all associated conservation, fire rated upgrading, mechanical, electrical and drainage works as detailed by the Request for Section 57 Declaration at St. Joseph's Female Orphanage & Industrial School & St. Malachy's Convent Seatown Place Dundalk A91 W102, **constitutes development that is exempted development.**

SIGNED:


Turlough King
Senior Executive Planner

Dated: 01st September, 2023

ORDER:

In pursuance of the powers conferred upon the Council by the above Act, I concur with the above recommendation and I hereby direct that a **Section 57 Declaration of Exemption be Granted** for the works, as described above.

SIGNED:


Thomas McEvoy
Director of Services

Dated: 01st September, 2023

To whom this function has been delegated in accordance with the provision of Sections 154 of the Local Government Act 2001 by Order no CE.S.335/22 dated the 01st day of September, 2022.

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:	Laurence and Brieghe Tuite		
Status (i.e. Owner or Occupier):	No		
Date of Request for Declaration:	18 th July 2023	Date of Inspection:	N/A
Date of Issue of Declaration:	01/09/2023	Previous Declarations:	None on record

Address:	The Former St. Joseph's	Location:	E	N
Name of Building:	Female Orphanage & Industrial School & St. Malachy's Convent	National Grid co-ordinates:		
Address 1:	Seatown Place	O.S. Map Type:		
Address 2:	Dundalk	Map Sheet:		
Address 3:	Co. Louth	Site Number:		
Eircode:	A91 W102			

Protection Status:	Y / N		Details:
<small>Under the Planning and development Act 2000 (as amended)</small>			
Record of Protected Structures:	Y ✓	N	D290 & D292
Architectural Conservation Area:	Y ✓	N	ACA No. 23 – Jocelyn Street / Seatown Place
<small>Under the Planning and development Act 2000 (as amended)</small>			
Record of Monuments and Places:	Y	N ✓	
Zone of Archaeological potential:	Y ✓	N	ZAP 2 – Dundalk
Preservation Order or Temporary P.O.:	Y	N ✓	

NIAH Registration No. (if applicable):

13705036

Introduction:

The referrer has sought a section 57 declaration as per the Planning and Development Act 2000 (as amended) in respect of works to two protected structures at Seatown Place, Dundalk. i.e. D290 & D292

D292:



Fig 1: St. Malachy's Convent Ref No. D292

Protected Structure D 290 (St Joseph's House)



Fig 2: Location of Protected Structures

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 at Seatown Place, Dundalk (RPS D292) is described as: "This imposing convent building dominates the streetscape of Seatown Place. Its apparently severe façade is relieved by attractive details including the very fine doorway and handsome railings with no less than three integral boot scrapers. Its considerable size is testament to the expansion of the Convent of Mercy and the Catholic Church in Ireland in the mid nineteenth-century".

Planning History:

LCC granted P.D. Ref. No 21/390 which is currently on Appeal to ABP.

Description of the Structure:

The NIAH description of this property is as follows;

- Corner-sited attached twelve-bay three-storey over basement with attic convent building, built c. 1860.
- Pediments to end three-bays to east and west. Pitched slate roofs, hidden by smooth rendered parapet wall to front elevation, clay ridge tiles, smooth rendered corbelled chimneystacks,
- cast-iron hoppers and downpipes, cast-iron cross finials to gables.
- Unpainted ruled-and-lined smooth rendered walling, chamfered plinth, cut stone coping to pediment and raking cornices forming open-bed pediments,
- statue of St. Joseph in painted stucco niche above entrance door.
- Square-headed window openings, granite sills, uPVC casement windows; round-headed window openings to pediments, painted timber casement window to west pediment.
- Round-headed door opening, slightly-projecting smooth rendered reveals, painted engaged fluted tapering Doric columns on stone plinths supporting frieze and cornice, painted timber six-panel door, petal fanlight, accessed via flight of five splayed stone steps, cast-iron balustrades on painted plinths, three integral boot scrapers.
- Basement area bounded by wrought- and cast-iron railings. Street fronted, part of complex of convent and school buildings.

D290: Attached five-bay three-storey over basement former house, built c. 1760, now in use as convent. Pitched slate roof, clay ridge tiles, smooth rendered corbelled chimneystacks, smooth rendered verge coping, moulded cast-iron gutters, cast-iron hoppers and circular downpipes.

- Unpainted ruled-and-lined smooth rendered walling. Square-headed window openings, granite sills, uPVC windows.
- Round-headed door opening, painted moulded render surround, engaged painted Doric columns on stone plinths, supporting broken entablature and broken-bed pediment, painted timber door with twelve raised-and-fielded panels, moulded render cornice, plain glazed fanlight, accessed by 3 granite steps.
- Site bounded by cast-iron railings with crucifix motifs on painted plinth. Street fronted, part of a complex of convent and school buildings.



Door Opening feature



Cast Iron railings with crucifix motifs

Referral Question:

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

Any works to the exterior of the building which impacts upon the key features of its design including the Pediments to end three bays east and west; pitched slated roof, parapet wall, chimneystacks, cast iron hoppers and downpipes; statue of St. Joseph above entrance door, window details, entrance steps and railings to basement area.

Note:

The proposed works are noted for the temporary refurbishment of the protected structure to provide a total of 245 bed-spaces to the former St. Joseph's female orphanage and Industrial school in accordance with the Guidelines for Temporary Accommodation in Existing Buildings – Single Persons & Family Type Accommodation May 2022 as revised in June 2023.

- The proposed works are temporary in nature which allows the fit out of the protected structure to be used as temporary residential accommodation for persons fleeing the war on Ukraine.
- All original historical features are to be conserved in situ so that the building can be restored following this period of temporary occupation.
- A full survey of the building has been undertaken together with a comprehensive photographic survey.

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 follows:

- The refurbishment of the property for temporary accommodation of 245 people including all associated conservation, fire rated upgrading, mechanical, electrical and drainage works.
- The fit out works to facilitate the temporary residential use of the building does not propose external alterations to the building. Fire rated upgrading, mechanical, electrical and drainage works are reversible and are to be carried out in accordance with best conservation practice.

I am satisfied that these works including the fire rated upgrading, mechanical, electrical and drainage works 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 require planning permission.

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

- Declaration form
- Drawings/ maps submitted with application
- Survey Existing – Measured Survey
- Internal Photographic survey of existing structures.

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:

As the refurbishment of the property for temporary accommodation of 245 people including all associated conservation, fire rated upgrading, mechanical, electrical and drainage works as per drawings and particulars submitted by Ailteacht Architects, 30 Mountjoy Square, Dublin dated the 18th July 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 St. Joseph's Female Orphanage & Industrial School & St. Malachy's Convent Seatown Place Dundalk A91 W102.

AND WHEREAS Lawrence & Briega Tuite requested a declaration on the question from Louth County Council on the 18th July 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, refurbishment of the property for temporary accommodation of 245 people including all associated conservation, fire rated upgrading, mechanical, electrical and drainage works as detailed by the Request for Section 57 Declaration at St. Joseph's Female Orphanage & Industrial School & St. Malachy's Convent Seatown Place Dundalk A91 W102 , **constitutes development that is exempted development.**

Signed by Inspector



Declan Conlon, Executive Planner

Date 1/9/2023

Signed by Planning Authority Officer



Turlough King, Senior Executive Planner

Date 01/09/23



PLANNING AND DEVELOPMENT ACT 2000 (as amended) REQUEST FOR SECTION 57 DECLARATION

The above Act provides that notwithstanding section 4(1)(a), (h), (i), (j), (k), or (l) and any regulations made under section 4(2) of the Act, 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

As an owner or occupier of a protected structure you are entitled under the above Act to make a written request to the Planning Authority to issue a Declaration as to the type of works which it considers would or would not materially affect the character of the structure or of any element (as set out in Section 57(3) of the Planning and Development Act 2000 as amended) of that structure.

In order to allow for consideration of this request, please supply the following information:

1.	Name of Applicant:	Lawrence & Brieghe Tuite	
2.	Address of Protected Structure:	Eircode: A91 W102	
		The Former St. Joseph's Female Orphanage & Industrial School and St. Malachy's Convent, Seatown Place, Dundalk, Co. Louth	
3.	Correspondence of Protected Structure: (if different from 2 above)	Ailtireacht, 30 Mountjoy Square, Dublin 1, D01 Y6R9	
4.	NIAH Ref. No.	13705036	Louth RPS Ref. No. RPS D290 & D292
5.	Is the structure owner occupied or rented?	No	
6.	If rented, state name and address of owner:	No	
7.	Use of structure (residential, commercial etc.)	Residential	
8.	Has a Declaration been sought previously?	No	
9.	Are you aware of any (1) previous planning application/s or (2) enforcement proceedings pertaining to this site? (If so, please give details):		
	Planning Application reference no.: 21/1390		



**PLANNING AND DEVELOPMENT ACT 2000 (as amended)
REQUEST FOR SECTION 57 DECLARATION**

- 10.** Please provide a brief description of the nature and scale of the development proposed (both internal and external) in particular the works that you are seeking a declaration for
Refurbishment of the property to provide for temporary accommodation of 245 people,
Including all associated conservation, fire rated upgrading, mechanical, electrical and
drainage works.

Please note that the accuracy and relevance of the Declaration made by the Planning Authority is informed by the information furnished by the applicant.
Any deviation from the information provided may require the re-consideration of the declaration.

- 11.** Please provide a Site Location Map to the scale of 1:1000 clearly identifying the structure and boundaries to which this application refers. The subject structure should be outlined in red and overall landholding to be outlined in blue

I wish to apply for a declaration from Louth County Council as to the type of works as outlined above, which may or may not require permission in the above named structure.

Signed:

Date: 17.07.2023

Daytime contact telephone number: 01 - 8780050

It should be noted that the Council is normally obliged to issue this declaration within three months (12 weeks) of a request being made.

You will be contacted within this period to arrange an appointment for a suitably qualified person to carry out a detailed survey of the internal and external features of the structure.

Please Return Completed Form To:
Conservation, Planning Dept., Louth County Council,
Town Hall, Crowe Street, Dundalk, A91 W20C
Email: conservation@louthcoco.ie

Louth County Council

18 JUL 2023

Customer Services
Dundalk

From:
Allister Coyne MRIAI
ailtireacht
30 Mountjoy Square
D01 Y6R9

Attention:
Planning Department,
Louth County Council,
County Hall,
Millennium Centre,
Dundalk, A91 KFW6

Letter 2310_004; Section 57 Declaration Submission for the Temporary Ukrainian Accommodation at the former St. Joseph's Female Orphanage & Industrial School and St Malachy's Convent Seatown Place, Dundalk, County Louth, A91 W102.

A chara,

On behalf of our clients, we intend to submit the attached Section 57 Declaration and associated documentation, for purposes of the Temporary Housing for people fleeing the war in Ukrainian, at the Former St. Joseph's Female Orphanage & Industrial School (A Protected Structure RPS D290) and St Malachy's Convent (A Protected Structure RPS D292) Seatown Place, Dundalk, County Louth, A91 W102, respectively.

Please find attached, as required, the following;

- a. 1 no. copy of the signed 'Section 57 Declaration' Form.
- b. 1 no. copy of the OS Map accordingly outlined.
- c. 1 no. copy of the associated Section 57 dwgs, '2310/PA/100-110/A'.
- d. 1 no. copy of our Survey dwgs, '2310/SV/000-015/A'
- e. 1 no. copy of our Photographic Survey, '2310/SV/100-109/A'

The proposed development is for the temporary refurbishment of the protected structure (RPS to provide a total of 245 bedspaces to the former St. Joseph's Female Orphanage & Industrial School and St Malachy's Convent, at Seatown Place, in accordance with S.I. No. '641/2022 - Ukraine Credit Guarantee Scheme 2022'.


The proposed has been designed in accordance with the 'Guidelines for Temporary Accommodation in Existing Buildings for those fleeing the war in Ukraine - Single Persons & Family type Accommodation', May 2022, prepared by the Department of Housing, Local Government and Heritage.

All works to the proposed structure are temporary works of a fit-out nature which can be reversed following the occupation of the structure, along with any associated conservation works.

All original historical elements are to be conserved in-situ so the building can effectively be restored following this period of temporary occupation.

We trust the above is in order. If you require any clarification regarding any of the foregoing please do not hesitate to contact us.

Regards,



Allister Coyne MRIAI

Planning Pack Map



CENTRE COORDINATES:
 ITM 705324,807450

PUBLISHED: 28/10/2021
ORDER NO.: 50229549_1

MAP SERIES: 1:1,000
MAP SHEETS: 1632-22

- SUBJECT STRUCTURE OUTLINED IN RED
- OVERALL LANDHOLDING OUTLINED IN RED

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 Dublin 8,
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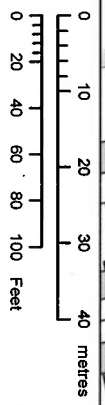
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LEGEND

	SITE BOUNDARY & EXTENT OF PROPERTY
	ADJOINING PROPERTY
	EXISTING

SURVEY OF EXISTING - MEASURED SURVEY

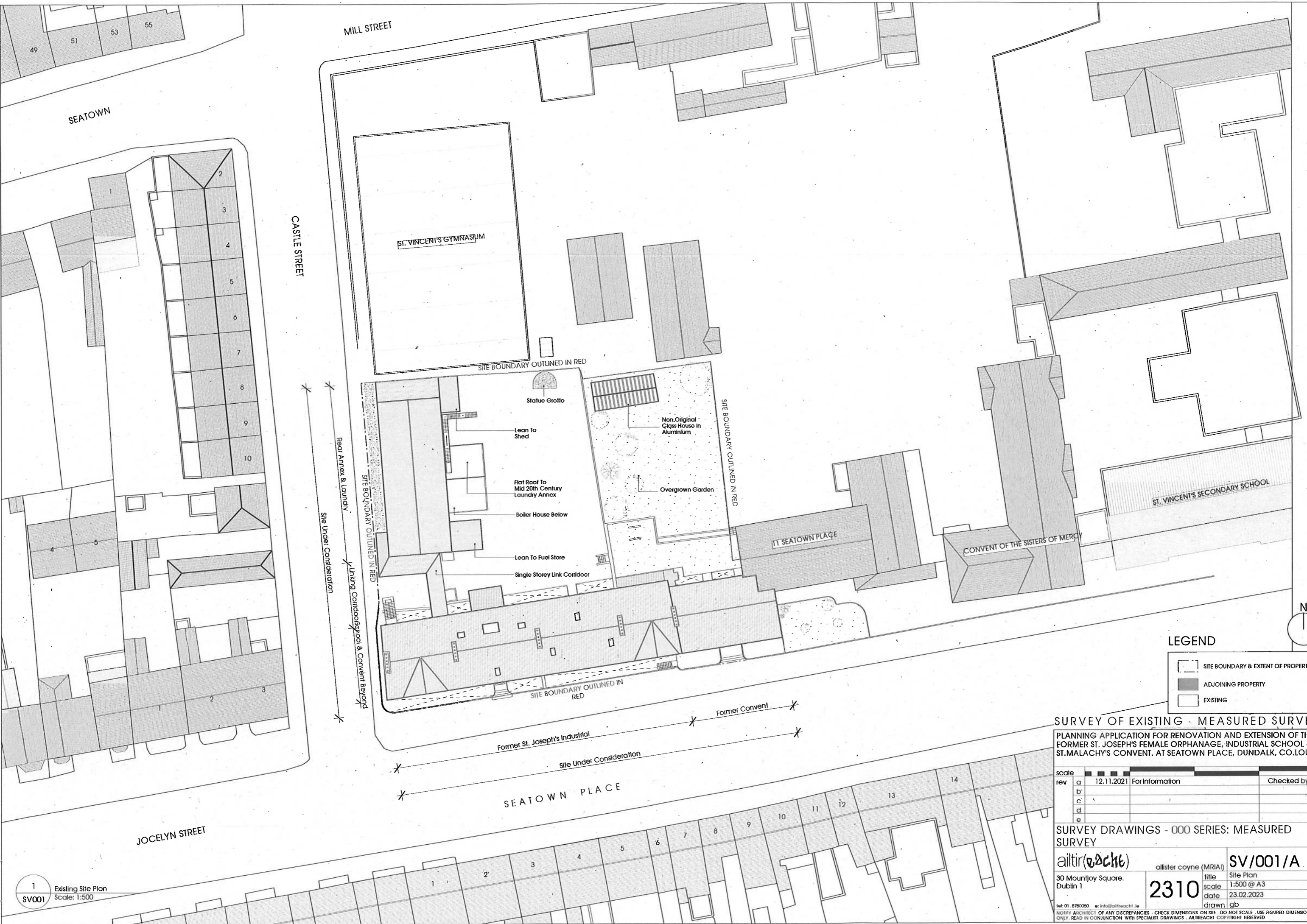
PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT. AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	1:1000		
rev	a	12.11.2021	For Information
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	e		
			Checked by ajc

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aittir (architect)	allister coyne (MRIA)	SV/000/A		
		30 Mountjoy Square, Dublin 1	title	Cover Page
		2310	scale	NTS
			date	23.02.2023
	drawn	gb		

tel: 01. 8780050 e: info@aittir.ie
 NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE - USE FIGURED DIMENSIONS ONLY. READ IN CONJUNCTION WITH SPECIALIST DRAWINGS - ALTREACHT COPYRIGHT RESERVED



MILL STREET

SEATOWN

CASTLE STREET

ST. VINCENT'S GYMNASIUM

SITE BOUNDARY OUTLINED IN RED

Stature Grotto

Lean To Shed

Flat Roof To Mid 20th Century Laundry Annex

Boiler House Below

Lean To Fuel Store

Single Storey Link Corridor

Non-Original Glass House in Aluminium

Overgrown Garden

SITE BOUNDARY OUTLINED IN RED

11 SEATOWN PLACE

CONVENT OF THE SISTERS OF MERCY

ST. VINCENT'S SECONDARY SCHOOL

Site Under Consideration

Rear Annex & Laundry

Linking Corridor School & Convent Beyond

SITE BOUNDARY OUTLINED IN RED

Former Convent

Former St. Joseph's Industrial

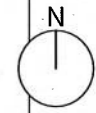
Site Under Consideration

SEATOWN PLACE

JOCELYN STREET

LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING



SURVEY OF EXISTING - MEASURED SURVEY

PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT, AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	12.11.2021 For Information		Checked by a/c
rev a			
rev b			
rev c			
rev d			
rev e			

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aittir (architect) allister coyne (MRIA) SV/001/A
 30 Mountjoy Square, Dublin 1
 2310
 title Site Plan
 scale 1:500 @ A3
 date 23.02.2023
 drawn gb

1 Existing Site Plan
 SV001 Scale: 1:500

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Cut Stone Boundary Wall Above

Lean To Shed Above

Statue Grotto Above

Non Original Glass House In Aluminium Above

Flat Roof To Mid 20th Century Laundry Annex Above

Boiler House Above

Wood & Fuel Store Above

Non Original Toilet Block Above

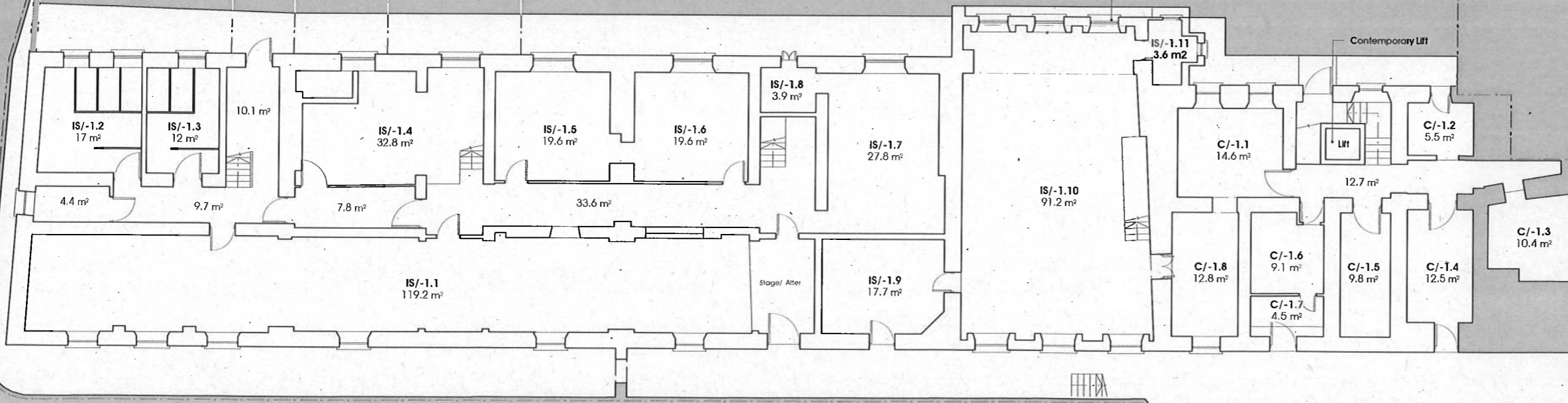
Refectory Lean To Annex

Contemporary Lift

Security Fence Above

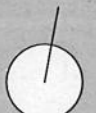
Existing Vehicular Access Above

11 SEATOWN PLACE



LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING

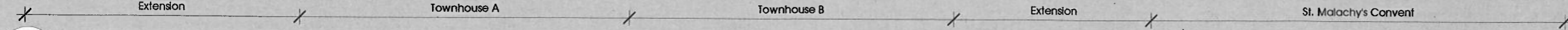


SURVEY OF EXISTING - MEASURED SURVEY

PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT, AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	1:200		
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SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY



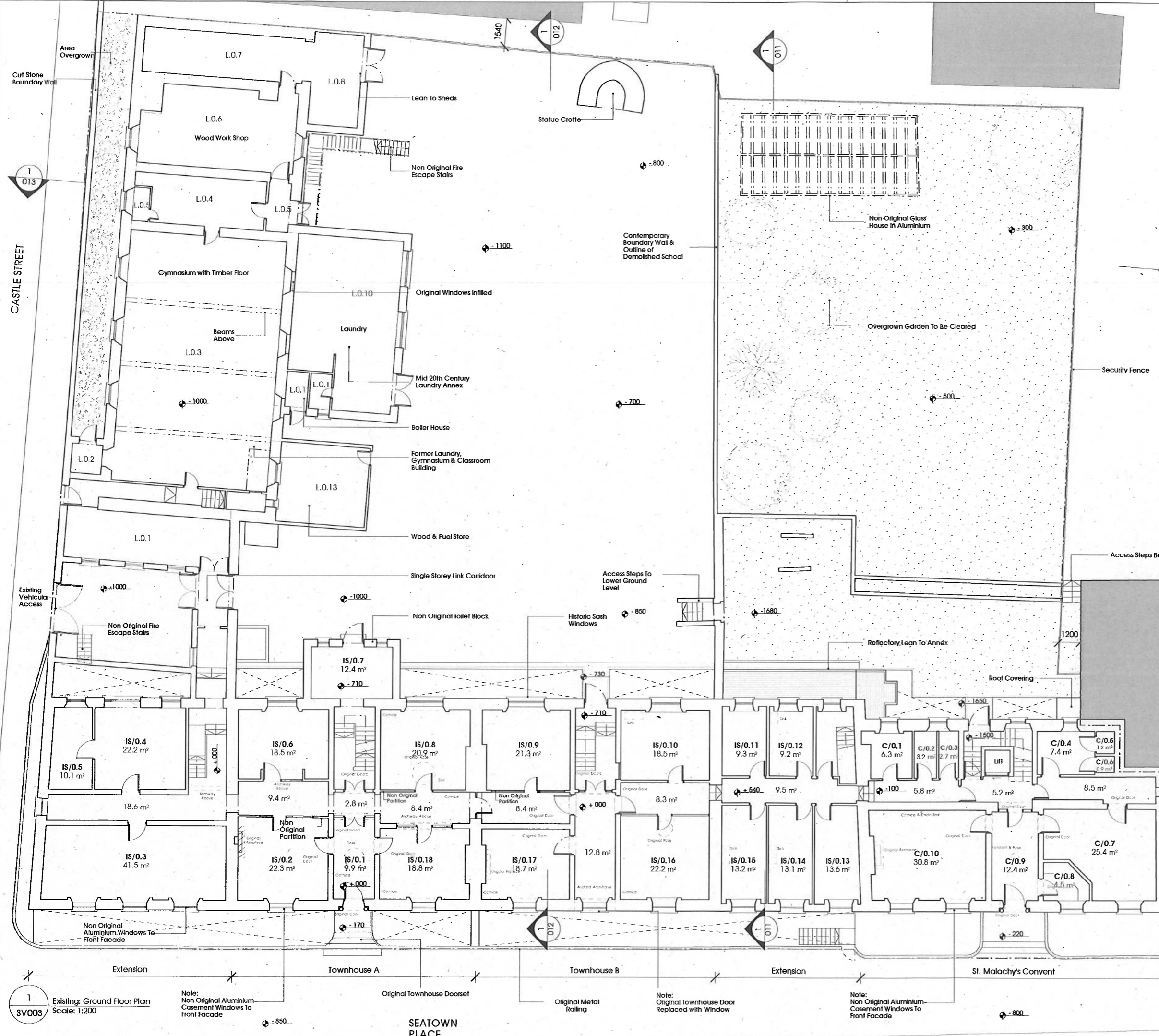
1 Existing: Basement Plan
Scale: 1:200
SV002

aitir (arch) allister coyne (MRIA) **SV/002/A**

30 Mountjoy Square, Dublin 1
title: Basement Plan
scale: 1:200 @ A3
date: 23.02.2023
drawn: gb

tel: 01 8780050 e: info@aitirarchitect.ie

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE - DO NOT SCALE - USE FIGURED DIMENSIONS ONLY - READ IN CONJUNCTION WITH SPECIALIST DRAWINGS - AITIRARCHITECT COPYRIGHT RESERVED



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SURVEY OF EXISTING - MEASURED SURVEY
 PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT, AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	rev	date	description	checked by
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	b			
	c			
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SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

1
SV003
Existing: Ground Floor Plan
Scale: 1:200

Note:
Non Original Aluminium Casement Windows To Front Facade

Original Townhouse Doorset

Original Metal Railing

Note:
Original Townhouse Door Replaced with Window

Note:
Non Original Aluminium Casement Windows To Front Facade

aitir (arch) allister coyne (MRIA) **SV/003/A**
 30 Mountjoy Square, Dublin 1
 2310
 title: Ground Floor Plan
 scale: 1:200 @ A3
 date: 23.02.2023
 drawn: gb

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. READ IN CONJUNCTION WITH SPECIALIST DRAWINGS. ALITREACHT COPYRIGHT RESERVED



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 PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE
 FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL &
 ST. MALACHY'S CONVENT, AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	rev	date	description	checked by
	a	12.11.2021	For Information	ajc
	b			
	c			
	d			
	e			

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

1
 SV004
 Existing: First Floor Plan
 Scale: 1:200

Note:
 Non Original Aluminium
 Casement Windows To
 Front Facade

Original Metal
 Railing

SEATOWN
 PLACE

Note:
 Non Original Aluminium
 Casement Windows To
 Front Facade

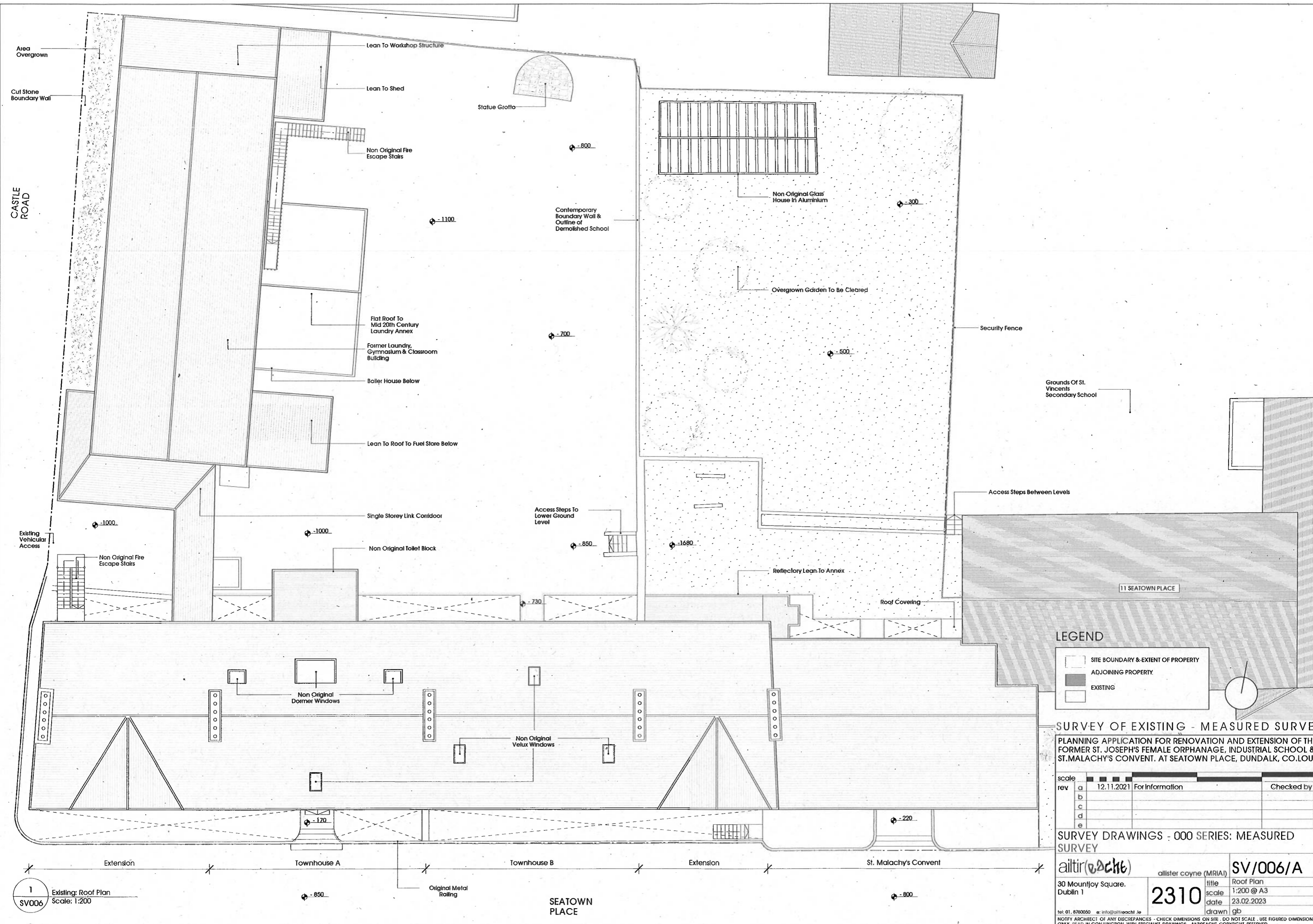
aittir (arch) allister coyne (MRIA) **SV/004/A**

30 Mountjoy Square,
 Dublin 1

2310

title: First Floor Plan
 scale: 1:200 @ A3
 date: 23.02.2023
 drawn: gb

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. READ IN CONJUNCTION WITH SPECIALIST DRAWINGS. ALTITR ARCHITECT COPYRIGHT RESERVED



LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING

SURVEY OF EXISTING - MEASURED SURVEY
 PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE
 FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL &
 ST. MALACHY'S CONVENT, AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	rev	date	description	checked by
	a	12.11.2021	For Information	aljc
	b			
	c			
	d			
	e			

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

1
SV006
Existing: Roof Plan
Scale: 1:200

aitir (architect) allister coyne (MRIA) **SV/006/A**

30 Mounjoy Square, Dublin 1
2310
 title: Roof Plan
 scale: 1:200 @ A3
 date: 23.02.2023
 drawn: gb

tel: 01.8780050 e: info@aitir.ie
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SEATOWN PLACE

63149

900

45975

16275

SITE BOUNDARY OUTLINED IN RED

▼ School Ridge Height + 15860

▼ Ridge Height + 13150

▼ Attic Level + 9740

▼ Second Floor Level + 7080

▼ First Floor Level B + 3850

▲ First Floor Level A + 3700

▼ Ground Floor Level B + 540

▲ Ground Floor Level A + 000

▲ Ground Floor Level C - 100

▲ Street Level A - 850

▼ Basement Floor Level -2920

SITE BOUNDARY OUTLINED IN RED

SITE BOUNDARY OUTLINED IN RED

Sand & Cement Render

Original Townhouse Doorset
Religious Statue

Note:
Original Townhouse Door
Replaced with Window

Note:
Non Original Aluminium Casement
Windows To Front Facade

SITE BOUNDARY OUTLINED IN RED

Extension

Townhouse A

Townhouse B

Extension

St. Malachy's Convent

Castle Street

St. Josephs Industrial School

St Malachy's Convent

11 Seatown Place

Site Under Consideration

SURVEY OF EXISTING - MEASURED SURVEY

PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST.MALACHY'S CONVENT. AT SEATOWN PLACE, DUNDALK, CO.LOUTH

scale	1:200 @ A3		
rev	a	12.11.2021	For Information
	b		
	c		
	d		
	e		

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aitir (architect)	allister coyne (MRIAI)		SV/007/A
	30 Mountjoy Square, Dublin 1		title Front Elevation
2310		scale 1:200 @ A3	
		date 23.02.2023	
		drawn gb	

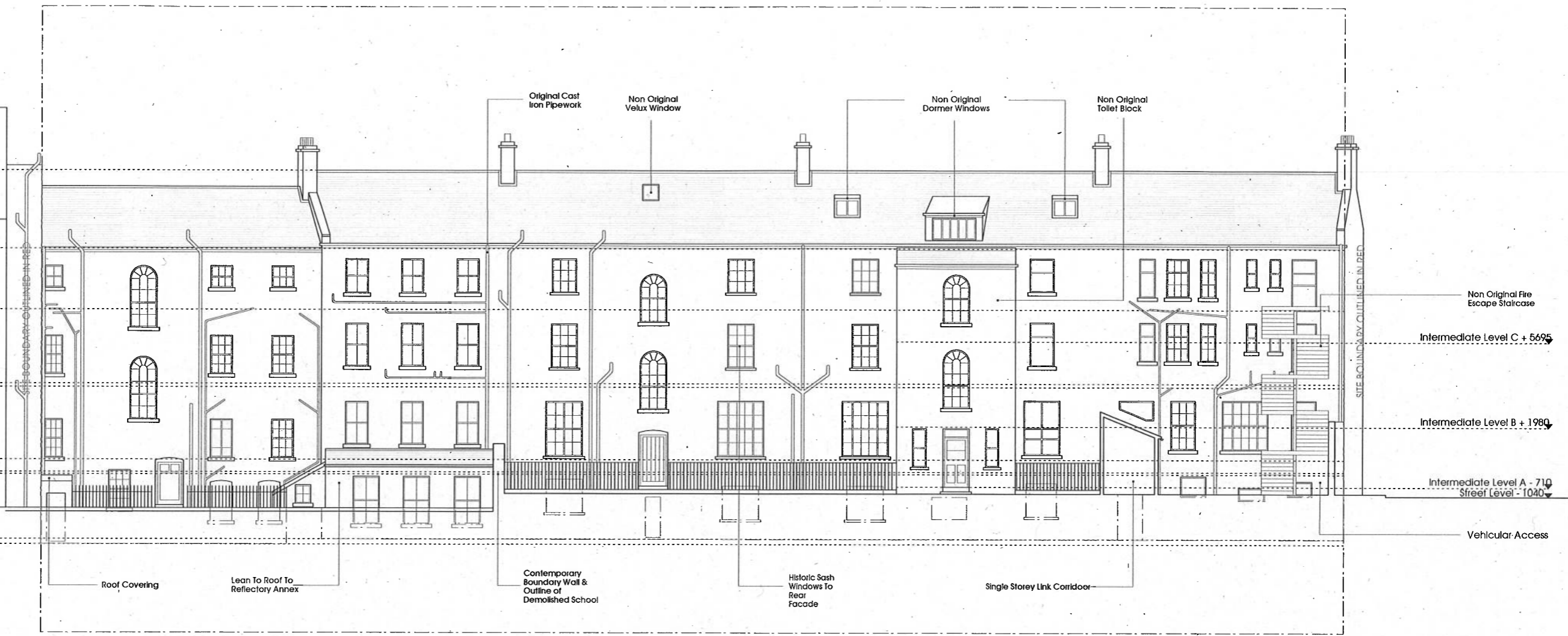
LEGEND

	SITE BOUNDARY & EXTENT OF PROPERTY
	ADJOINING PROPERTY
	EXISTING

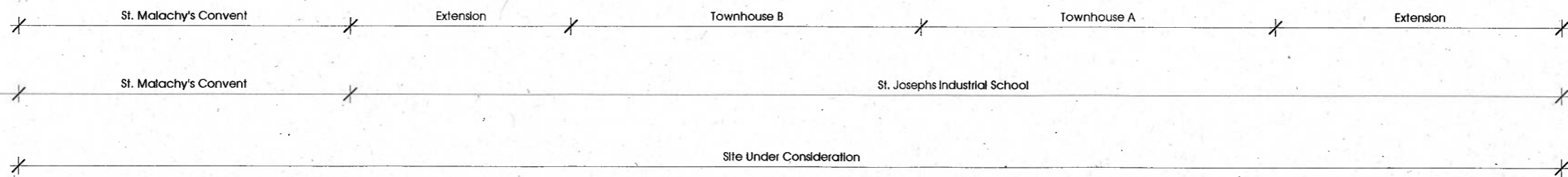
1 Existing: Front Elevation
SV007 Scale: 1:200

NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. READ IN CONJUNCTION WITH SPECIALIST DRAWINGS. AILTREACHT COPYRIGHT RESERVED

SITE BOUNDARY OUTLINED IN RED



SITE BOUNDARY OUTLINED IN RED

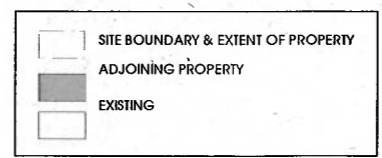


- ▼ Ridge Height + 13150
- ▼ Attic Level +9740
- ▼ Second Floor Level + 7080
- ▼ First Floor Level B + 3850
- ▲ First Floor Level A + 3700
- ▼ Ground Floor Level B + 540
- ▼ Ground Floor Level A + 000
- ▲ Ground Floor Level C - 100
- ▼ Basement Floor Level A - 2920
- ▲ Basement Floor Level B - 3145

- Non Original Fire Escape Staircase
- Intermediate Level C + 5695
- Intermediate Level B + 1980
- Intermediate Level A - 710
- Street Level - 1040
- Vehicle Access

Roof Covering Lean To Roof To Refectory Annex Contemporary Boundary Wall & Outline of Demolished School Historic Sash Windows To Rear Facade Single Storey Link Corridor

LEGEND



1 Existing: Rear Elevation
SV008 Scale: 1:200

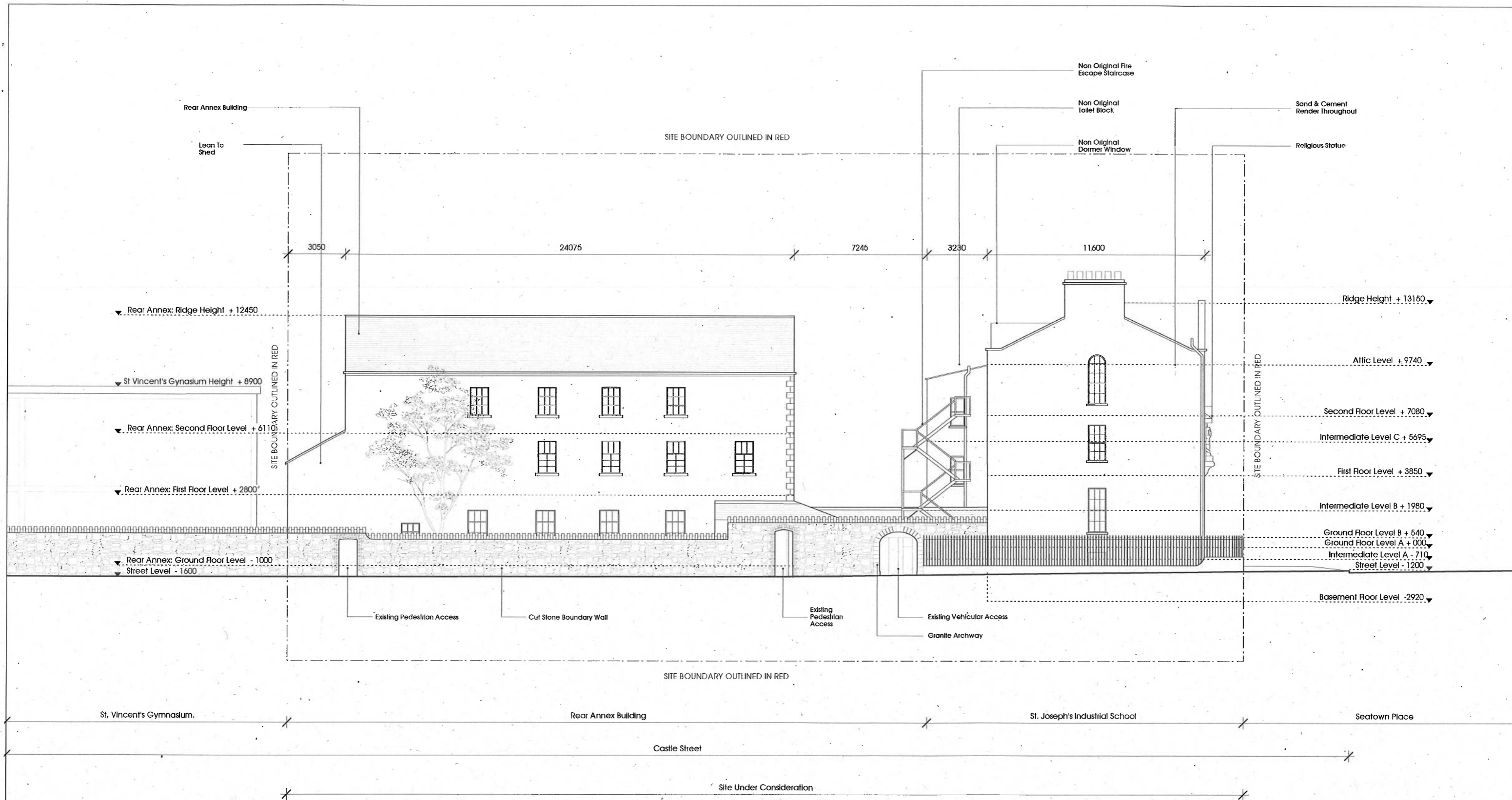
SURVEY OF EXISTING - MEASURED SURVEY
PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT, AT SEATOWN PLACE, DUNDALK, CO. LOUTH

rev	scale	date	description	checked by
a	1:200	12.11.2021	For Information	ajc
b				
c				
d				
e				

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aitir(architect)	allister coyne (MRIA)	SV/008/A
		30 Mountjoy Square, Dublin 1
2310	title	Rear Elevation
	scale	1:200 @ A3
	date	23.02.2023
	drawn	gb

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1
SV009 Existing: West Elevation
Scale: 1:200

LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING

SURVEY OF EXISTING - MEASURED SURVEY

PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT. AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	1:200		
rev	a	12.11.2021	For Information
	b		
	c		
	d		
	e		

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aitir (architect) allister coyne (MRIA) **SV/009/A**

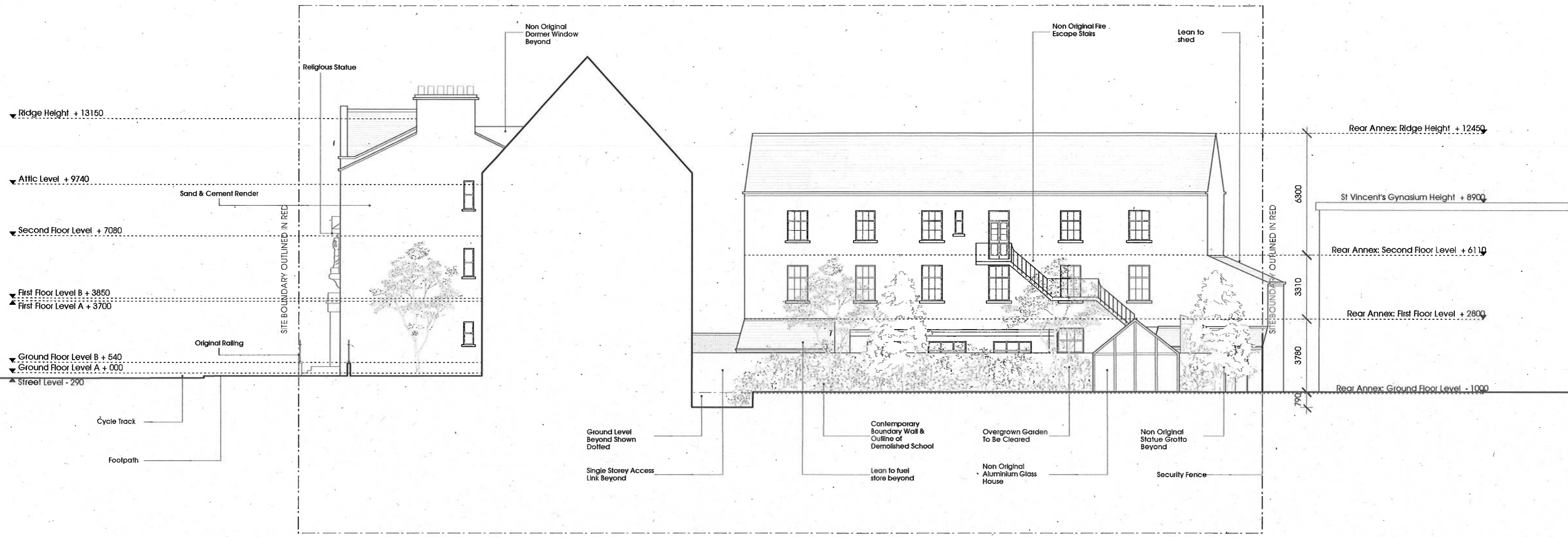
30 Mountjoy Square, Dublin 1
 title: West Elevation
 scale: 1:200 @ A3
 date: 23.02.2023
 drawn: gb

2310

tel: 01. 8760050 e: info@aitirarchitect.ie
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2650 6745 10890 3125 26645

SITE BOUNDARY OUTLINED IN RED



SITE BOUNDARY OUTLINED IN RED

Seatown Place Convent & School Beyond 11 Seatown Place Rear Annex & Laundry Building St. Vincent's Gymnasium Beyond

Site Under Consideration

SURVEY OF EXISTING - MEASURED SURVEY

PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT. AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	1:200 @ A3		
rev	a	12.11.2021	For Information
	b		
	c		
	d		
	e		

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aittir (arch)	allister coyne (MRIA)	SV/010/A
	30 Mountjoy Square, Dublin 1	title East Elevation
2310	scale 1:200 @ A3	
	date 23.02.2023	
	drawn gb	

tel: 01 8780050 e: info@aittir.ie
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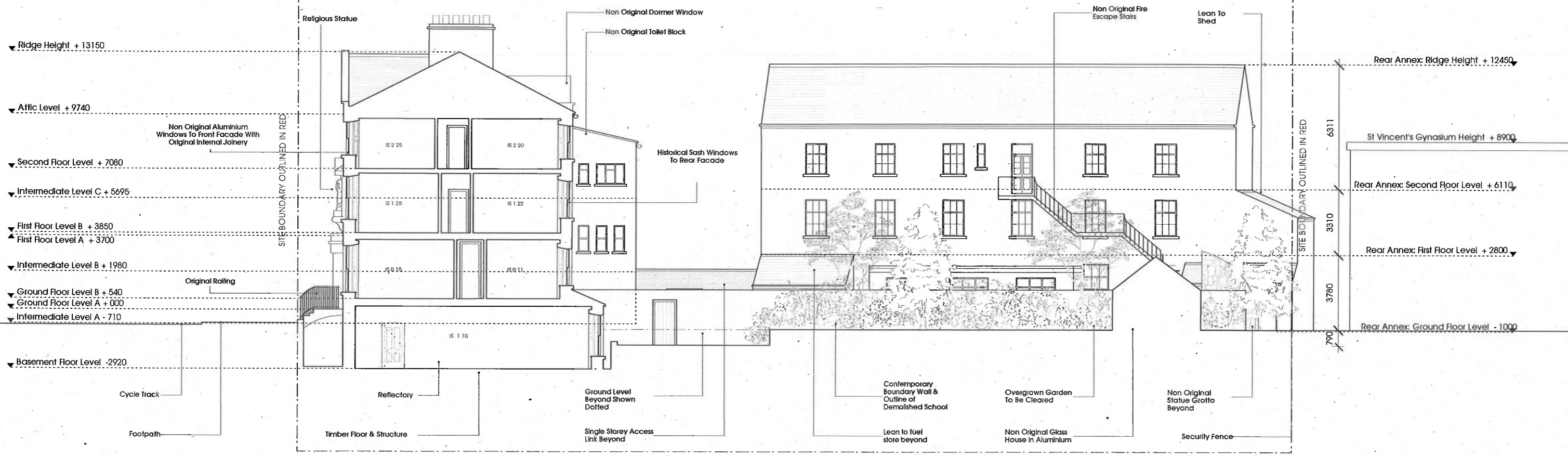
LEGEND

	SITE BOUNDARY & EXTENT OF PROPERTY
	ADJOINING PROPERTY
	EXISTING

1 Existing: East Elevation
 SV010 Scale: 1:200

2225 11475 3240 6720 26400

SITE BOUNDARY OUTLINED IN RED



SITE BOUNDARY OUTLINED IN RED

Seatown Place St. Joseph's Industrial School Rear Annex & Laundry Building St. Vincent's Gymnasium

Site Under Consideration

SURVEY OF EXISTING - MEASURED SURVEY

PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST.MALACHY'S CONVENT. AT SEATOWN PLACE, DUNDALK, CO.LOUTH

scale	rev	date	description	checked by
	a	12.11.2021	For information	
	b			
	c			
	d			
	e			

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aitir (arch)	allister coyne (MRIA)	SV/011/A
	30 Mountjoy Square, Dublin 1	title Section A:A
2310	scale 1:200 @ A3	
	date 23.02.2023	
	drawn gb	

tel: 01. 8780050 a: info@aitirarch.ie NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. READ IN CONJUNCTION WITH SPECIALIST DRAWINGS. AITIRARCH COPYRIGHT RESERVED

LEGEND

[Red dashed line]	SITE BOUNDARY & EXTENT OF PROPERTY
[Grey area]	ADJOINING PROPERTY
[Black line]	EXISTING

1 Existing: Section A:A SV011 Scale: 1:200

2225 11475 3240 6720 26400

SITE BOUNDARY OUTLINED IN RED



SITE BOUNDARY OUTLINED IN RED

Seatown Place St. Joseph's Industrial School Rear Annex & Laundry Building St. Vincent's Gymnasium

Site Under Consideration

SURVEY OF EXISTING - MEASURED SURVEY

PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT. AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	rev	date	description	checked by
	a	12.11.2021	For Information	ajc
	b			
	c			
	d			
	e			

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aitir (architect)	allister coyne (MRIA)	SV/012/A
		title Section B:B
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		date 23.02.2023
		drawn gb

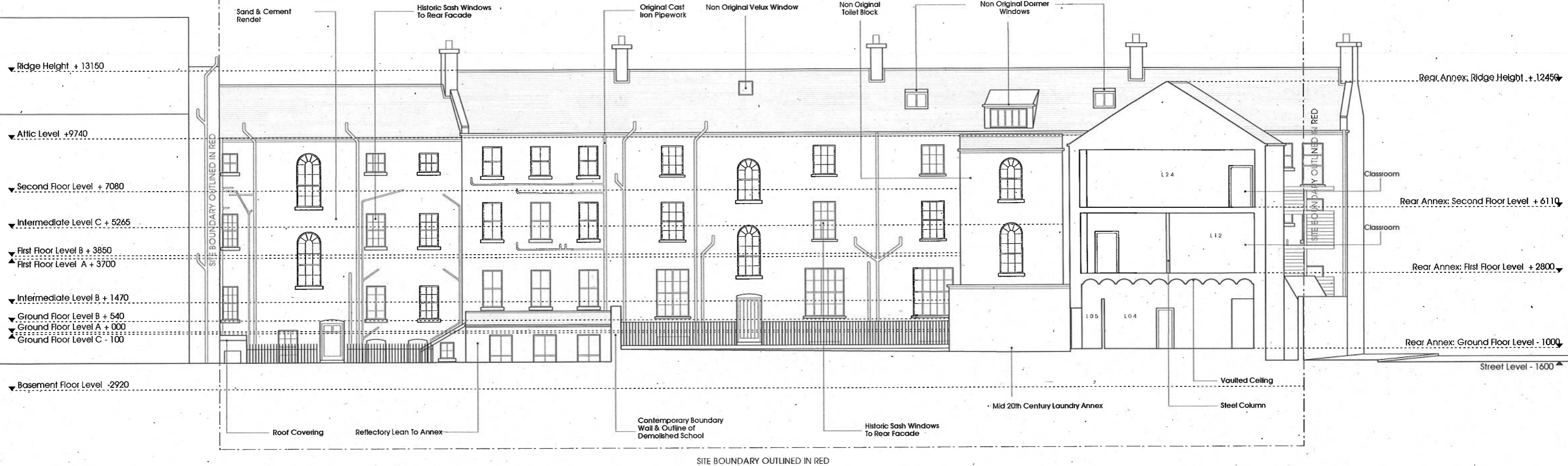
LEGEND

	SITE BOUNDARY & EXTENT OF PROPERTY
	ADJOINING PROPERTY
	EXISTING

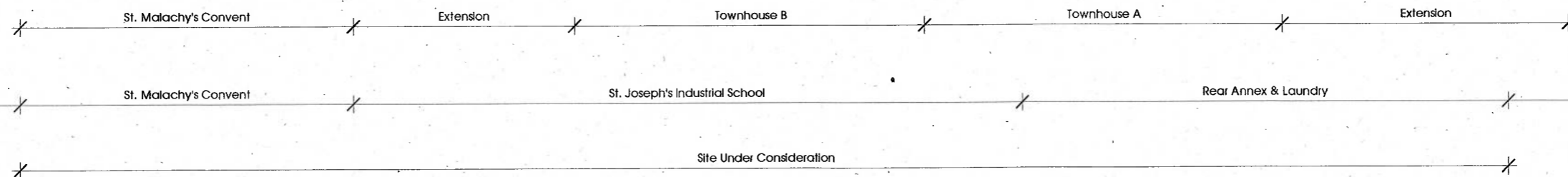
1 Existing: Section B:B Scale: 1:200 SV012

1st fl. 8780050. info@aitir.ie
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SITE BOUNDARY OUTLINED IN RED



SITE BOUNDARY OUTLINED IN RED



SURVEY OF EXISTING - MEASURED SURVEY

PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT. AT SEATOWN PLACE, DUNDALK, CO. LOUTH

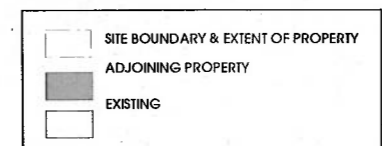
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rev	a	12.11.2021	For Information
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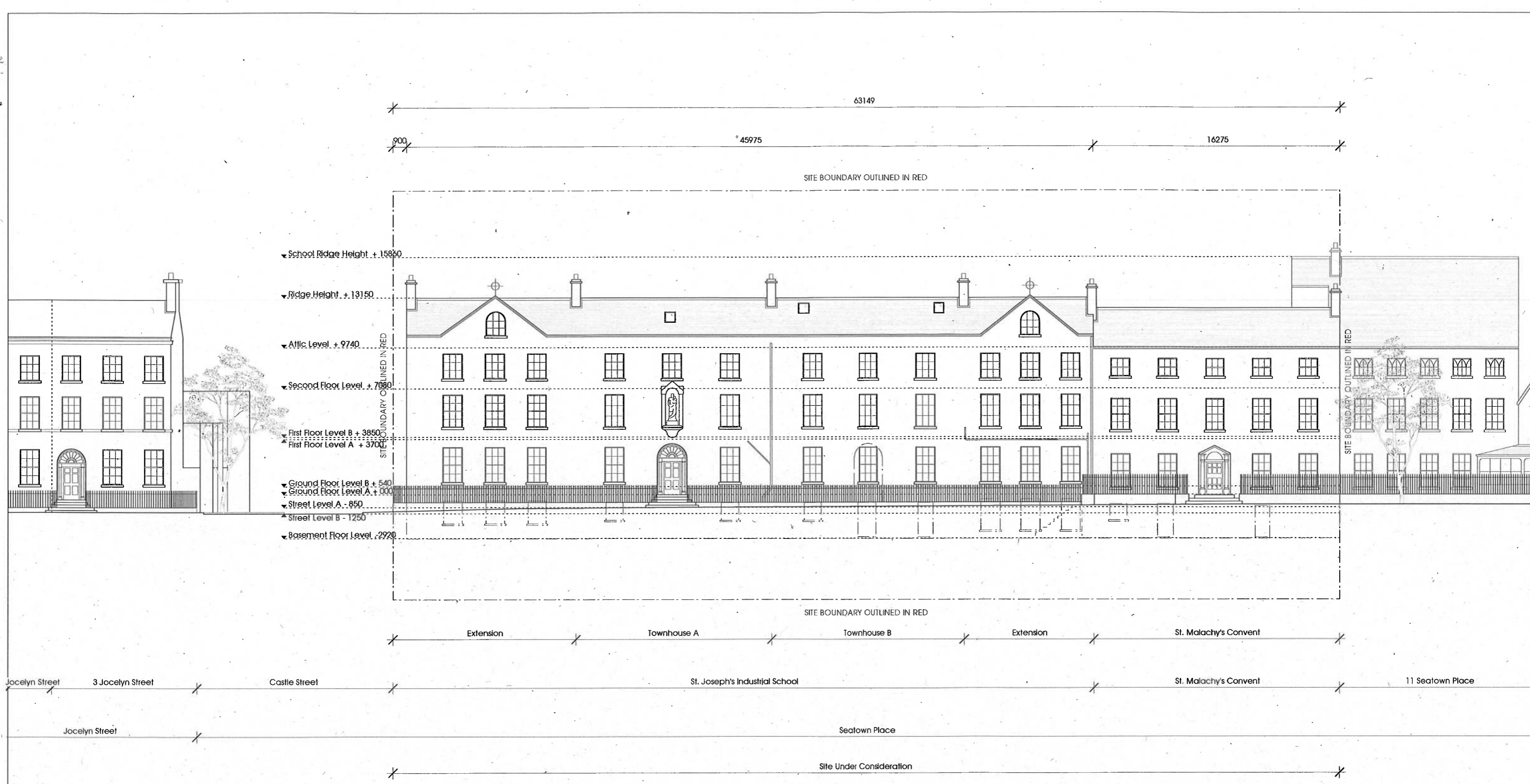
SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aitir (e) dcht	allister coyne (MRIA)		SV/013/A
	30 Mountjoy Square, Dublin 1	title	
2310	scale	1:200 @ A3	
	date	23.02.2023	
	drawn	gb	

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LEGEND





1 Existing: Contiguous Front Elevation
SV014 Scale: 1:250

LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING

SURVEY OF EXISTING - MEASURED SURVEY

PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT. AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	1:250 @ A3		
rev	a	12.11.2021	For Information
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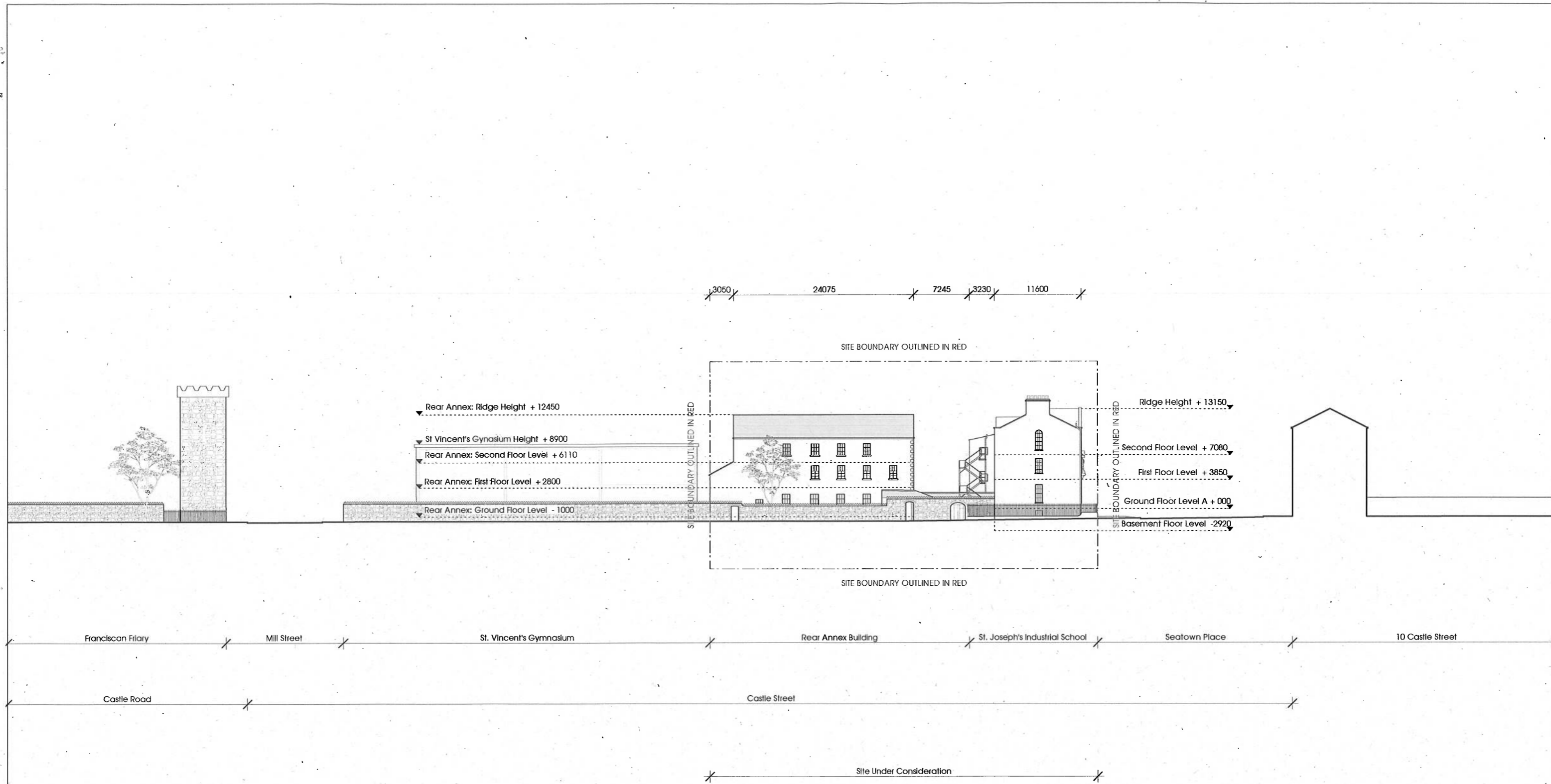
Checked by: ajc

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aitir (arch) allister coyne (MRIA) SV/014/A

30 Mountjoy Square, Dublin 1
2310 title: Contiguous Front Elevation
scale: 1:250 @ A3
date: 23.02.2023
drawn: gb

tel: 01 8760050 @: info@aitir.ie
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1 Existing: Contiguous West Elevation
SV015 Scale: 1:500

LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING

SURVEY OF EXISTING - MEASURED SURVEY

PLANNING APPLICATION FOR RENOVATION AND EXTENSION OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT. AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	1:500 @ A3		
rev	a	12.11.2021	For Information
	b		
	c		
	d		
	e		

SURVEY DRAWINGS - 000 SERIES: MEASURED SURVEY

aittir (architect)	allister coyne (MRIA)	SV/015/A
	30 Mountjoy-Square, Dublin 1	Contiguous West Elevation
	2310	title 1:500 @ A3
		date 23.02.2023
		drawn gb

tel: 01 8780050 info@aittir.ie
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PHOTOGRAPHIC SURVEY OF EXISTING

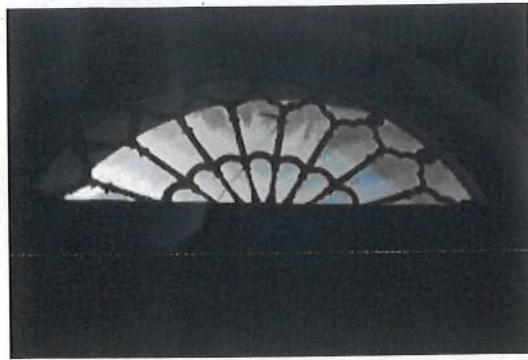
MEASURED SURVEY OF THE FORMER ST JOSEPH'S FEMALE ORPHANAGE & INDUSTRIAL SCHOOL AND ST. MALACHY'S CONVENT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale				
rev.	a	28.10.2021	For Information	Checked by djc
	b			
	c			
	d			

SURVEY - 100 SERIES: PHOTOGRAPHIC SURVEY

aitir (arch) 30 Mountjoy Square, Dublin 1	allister coyne (MRIA)	2310	title	SV/100/A
			scale	Cover Sheet
			date	NTS
			date	28.10.2021
			drawn	ITMC, JS, GB

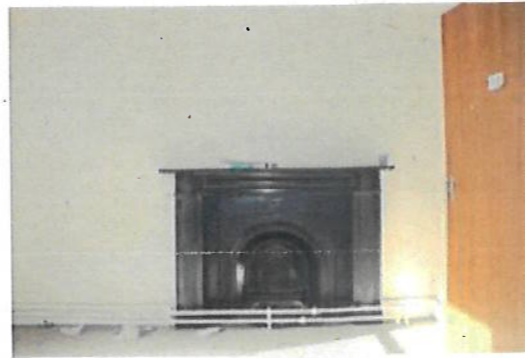
tel: 01. 878050 e: info@aitir.ie
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GF 01



GF 02



GF 03



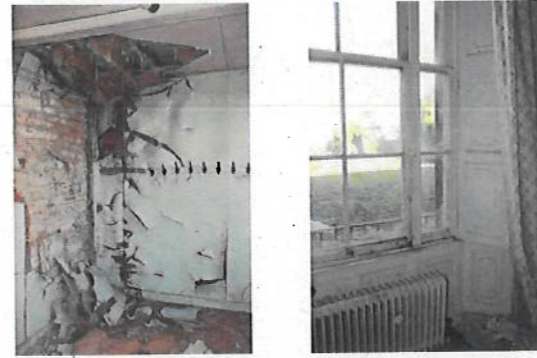
GF 04



GF 05



GF 06



GF 07



GF 08



GF 09



GF 10



GF 11



GF 12



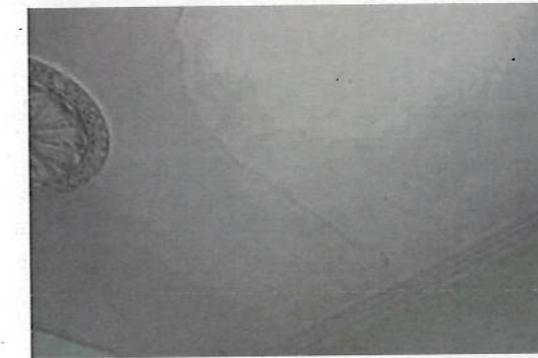
GF 13



GF 14



GF 15



GF 16



GF 17



GF 18



GF 19



GF 20



GF 21



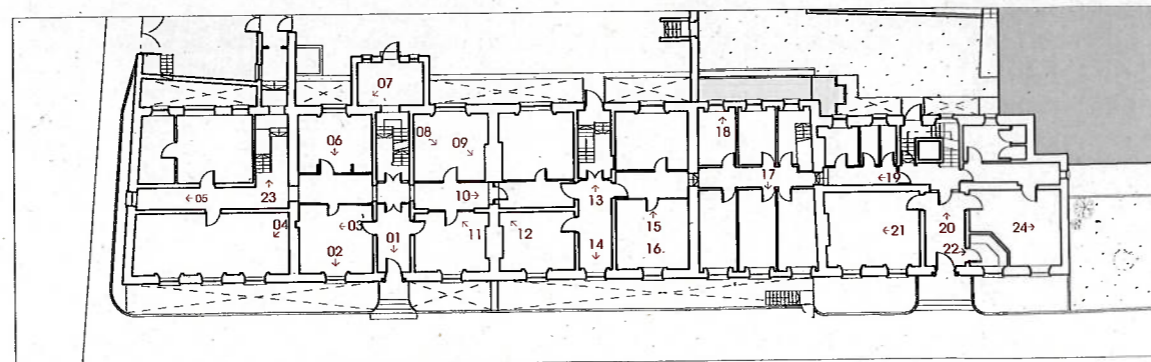
GF 22



GF 23



GF 24



PHOTOGRAPHIC SURVEY OF EXISTING

MEASURED SURVEY OF THE FORMER ST JOSEPH'S FEMALE ORPHANAGE & INDUSTRIAL SCHOOL AND ST. MALACHY'S CONVENT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale			
rev.	a	28.10.2021	For Information
	b		
	c		
	d		

SURVEY - 100 SERIES: PHOTOGRAPHIC SURVEY

aittir (w)acke		allister coyne (MRIA)		SV/101/A	
30 Mounjooy Square, Dublin 1		title		Interior Convent	
		scale		NTS	
		date		28.10.2021	
		drawn		rmc.js.gb	

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FF 01



FF 02



FF 03



FF 04



FF 05



FF 06



FF 07



FF 08



FF 09



FF 10



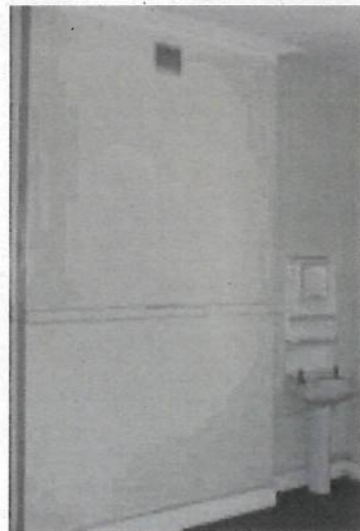
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FF 12



FF 13



FF 14



FF 15



FF 16



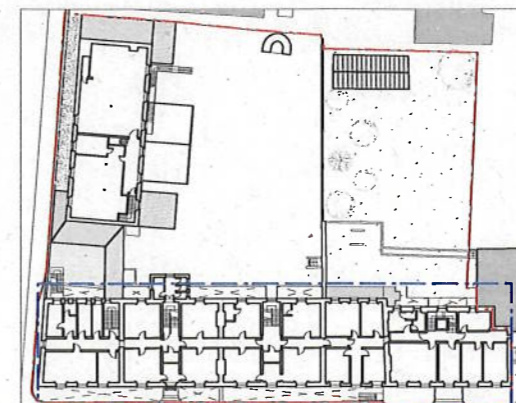
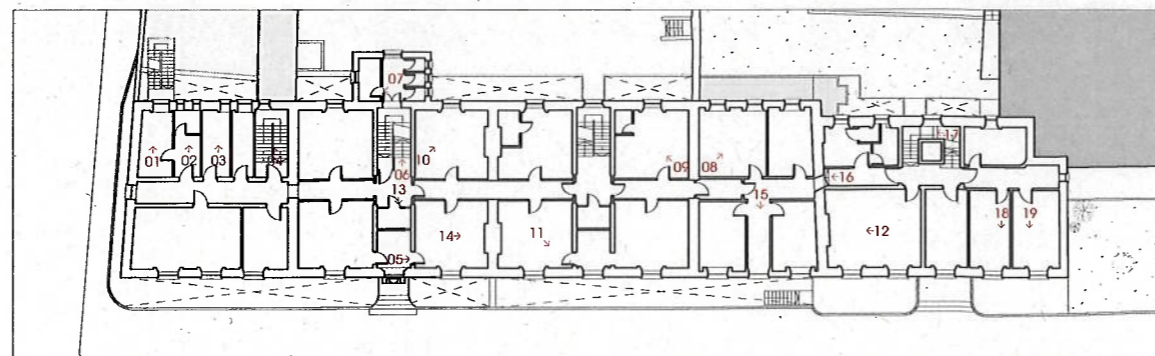
FF 17



FF 18



FF 19



PHOTOGRAPHIC SURVEY OF EXISTING

MEASURED SURVEY OF THE FORMER ST JOSEPH'S FEMALE ORPHANAGE & INDUSTRIAL SCHOOL AND ST. MALACHY'S CONVENT SEATOWN PLACE, DUNDALK, CO. LOUTH

rev.	a	28.10.2021	For Information	Checked by	ajc
b					
c					
d					

SURVEY - 100 SERIES: PHOTOGRAPHIC SURVEY

aittir (edacht)		allister coyne (MRIA)		SV/102/A	
30 Mountjoy Square, Dublin 1		title		Interior Convent	
		scale		NTS	
		date		28.10.2021	
		drawn		rmc, js, gb	



SF 01



SF 02



SF 03



SF 04



SF 05



SF 06



SF 07



SF 08



SF 09



SF 10



SF 11



SF 12



SF 13



SF 14



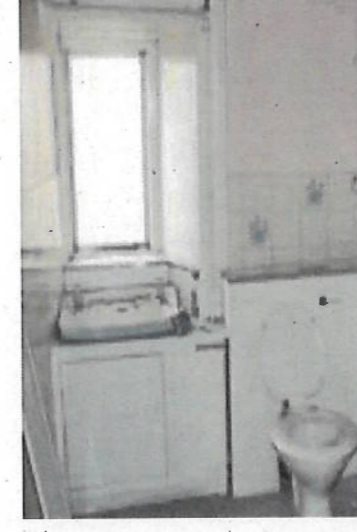
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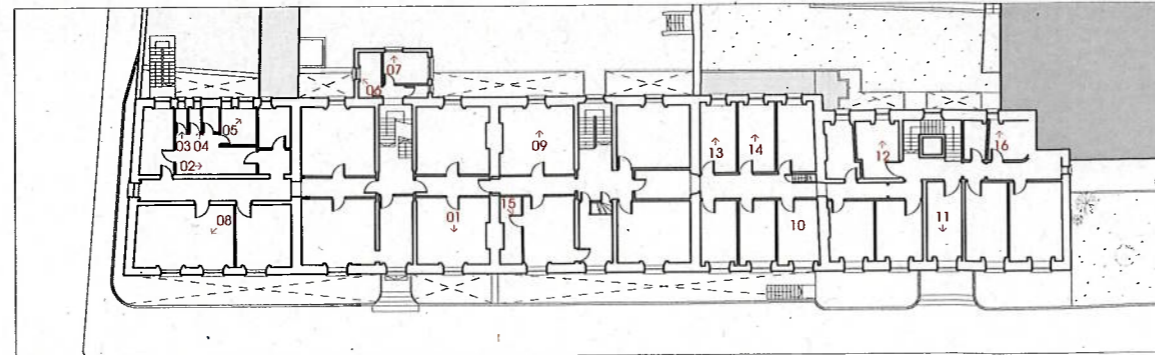
SF 16



SF 17



SF 18



PHOTOGRAPHIC SURVEY OF EXISTING MEASURED SURVEY OF THE FORMER ST JOSEPH'S FEMALE ORPHANAGE & INDUSTRIAL SCHOOL AND ST. MALACHY'S CONVENT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	1:50		
rev.	a	28.10.2021	For Information
	b		
	c		
	d		

SURVEY - 100 SERIES: PHOTOGRAPHIC SURVEY

aittir(arch) 30 Mountjoy Square, Dublin 1	allister coyne (MRIA)	SV/103/A
	2310	title Interior Convent
		scale NTS
		date 28.10.2021
	drawn rmc, js, gb	



B01



B02



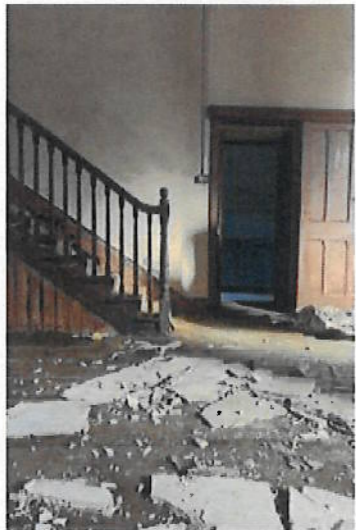
B03



B04



B05



B06



B07



B08



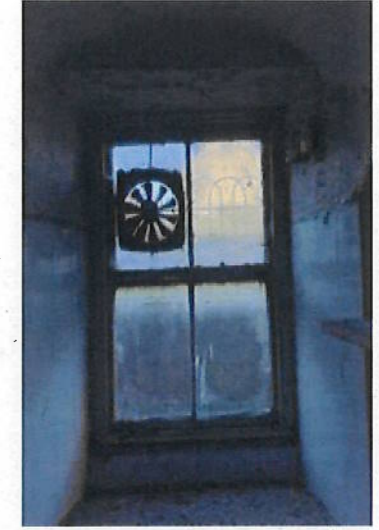
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B10



B11



B12



B13



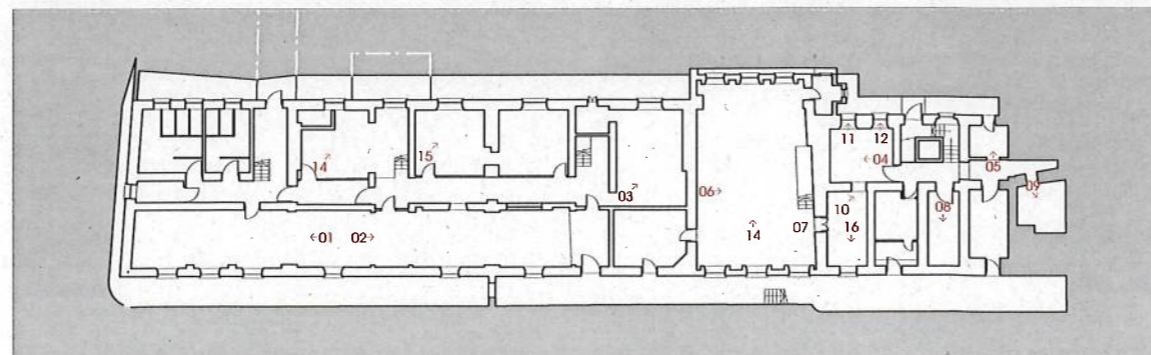
B14



B15



B16



PHOTOGRAPHIC SURVEY OF EXISTING

MEASURED SURVEY OF THE FORMER ST JOSEPH'S FEMALE ORPHANAGE & INDUSTRIAL SCHOOL AND ST. MALACHY'S CONVENT SEATOWN PLACE, DUNDALK, CO. LOUGH

scale			
rev.	a	28.10.2021	For Information
	b		
	c		
	d		

SURVEY - 100 SERIES: PHOTOGRAPHIC SURVEY

aitir (architect)	allister coyne (MRIA)	SV/104/A
	30 Mountjoy Square, Dublin 1	title Interior Convent
	2310	scale NTS
		date 28.10.2021
		drawn rmc, js, gb

tel: 01. 8780050 e: info@aitir.ie NOTIFY ARCHITECT OF ANY DISCREPANCIES - CHECK DIMENSIONS ON SITE. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY. READ IN CONJUNCTION WITH SPECIALIST DRAWINGS. ALLREACH COPYRIGHT RESERVED



CE 01



CE 02



CE 03



CE 04



CE 05



CE 06



CE 07



CE 08



CE 09



CE 10



CE 11



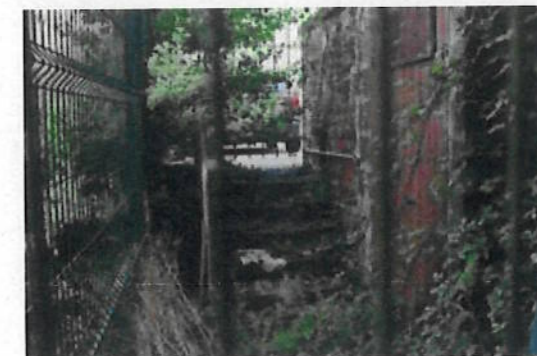
CE 12



CE 13



CE 14



CE 15



CE 16



CE 17



CE 18



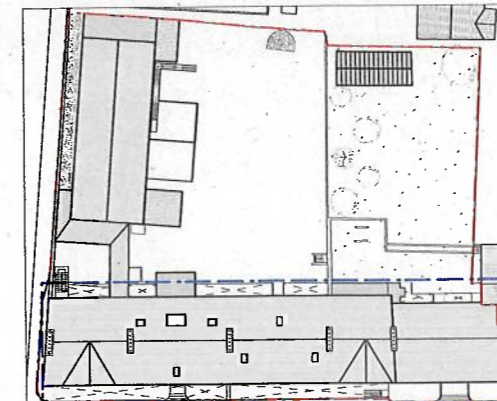
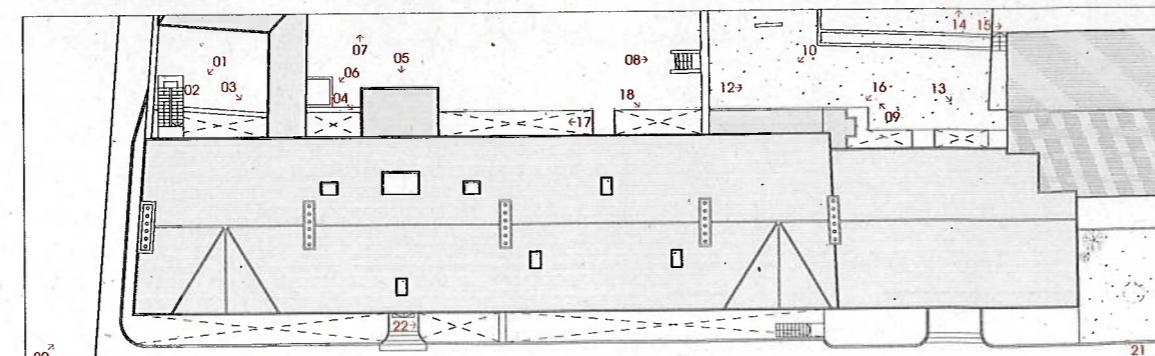
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CE 20



CE 21

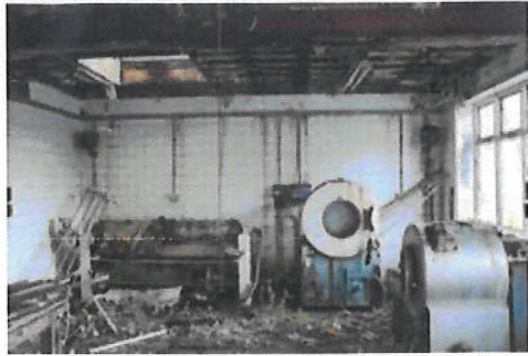


CE 21
PHOTOGRAPHIC SURVEY OF EXISTING
 MEASURED SURVEY OF THE FORMER ST JOSEPH'S FEMALE ORPHANAGE &
 INDUSTRIAL SCHOOL AND ST. MALACHY'S CONVENT SEATOWN PLACE,
 DUNDALK, CO. LOUTH

scale	1:500	
rev.	a	28.10.2021 For Information
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	d	
		Checked by ojc

SURVEY - 100 SERIES; PHOTOGRAPHIC SURVEY

aitir(arch)		allister coyne (MRIA)	SV/105/A
30 Mountjoy Square, Dublin 1		title	Exterior Convent
		scale	NTS
		date	28.10.2021
		drawn	imc, js, gb
tel 01. 8760050 e: info@aitirarch.ie			
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GF 01



GF 02



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GF 11



GF 12



GF 13



GF 14



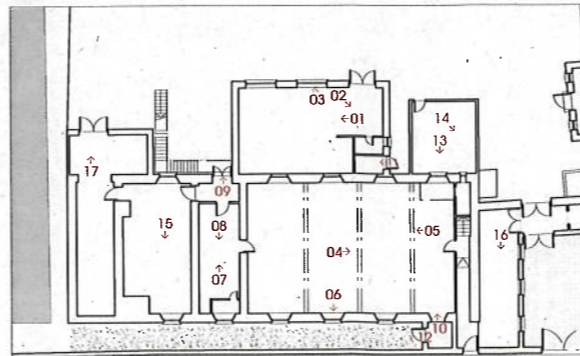
GF 15



GF 16



GF 17



PHOTOGRAPHIC SURVEY OF EXISTING MEASURED SURVEY OF THE FORMER ST JOSEPH'S FEMALE ORPHANAGE & INDUSTRIAL SCHOOL AND ST. MALACHY'S CONVENT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale			
rev.	a	28.10.2021	For Information
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SURVEY - 100 SERIES: PHOTOGRAPHIC SURVEY

aitir(archt)	allister coyne (MRIA)	SV/106/A
	30 Mountjoy Square, Dublin 1	title Interior Laundry
2310	scale NTS	
	date 28.10.2021	
	drawn rmc, js, gb	



FF 01



FF 02



FF 03



FF 04



FF 05



FF 06



FF 07



FF 08



FF 09



FF 10



FF 11



FF 12



FF 13



FF 14



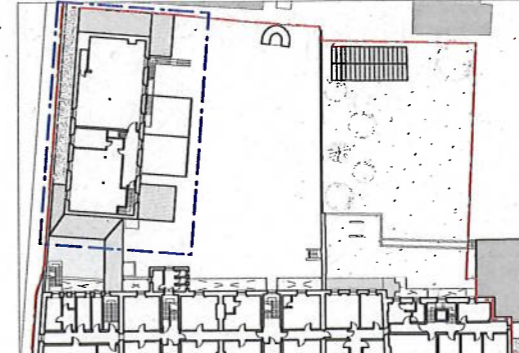
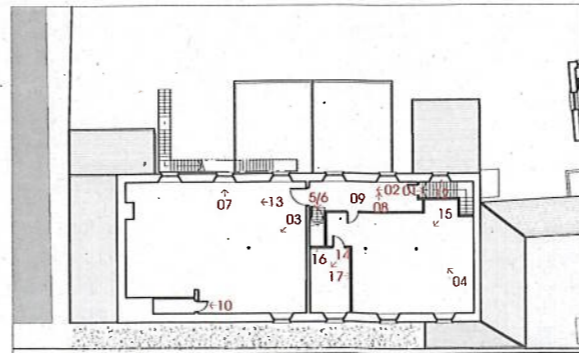
FF 15



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FF 17



PHOTOGRAPHIC SURVEY OF EXISTING
 MEASURED SURVEY OF THE FORMER ST JOSEPH'S FEMALE ORPHANAGE &
 INDUSTRIAL SCHOOL AND ST. MALACHY'S CONVENT SEATOWN PLACE,
 DUNDALK, CO. LOUTH

rev.	a	28.10.2021	For Information	Checked by	ajc
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SURVEY - 100 SERIES: PHOTOGRAPHIC SURVEY

aitir (a)cht allister coyne (MRIA) **SV/107/A**
 30 Mountjoy Square, Dublin 1
 title Interior Laundry
 scale NTS
 date 28.10.2021
 drawn rmc, js, gb
 tel: 01 8780050 e: info@aitiracht.ie
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SF 01



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SF 04



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SF 06



SF 07



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SF 09



SF 10



SF 11



SF 12



SF 13



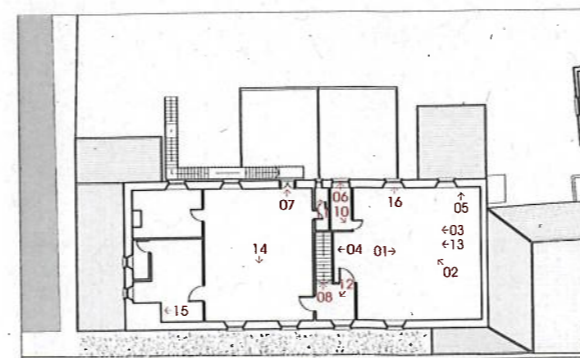
SF 14



SF 15



SF 16



PHOTOGRAPHIC SURVEY OF EXISTING

MEASURED SURVEY OF THE FORMER ST JOSEPH'S FEMALE ORPHANAGE & INDUSTRIAL SCHOOL AND ST. MALACHY'S CONVENT SEATOWN PLACE, DUNDALK, CO. LOUTH

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SURVEY - 100 SERIES: PHOTOGRAPHIC SURVEY

aittir (a) dcht allister coyne (MRIA) SV/108/A

30 Mountjoy Square, Dublin 1 title Interior Laundry

scale NTS

date 28.10.2021

drawn rmc, js, gb

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LE 01



LE 02



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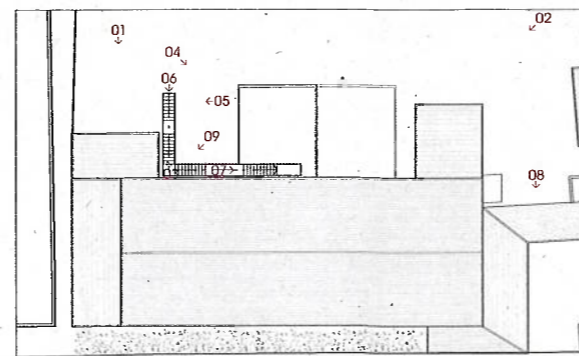
LE 07



LE 08



LE 09



PHOTOGRAPHIC SURVEY OF EXISTING

MEASURED SURVEY OF THE FORMER ST JOSEPH'S FEMALE ORPHANAGE & INDUSTRIAL SCHOOL AND ST. MALACHY'S CONVENT SEATOWN PLACE, DUNDALK, CO. LOUTH

rev.	a	28.10.2021	For Information	Checked by	ajc
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SURVEY - 100 SERIES: PHOTOGRAPHIC SURVEY

aittir(architect)		allister coyne (MRIA)		SV/109/A	
30 Mountjoy Square, Dublin 1		2310		title Exterior Laundry	
				scale NTS	
				date 28.10.2021	
				drawn rmc, js, gb	

FOR S57 DECLARATION SUBMISSION
RENOVATION AND CONSERVATION FOR THE TEMPORARY
HOUSING FITOUT OF THE FORMER ST. JOSEPH'S FEMALE
ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT
AT SEATOWN PLACE, DUNDALK, CO. LOUTH

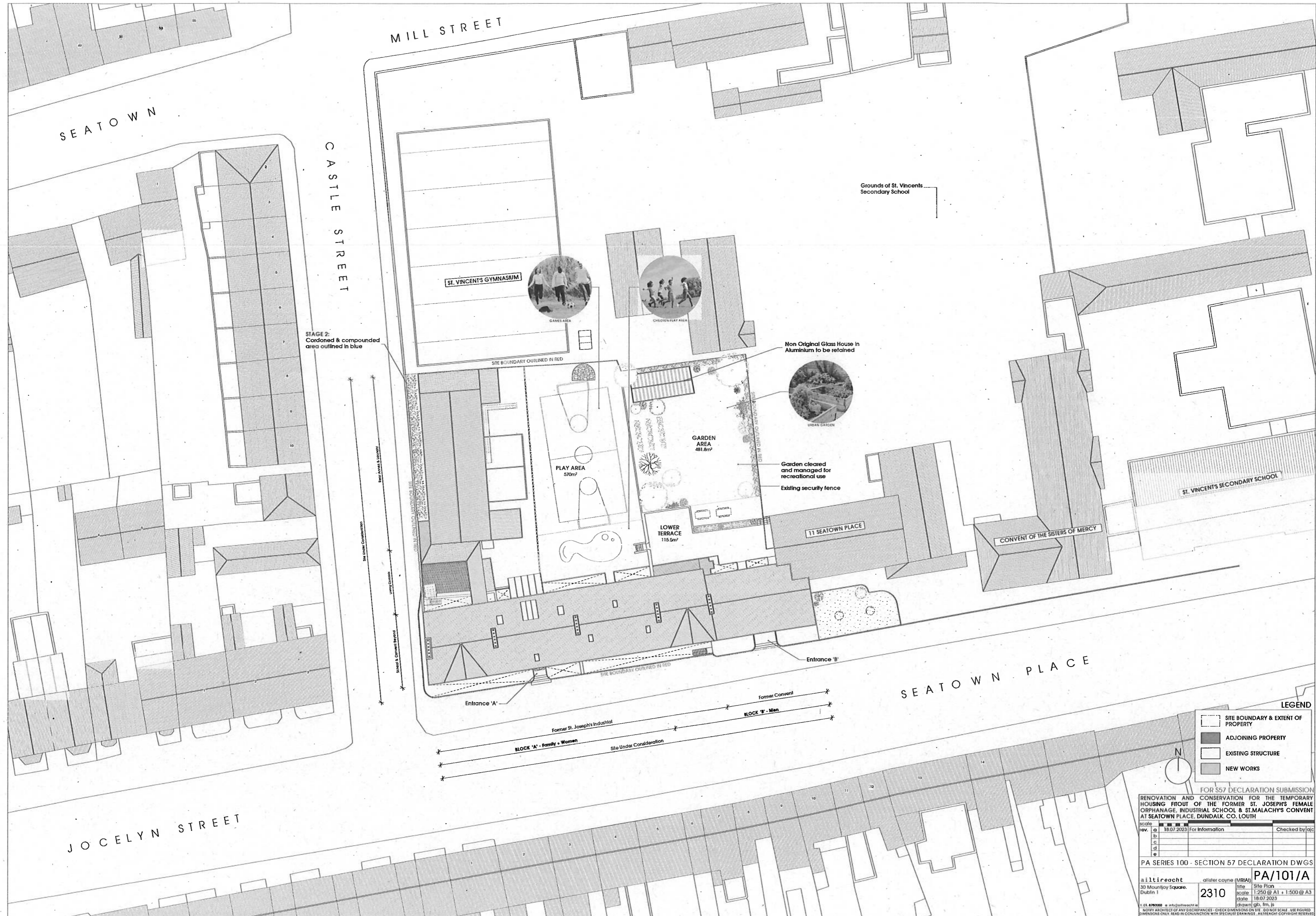
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PA SERIES 100 - SECTION 57 DECLARATION DWGS



aittíreach	alister coyne (MRIA)	PA/100/A
30 Mountjoy Square, Dublin 1	2310	Cover Page
	NTS	
	18.07.2023	
	cbowen, qb, fm, js	

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SEATOWN

MILL STREET

CASTLE STREET

JOCELYN STREET

SEATOWN PLACE

ST. VINCENTS GYMNASIUM

GAMES AREA

CHILDREN PLAY AREA

Non Original Glass House in Aluminium to be retained

GARDEN AREA
481.8m²

PLAY AREA
570m²

LOWER TERRACE
115.5m²

11 SEATOWN PLACE

CONVENT OF THE SISTERS OF MERCY

ST. VINCENTS SECONDARY SCHOOL

Entrance 'A'

Entrance 'B'

Block 'A' - Family + Women

Former Convent

Block 'B' - Men

Former St. Joseph's Industrial

Site Under Consideration

LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING STRUCTURE
- NEW WORKS

FOR S57 DECLARATION SUBMISSION

RENOVATION AND CONSERVATION FOR THE TEMPORARY HOUSING FITOUT OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT AT SEATOWN PLACE, DUNDALK, CO. LOUTH

rev.	a	18.07.2023	For Information	Checked by	lmc
	b				
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	e				

PA SERIES 100 - SECTION 57 DECLARATION DWGS

alltreach 30 Mountjoy Square, Dublin 1

allister coyne (URIA)

2310

Site Plan
scale: 1:250 @ A1 + 1:500 @ A3
date: 18.07.2023
drawn: gb, lm, js

1:01.8780000

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CASTLE STREET

LAUNDRY BUILDING
CORDONED OFF

Lean to shed above

Flat roof to mid 20th century
laundry annex above

Statue grotto above

Boiler house above

Security Fence Above

FAMILY + FEMALE

MEN

Existing vehicular
access above

Existing external steps
retained as means of
escape route

Existing door maintained
and protected

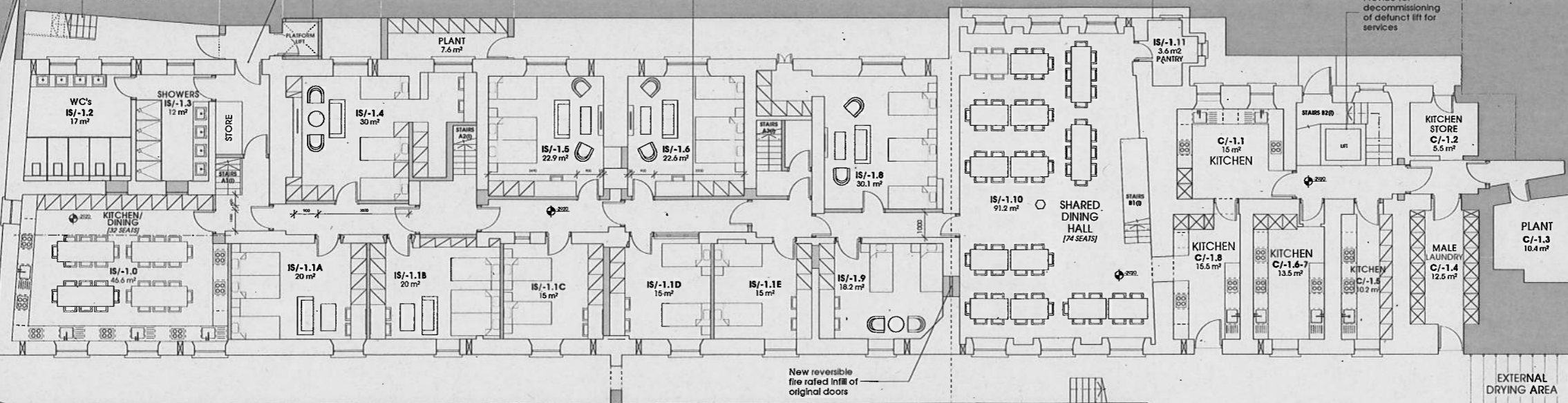
New Part M compliant
platform lift to the rear

New reversible fire
rated partition walls

Reflectory lean to
annex

Provide for
decommissioning
of defunct lift for
services

11 SEATOWN PLACE



LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING STRUCTURE
- NEW WORKS



FOR S57 DECLARATION SUBMISSION
 RENOVATION AND CONSERVATION FOR THE TEMPORARY
 HOUSING FITOUT OF THE FORMER ST. JOSEPH'S FEMALE
 ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT
 AT SEATOWN PLACE, DUNDALK, CO. LOUTH

rev.	date	description	checked by
a	18.07.2023	For Information	
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PA SERIES 100 - SECTION 57 DECLARATION DWGS

alltreach alister coyne (MRIA)
 30 Mountjoy Square, Dublin 1
 01 8780000 • info@alltreach.ie

2310 title: Basement Floor Plan
 scale: 1:100 @ A1 + 1:200 @ A3
 date: 18.07.2023
 drawn: gb, fm, js
 checked: gb, fm, js

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EXTENSION

TOWNHOUSE A

TOWNHOUSE B

EXTENSION

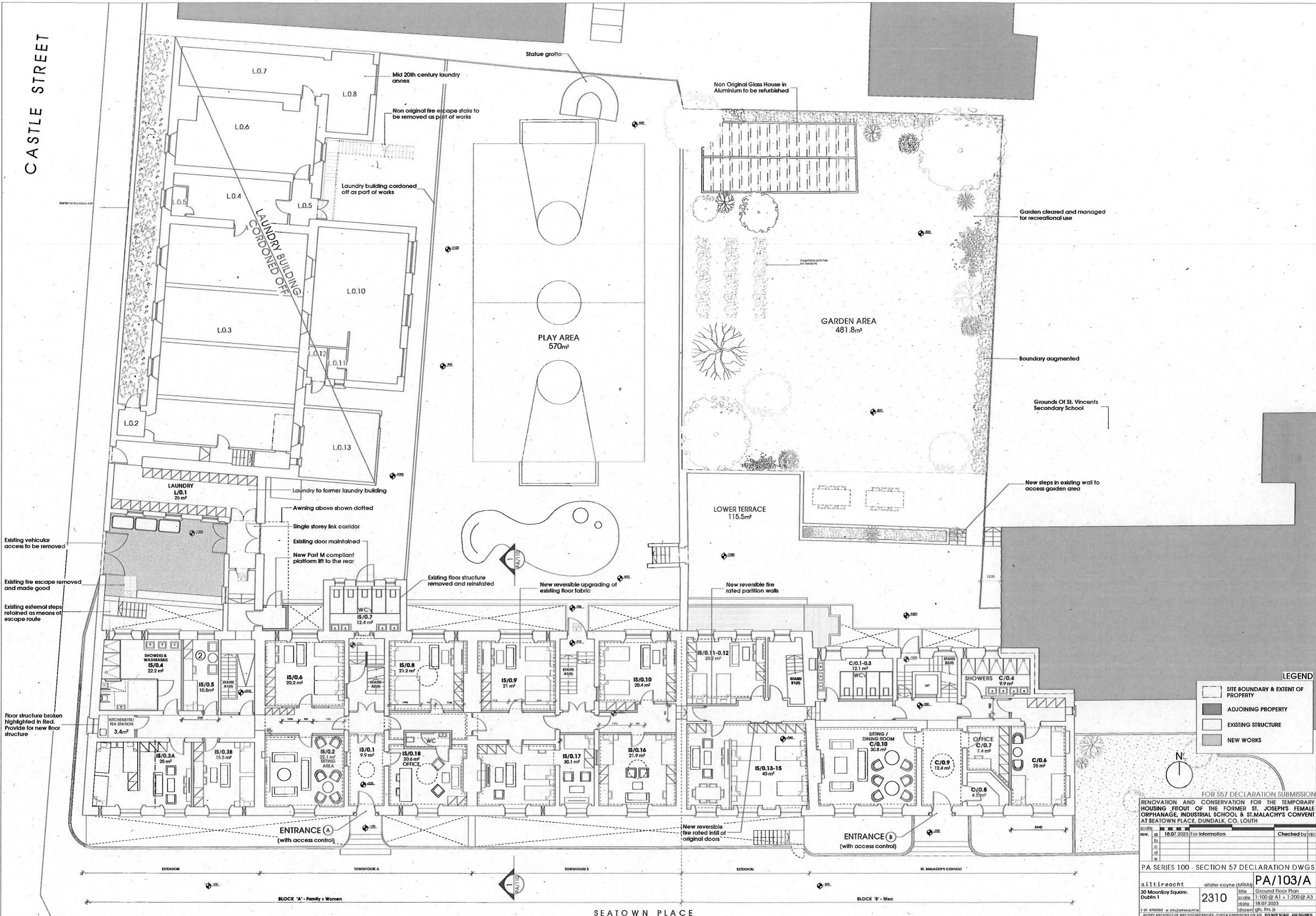
11 MALACHY'S CONVENT

BLOCK 'A' - Family + Women

BLOCK 'B' - Men

SEATOWN PLACE

CASTLE STREET



Existing vehicular access to be removed

Existing fire escape removed and made good

Existing external steps retained as means of escape route

Floor structure broken highlighted in Red. Provide for new floor structure

LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING STRUCTURE
- NEW WORKS

FOR S57 DECLARATION SUBMISSION

RENOVATION AND CONSERVATION FOR THE TEMPORARY HOUSING FIT-OUT OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT AT SEATOWN PLACE, DUNDALK, CO. LOUTH

rev.	a	18.07.2023	For Information	Checked by	ajc
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PA SERIES 100 - SECTION 57 DECLARATION DWGS

aitireacht	alister coyne (MRIA)	PA/103/A
30 Mountjoy Square, Dublin 1	2310	Title: Ground Floor Plan Scale: 1:100 @ A1 + 1:200 @ A3 Date: 18.07.2023 Drawn: gb, fm, js

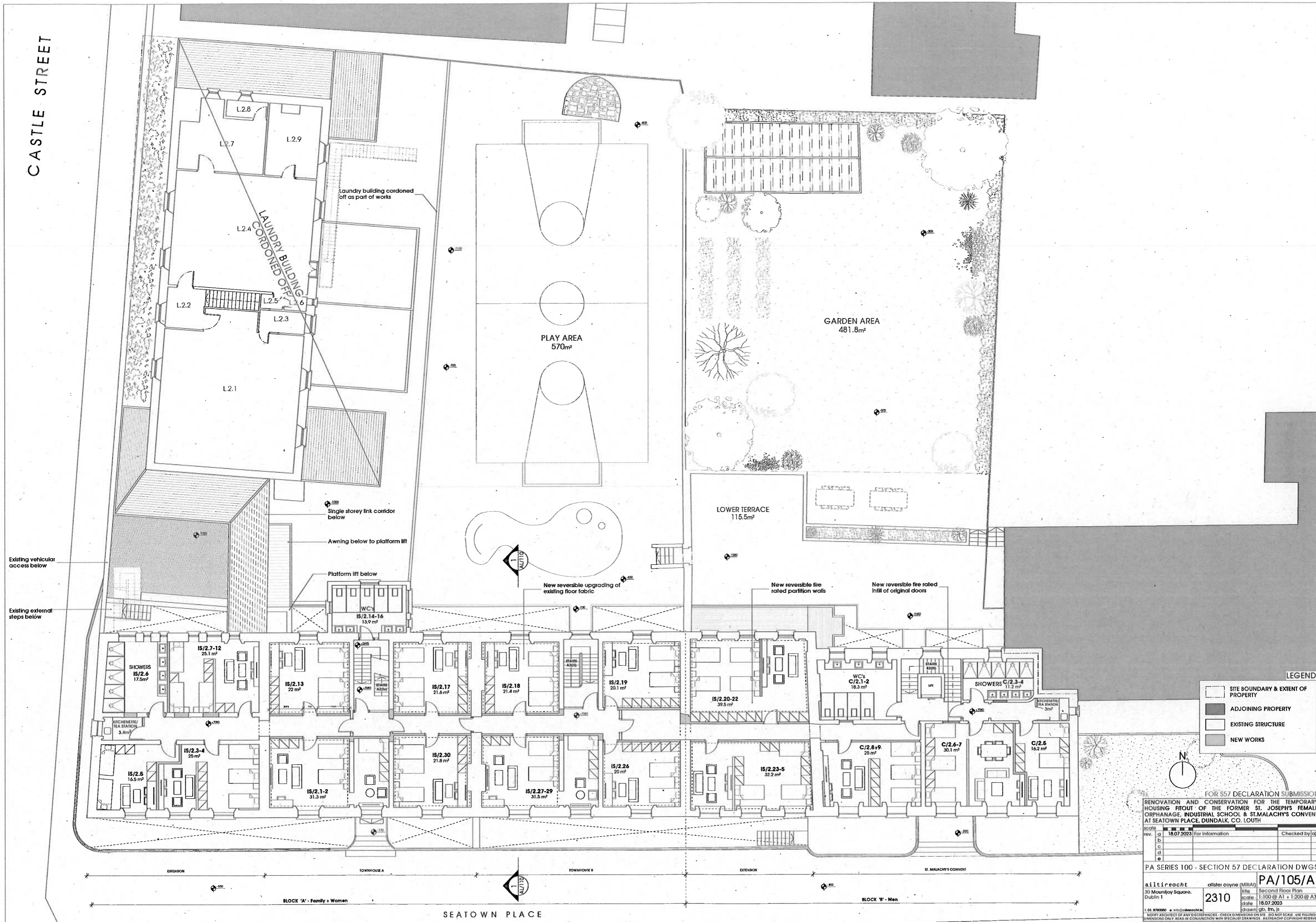
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SEATOWN PLACE

BLOCK 'A' - Family + Women

BLOCK 'B' - Men

CASTLE STREET



Existing vehicular access below

Existing external steps below

Laundry building cordoned off as part of works

LAUNDRY BUILDING CORDONED OFF

PLAY AREA 570m²

GARDEN AREA 481.8m²

LOWER TERRACE 115.5m²

Single storey link corridor below

Awning below to platform lift

Platform lift below

New reversible upgrading of existing floor fabric

New reversible fire rated partition walls

New reversible fire rated infill of original doors

SHOWERS IS/2.6 17.5m²

IS/2.7-12 25.1m²

IS/2.13 22m²

IS/2.17 21.6m²

IS/2.18 21.4m²

IS/2.19 20.1m²

IS/2.20-22 39.5m²

WC's C/2.1-2 18.3m²

SHOWERS C/2.3-4 11.2m²

IS/2.5 16.5m²

IS/2.3-4 25m²

IS/2.1-2 31.3m²

IS/2.30 21.8m²

IS/2.27-29 31.5m²

IS/2.26 20m²

IS/2.23-5 32.2m²

C/2.8+9 25m²

C/2.6-7 30.1m²

C/2.5 16.2m²

LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING STRUCTURE
- NEW WORKS

FOR S57 DECLARATION SUBMISSION
 RENOVATION AND CONSERVATION FOR THE TEMPORARY HOUSING FITOUT OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	1:100 @ A1 + 1:200 @ A3	Checked by	ajc
rev.	a 18.07.2023 For Information		
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PA SERIES 100 - SECTION 57 DECLARATION DWGS

altireacht	allister coyne (MSIA)	PA/105/A
30 Mounjoy Square, Dublin 1	title	Second Floor Plan
	scale	1:100 @ A1 + 1:200 @ A3
	date	18.07.2023
	drawn	gd, fm, js

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SEATOWN PLACE

BLOCK 'A' - Family + Women

BLOCK 'B' - Men

TOWNHOUSE A

TOWNHOUSE B

ST. MALACHY'S CONVENT

EXTENSION

EXTENSION



CASTLE STREET

Existing vehicular access below

Single storey link corridor below

FAMILY

Repair the existing roof where damaged in the short term for the temporary works - to selected locations

Repair the existing roof where damaged in the short term for the temporary works - to selected locations

LOWER TERRACE 115.5m²

Reflectory lean to annex below

PLAY AREA 570m²

GARDEN AREA 481.8m²

FEMALE

MALE

Non Original Dormer Windows

Non Original Velux Windows

Existing roof repaired

LEGEND

[Dashed line]	SITE BOUNDARY & EXTENT OF PROPERTY
[Hatched area]	ADJOINING PROPERTY
[Solid line]	EXISTING STRUCTURE
[Grey area]	NEW WORKS

FOR S57 DECLARATION SUBMISSION
 RENOVATION AND CONSERVATION FOR THE TEMPORARY HOUSING FITOUT OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	1:100	1:200	1:500
rev.	0	1	2
1	18.07.2023	For Information	Checked by: jdc
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PA SERIES 100 - SECTION 57 DECLARATION DWGS

alltiraucht	alister coyne (MRIA)	PA/106/A
30 Mountjoy Square, Dublin 1	2310	Roof Plan
		scale 1:100 @ A1 + 1:200 @ A3
		date 18.07.2023
		drawn gbt, fm, js

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EXTENSION

TOWNHOUSE A

TOWNHOUSE B

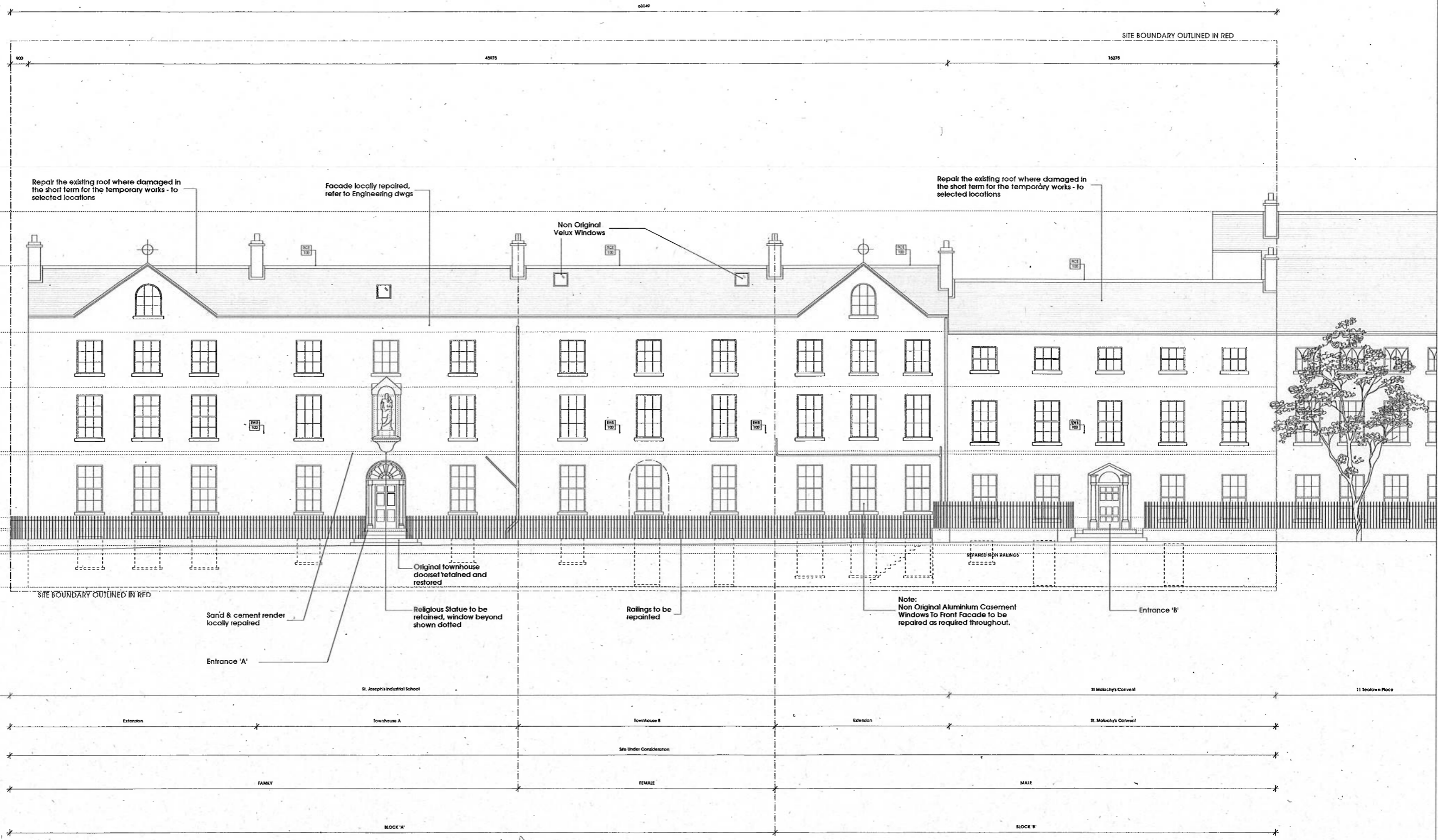
EXTENSION

ST. MALACHY'S CONVENT

BLOCK 'A' - Family + Women

SEATOWN PLACE

BLOCK 'B' - Men



LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING STRUCTURE
- NEW WORKS

FOR S57 DECLARATION SUBMISSION

RENOVATION AND CONSERVATION FOR THE TEMPORARY HOUSING FITOUT OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale 1:100 @ A1 + 1:200 @ A3

rev. a 18.07.2023 For Information Checked by lgc

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PA SERIES 100 - SECTION 57 DECLARATION DWGS

alltireacht alister coyne (MBIA) PA/107/A

30 Mountjoy Square, Dublin 1 2310 Front Elevation

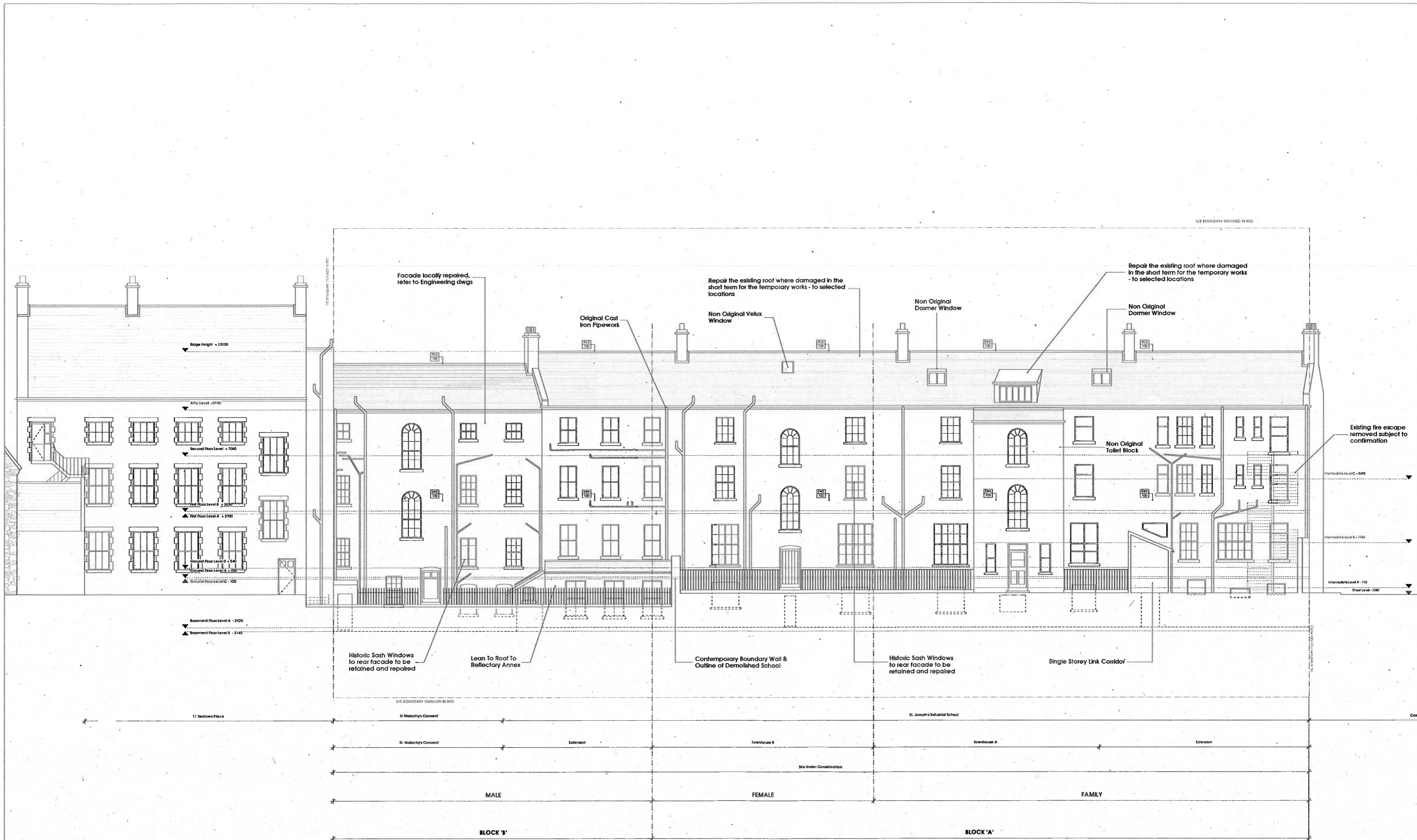
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date 18.07.2023

drawn gb, fm, js

checked by lgc

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scale: 1:100 @ A1 + 1:200 @ A3

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PA SERIES 100 - SECTION 57 DECLARATION DWGS

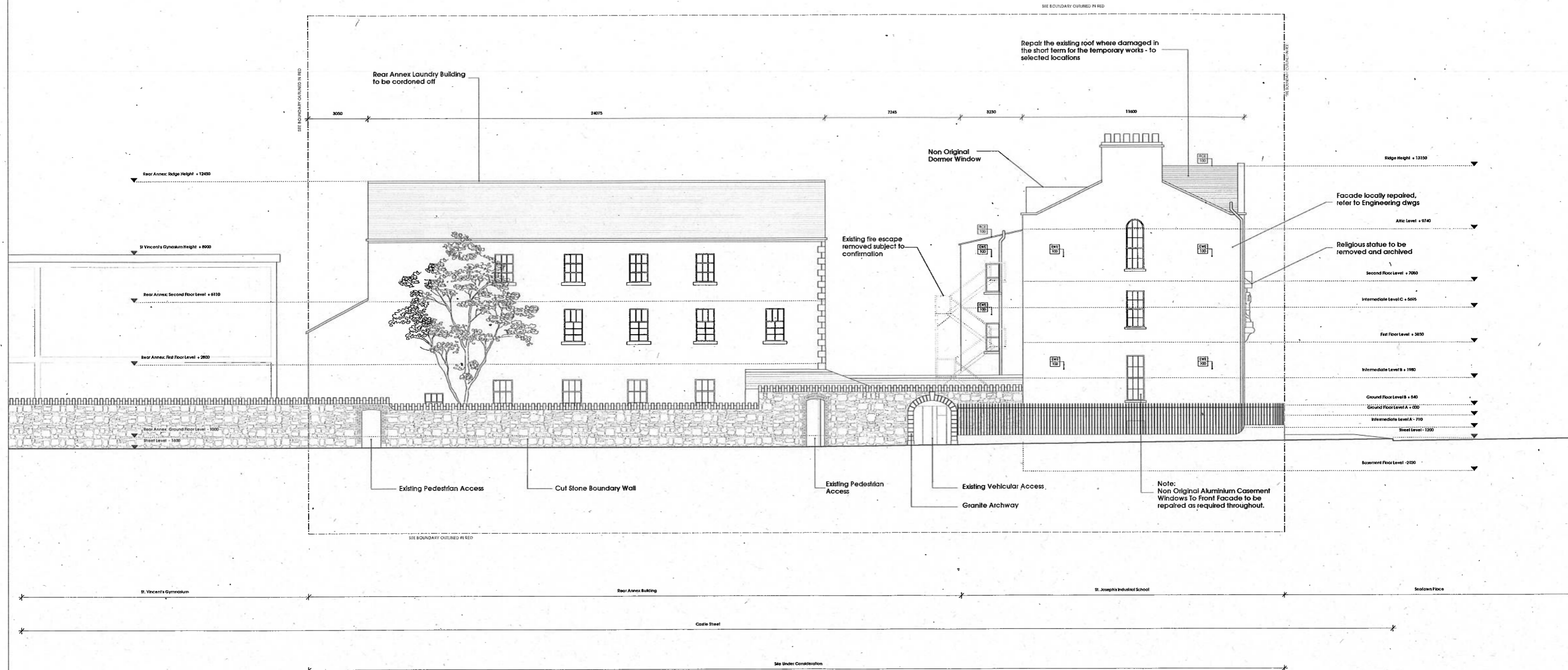
alltireacht 2310
 30 Mountjoy Square, Dublin 1
 01 8786000
 allt@alltireacht.ie

allister coyne (MRIA) 2310
 title: Rear Elevation
 scale: 1:100 @ A1 + 1:200 @ A3
 date: 18.07.2023
 drawn: gb, km, js

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LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING STRUCTURE
- NEW WORKS



St. Vincent's Gymnasium Rear Annex Building St. Joseph's Industrial School Seatown Place

Castle Street

Site Under Consideration

LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING STRUCTURE
- NEW WORKS

FOR S57 DECLARATION SUBMISSION

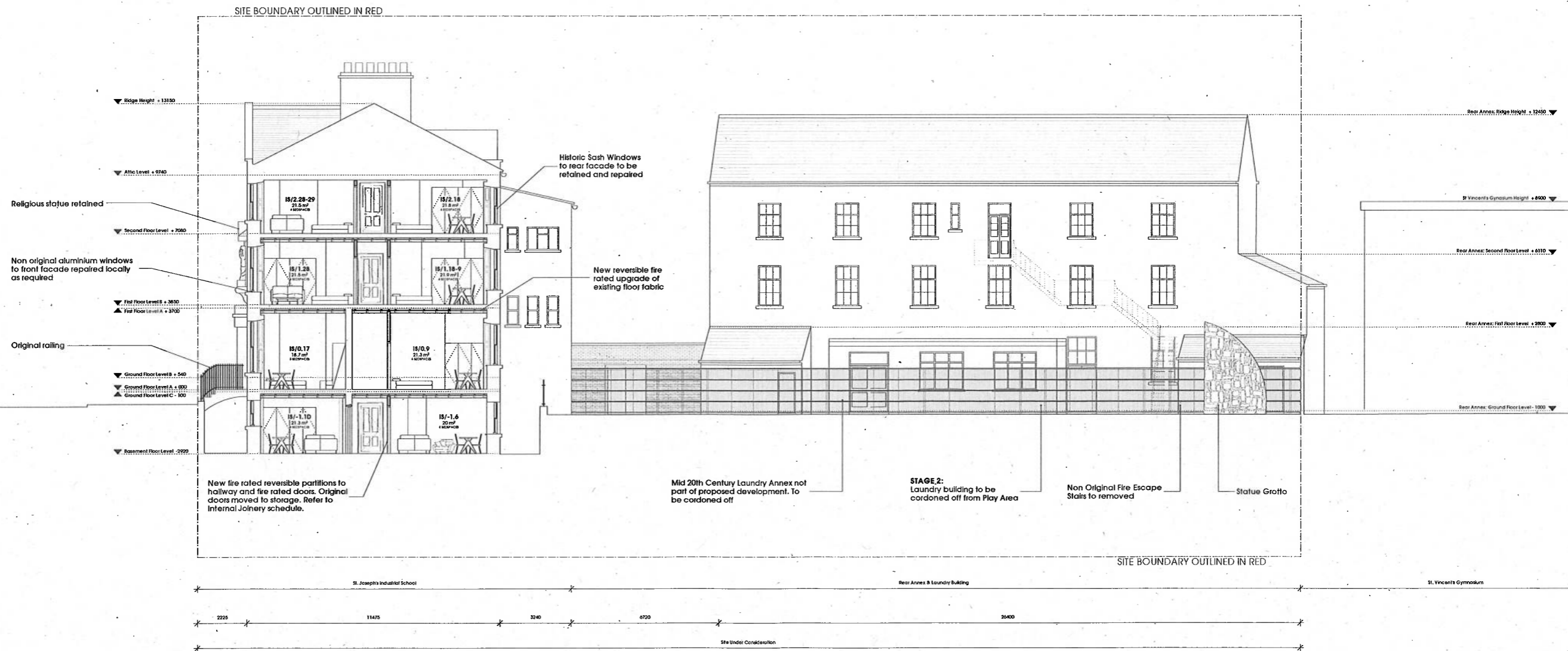
RENOVATION AND CONSERVATION FOR THE TEMPORARY HOUSING FRONT OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT AT SEATOWN PLACE, DUNDALK, CO. LOUTH

scale	18.07.2023	For information	Checked by: jlc
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PA SERIES 100 - SECTION 57 DECLARATION DWGS

allireacht 30 Mountjoy Square, Dublin 1	PA/109/A title West Elevation scale 1:100 @ A1 + 1:200 @ A3 date 18.07.2023 drawn gb, km, js
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1:01.878000 = info@allireacht.ie
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LEGEND

- SITE BOUNDARY & EXTENT OF PROPERTY
- ADJOINING PROPERTY
- EXISTING STRUCTURE
- NEW WORKS

FOR S57 DECLARATION SUBMISSION

RENOVATION AND CONSERVATION FOR THE TEMPORARY HOUSING FITOUT OF THE FORMER ST. JOSEPH'S FEMALE ORPHANAGE, INDUSTRIAL SCHOOL & ST. MALACHY'S CONVENT AT SEATOWN PLACE, DUNDALK, CO. LOUTH

rev.	18.07.2023	For information	Checked by: [initials]
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PA SERIES 100 - SECTION 57 DECLARATION DWGS

alltreach | alister come (MRIA) | Section 86
 30 Mounjoy Square, Dublin 1 | scale 1:100 @ A1 + 1:200 @ A3
 2310 | date 18.07.2023
 E: 01.870090 a: info@alltreach.ie | d: down.gb_fm.js

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