



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:	The Red Door Project		
Status (i.e. Owner or Occupier):	Occupied		
Date of Request for Declaration:	07/06/2022	Date of Inspection:	
Decision Due Date:	30/08/2022	Previous Declarations:	
Date of Issue of Declaration:	07/07/2022		

Address:		Location:	E	N
Name of Building:	St. Mary's Convent – Red Door	National Grid co-ordinates:		
Address 1:	Dublin Road	O.S. Map Type:		
Address 2:	Drogheda	Map Sheet:		
Address 3:	Co. Louth	Site Number:		

Protection Status: <small>Under the Planning and development Act 2000 (as amended)</small>	Y / N		Details:
Record of Protected Structures:	Y ✓	N	DB-048
Architectural Conservation Area: <small>Under the Planning and development Act 2000 (as amended)</small>	Y	N x	
Record of Monuments and Places:	Y	N x	
Zone of Archaeological potential:	Y ✓	N	
Preservation Order or Temporary P.O.:	Y	N x	
NIAH Registration No.:	13622054		

Introduction:

The referrer has sought a Section 57 Declaration as per the Planning and Development Act 2000 (as amended) in respect of works to St. Mary's Convent, Dublin Road, Drogheda



Figure 1: Front Façade

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.

St. Mary's Convent (RPS DB-048) is described as a three storey, nine bay, school building with rounded headed windows and railings at front.

Planning History:

Under planning reference 14/362 planning permission was granted for the change of use from school to a community based education, training and addiction support and counselling service.

Description of the Structures:

- Attached nine-bay three-storey school, built c. 1930
- Flat-roofed return to south elevation
- Pitched slate roof, clay ridge tiles, smooth rendered corbelled chimneystacks, cast-iron gutters on painted timber eaves course, circular cast-iron and uPVC downpipes
- Smooth rendered ruled-and-lined walling, chamfered stone string course separating ground and first floors, smooth rendered channelled quoins to first and second floors of north elevation, smooth rendered panel surrounded by moulded frame, between first and second floors, "SAINT MARY'S CONVENT SCHOOLS", cast-iron wall ties



- Square-headed window openings to ground floor, recessed smooth rendered surround, tooled limestone sills; round-headed window opening to upper storeys of north elevation, smooth rendered roll-moulded reveals, tooled stone sills surmounting recessed panels; square-headed window openings to south elevation, round-headed windows to return; painted timber horizontally-glazed two-over-two sliding sash windows
- Round-headed door opening, ashlar limestone surround, plain-glazed fanlight, sidelights, carved circular motifs to frieze, painted timber double doors with two round-headed flat panels
- Front site bounded by chamfered ashlar limestone plinth wall surmounted by decorative cast-iron railings and gate.

The NIAH appraisal of this property includes –

'Saint Mary's Convent School is a handsome well-proportioned building which possesses many artistically interesting features such as the beautifully ornate railings and gate and the simple yet refined moulding around the window openings giving the building a sense of classical hierarchy. The simple decoration is in keeping with the school's philosophy and yet the railings add a little artistic elegance. This building is an important focal point to the people of Drogheda being both architecturally and socially significant'.

Referral Question:

1. Restoration and repair of broken and cracked windows on the front and rear of the building to make it safe and secure for users and staff.
2. The work to be undertaken involves the refurbishment and repair of the window frames, replacement of glass in accordance with requirements of best conservation practices.

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

This request is accompanied by a Conservation Method Statement prepared by Sheridan Heritage, Tallanstown, Dundalk, Co. Louth which describes the scope of the proposed works in detail.

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.



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.

Assessment

I have reviewed the Conservation Method Statement submitted.

The Scope of Works includes that the windows are to be removed, striped back to bare timber, damaged or rotten timber cut out and that spliced new timber repairs to match the existing.

All glass with be replaced with new slimlite glazing which will not change the original window profile, will be fitted with putty and fitted with new seals, cords and beading to match existing. Weights are to be re-used with new ropes. New brass ironmongery will be provided as per originals.

Conclusion:

I conclude, that WHEREAS a question has arisen as to whether the works proposed under Section 10 of the Request for Section 57 Declaration –

1. Restoration and repair of broken and cracked windows on the front and rear of the building
2. Refurbishment and repair of the window frames, replacement of glass in accordance with requirements of best conservation practices,

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 Mary's Convent, School, Dublin Road, Drogheda.

AND WHEREAS The Red Door Project requested a declaration on the question from Louth County Council on the 7th June 2022

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,
- (e) The Architectural Heritage Protection Guidelines for Planning Authorities,
- (f) The Conservation Method Statement prepared by Sheridan, Heritage
- (g) The nature and extent of works set out in the referral question which seeks to address the safety, security, heating and air circulation matters in respect of this structure,



AND WHEREAS Louth County Council has concluded that:

- (i) the stated works, numbered (1) and (2) above, to the protected structure comprise of works and are, therefore, development, and
- (ii) the stated works numbered (1) and (2) above, would not materially affect the character of the structure, and elements 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 which would not alter this structure and would not affect the exterior of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures and would also materially affect the historic fabric of the structure.

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 numbered (1) and (2) above, to St Mary's Convent School, Dublin Road, Drogheda, as detailed by the nature and extent of works set out in the referral question and the Conservation Method Statement prepared by Sheridan, Heritage **constitutes development that is exempted development.**

Signed by Inspector

Patricia Hughes (Senior Executive Planner)

Date: 07 July 2022

Signed by Planning Authority Officer

Turlough King (A/Senior Planner)

Date: 07 July 2022

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: 573/2022

Reference No: S57 DB22-03

Date Application Received: 07 June 2022

Description:

1. Restoration and repair of broken and cracked windows on the front and rear of the building; and
2. Refurbishment and repair of the window frames, replacement of glass in accordance with requirements of best conservation practices.

Name of Applicant: The Red Door Project

Location of Development: St. Mary's Convent School, Dublin Road, Drogheda, Co. Louth A92 XY89

CONCLUSION

I conclude, that WHEREAS a question has arisen as to whether the works proposed under Section 10 of the Request for Section 57 Declaration –

1. Restoration and repair of broken and cracked windows on the front and rear of the building;
2. Refurbishment and repair of the window frames, replacement of glass in accordance with requirements of best conservation practices,

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 Mary's Convent, School, Dublin Road, Drogheda.

AND WHEREAS The Red Door Project requested a declaration on the question from Louth County Council on the 7th June 2022

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,
- (e) The Architectural Heritage Protection Guidelines for Planning Authorities,
- (f) The Conservation Method Statement prepared by Sheridan Heritage,
- (g) The nature and extent of works set out in the referral question which seeks to address the safety, security, heating and air circulation matters in respect of this structure.

AND WHEREAS Louth County Council has concluded that:

- (i) the stated works, numbered (1) and (2) above, to the protected structure comprise of works and are, therefore, development, and
- (ii) the stated works numbered (1) and (2) above, would not materially affect the character of the structure, and elements 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 which would not alter this structure and would not affect the exterior of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures and would also materially affect the historic fabric of the structure.

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 numbered (1) and (2) above, to St. Mary's Convent School, Dublin Road, Drogheda, as detailed by the nature and extent of works set out in the referral question and the Conservation Method Statement prepared by Sheridan, Heritage **constitutes development that is exempted development.**

SIGNED:

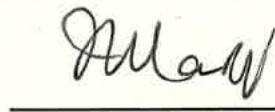

Turlough King
A/Senior Planner

Dated: 07th July, 2022

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 in 1 & 2 above.

SIGNED:


Joan Martin
Chief Executive

Dated: 07th July, 2022



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: The Red Door Project
2. Address of Protected Structure: Eircode: A92 XY89
St. Mary's Convent School, Dublin Road,
Drogheda, Co. Louth.
3. Correspondence of Protected Structure:
(if different from 2 above)
4. NIAH Ref. No. 13622054 Louth RPS Ref. No. DB-048
5. Is the structure owner occupied or rented? Occupied
6. If rented, state name and address of owner:
7. Use of structure
(residential, commercial etc.) For the provision of Drug and Alcohol
Rehabilitation Services. Non-commercial.
8. Has a Declaration been sought previously? Not for this particular structure, but for
another building at the rear of this structure.
9. Are you aware of any (1) previous planning application/s or (2) enforcement proceedings
pertaining to this site? (If so, please give details):
Previous Exemption for rear of building: S5 2019/46 granted, Project Complete.



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

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

- The purpose of this application is to enable the restoration and repair of broken and cracked windows on the front and rear of the building to make it safe and secure for service users and staff. The work to be undertaken involves the refurbishment and repair of the window frames, replacement of glass in accordance with requirements of best conservation practices. The benefits in the completion of this work will result in improved heat retention and improved circulation of fresh air and a better aspect of the building.
- 10.

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.

- 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**
- 11.

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: 
Daytime contact telephone number: 

Date: 2/06/22



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

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

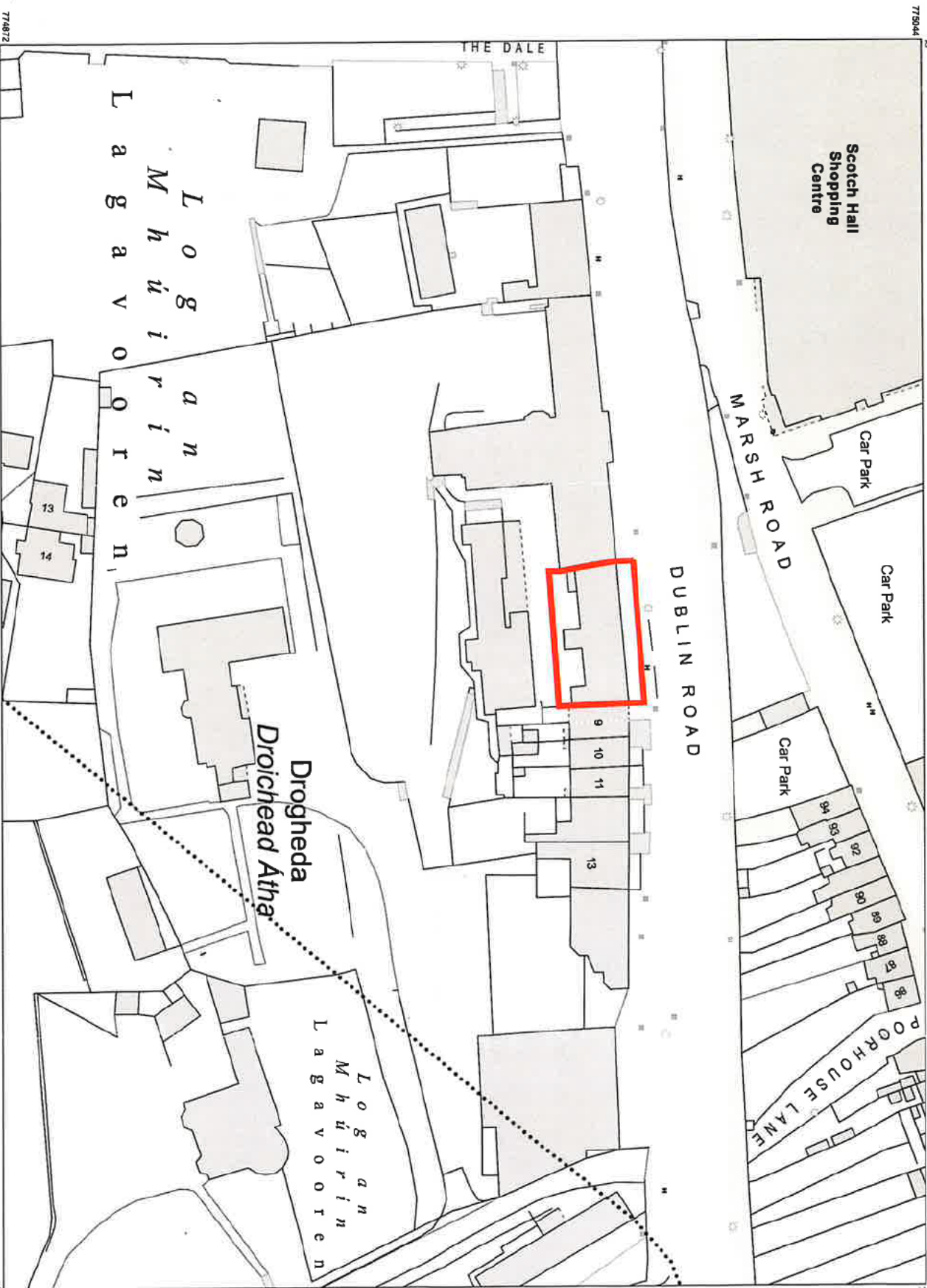
You will be contacted within this period to arrange an appointment for a suitably qualified person to carry out a detailed survey of the internal and external features of the structure.

Please Return Completed Form To:

Conservation, Planning Dept., Louth County Council,
Town Hall, Crowe Street, Dundalk, A91 W20C

Email: conservation@louthcoco.ie

Planning Pack Map



CENTRE COORDINATES:
 ITM 709339,774958

PUBLISHED: 31/05/2022
ORDER NO.: 50271560_1

MAP SERIES: 1:5,000
 1:1,000

MAP SHEETS: 2319
 2319-17

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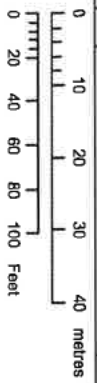
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OUTPUT SCALE: 1:1,000





Sheridan Heritage

Tallanstown, Dundalk, Co. Louth



Phone
042-9374481

Website
www.sheridanheritage.ie

E-Mail
info@sheridanheritage.ie

Conservation Method Statement

Location of works:

The Red Door Project, St. Mary's Convent, Dublin Rd., Drogheda, Co. Louth

Description of the Task/Activity:

Restoration of original sliding sash windows.

Scope of works:

We will remove the existing sashes & bring them back to our workshop to carry out the necessary repairs. Then securely block up the existing windows with corrugated plastic sheets, while the sashes are being restored. The restoration of sashes & window frames involves us stripping them back to bare timber. We also cut out any damaged or rotten timber & splice in new timber repairs to match the existing. We will replace all glass with new slimlite double glazing units, this will not change the original window profile. New glazing will be fitted with Hodgsons butyl. We will fit seals & cords to the top, middle and bottom sashes, along with new parting beads & staff beads to match existing. We refit the sashes using existing weights & new ropes. New polished brass ironmongery will be fitted on all windows. We finish the windows by painting them with 1 coat of undercoat & 2 coats of topcoat.

Matching Appearance:

Styles and profiles will not change as we are restoring the original sashes & window frames. For any sections which are deemed rotten & beyond repair, new joinery will be pieced in to match existing profiles. There will be no changes to the profile of any sashes, meeting rails, glazing bars, window frames, parting or staff beads. The front ground floor windows are all square with a horizontal glazing bar on both bottom & top sashes. The windows on the first & second floor have an arched top sash, again split with a horizontal glazing bar. The windows to the rear are square with a horizontal glazing bar on both bottom & top sashes, except for the bathroom windows which are arched casement. We will be replacing window ironmongery with polished brass fittings & fixtures as per originals