

# 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:** Nordview Ltd  
**Status (i.e. Owner or Occupier):** Property leased by Nordview  
**Date of Request for Declaration:** 12th January 2024 **Date of Inspection:** 25<sup>th</sup> March 2024  
**Date of Issue of Declaration:** 17th November 2023 **Previous Declarations:** S57 DB23-05

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<b>Address:</b>		<b>Location:</b>	
Name of Building:	29 St Laurence St.	National Grid co-ordinates:	E N
Address 1:	Drogheda	O.S. Map Type:	
Address 2:	Co. Louth	Map Sheet:	
Address 3:		Site Number:	
Eircode:	A92 FAE0		

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<b>Protection Status:</b>	<b>Y</b>	<b>N</b>	<b>Details:</b>
<small>Under the Planning and development Act 2000 (as amended)</small> Record of Protected Structures:	Y ✓	N	DB 131
Architectural Conservation Area:	Y ✓	N	ACA – 5 (Laurence Street)
<small>Under the Planning and development Act 2000 (as amended)</small> Record of Monuments and Places:	Y	N ✓	
Zone of Archaeological potential:	Y ✓	N	Drogheda Town Centre
Preservation Order or Temporary P.O.:	Y	N ✓	

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**Introduction:**

The referrer has sought a section 57 declaration as per the Planning and Development Act 2000 (as amended) in respect of works to a protected structure at 29 Saint Laurence Street, Drogheda, Co. Louth



*Figure 1: Front Façade – 29 St. Laurence Street, Drogheda*

**Protection Status:** Regional

**Planning History:** None

**Description of the Structure:**

Attached two-bay three-storey over basement former house, built c. 1800, as a pair with the adjoining house to the east. Now in use as offices. Roof not visible, hidden by parapet, red brick corbelled chimneystack. Painted smooth rendered walling, painted stone coping to parapet. Square-headed window openings, painted smooth rendered patent reveals, painted stone sills, painted timber two-over-two sliding sash windows with horizontal glazing bars to ground floor, two-over-one sliding sash windows with vertical glazing bars to first floor, painted timber casement windows to second floor and basement. Round-headed door opening, painted stone Gibbsian surround, scroll brackets surmounted by broken bed pediment, plain-glazed fanlight, painted timber door with six raised-and-fielded panels; tooled limestone entrance platform approached by three tooled limestone steps. Basement area bounded by tooled limestone plinth wall surmounted by wrought-iron railings. Outbuildings to south. Street fronted.

The **NIAH** appraisal of this property states:

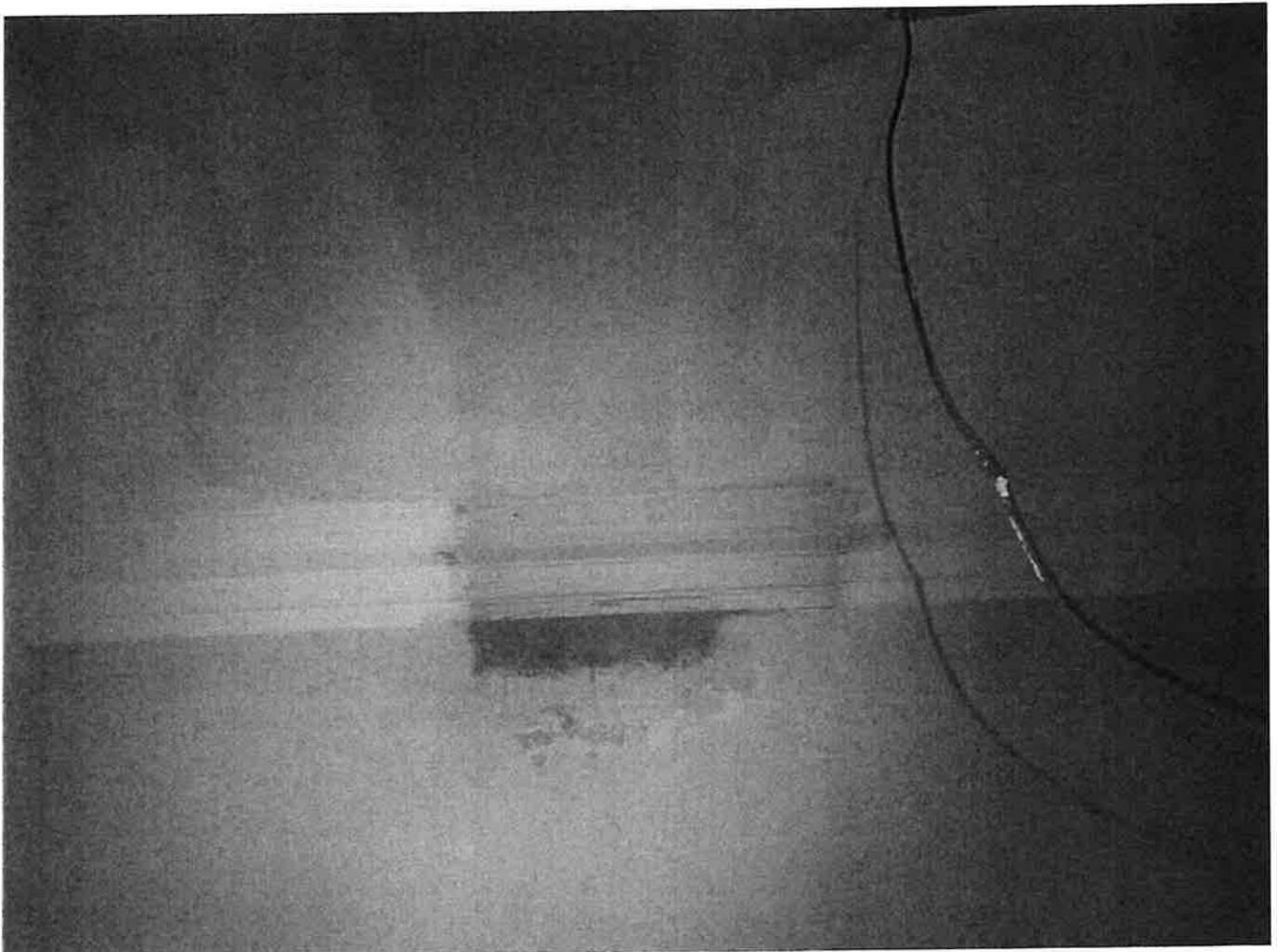
This modest town house is typical in design of late-eighteenth, early-nineteenth century town architecture. The retention of early fabric such as the sliding sash windows and the original Gibbsian door surround with broken bed pediment, enliven the façade. Situated on Laurence Street, the historical centre of the town, this house plays a positive role in the streetscape and adds to the architectural heritage of Drogheda.

**Referral Question:**

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

This is a 5-storey building (including 2no. floors below ground Level) and the works as specified by the applicant are as follows:

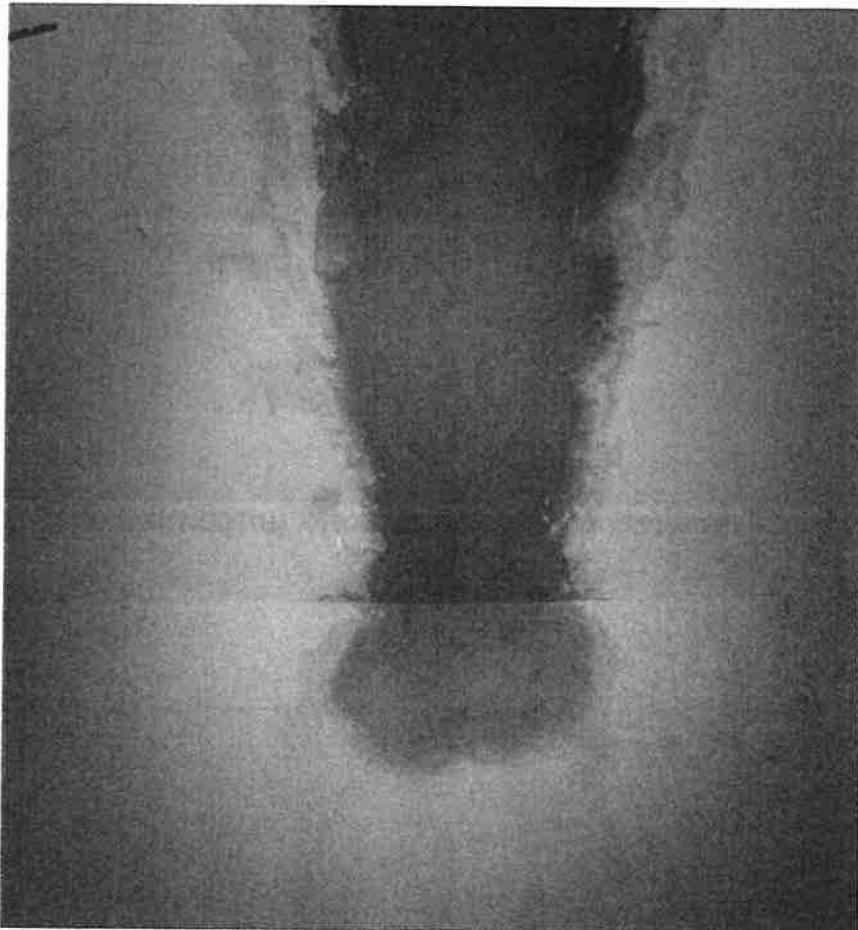
- 5no. steel beams that have been installed in order to secure 5no. floors in the building. The existing timber joists in a number of larger rooms exceeded the TRADA tables and the result were springy and flexible. Finegan Jackson would not have been able to sign a Cert of Compliance (Building Regulations) for same. In order to remedy this, 5no. timber floors were cut, and 5no. steel universal beams were installed into the floor voids and the timber joists were bolted into this steel. This has removed the spring out of the floors and has now provided a more secure and stable structure. The existing timber joists were able to remain in place.
- The ceilings have been sealed up with plasterboard and the decorative cornices around the ceilings were reinstated by specialists. There is no sign of the steelwork from inside of the building as this is now covered up.



**Image 1 – View of repaired ceiling plasterwork (unpainted) and cornice details.**



**Image 2 – View of repaired ceiling plasterwork (unpainted) and cornice details.**



**Image 3 – View of repaired ceiling plasterwork (unpainted).**



**Image 4 – View of repaired ceiling plasterwork (unpainted).**



**Image 5 – View of repaired ceiling plasterwork (unpainted) and cornice details.**



**Image 6 – View of repaired ceiling plasterwork (unpainted) and cornice details.**

**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:**

The Planning Authority has considered the works to no. 29 Saint Laurence St, Drogheda which involve the works outlined above with '*Description of Proposed Works*'. The applicant has also submitted drawings and a description of the proposed alterations.

Having visited the property and reviewed the submitted plans, I am satisfied that the works carried out (installation of 5 no. steel beams) in the ceilings to secure the first-floor rooms is acceptable and has been carried out in a fashion that does not significantly or materially affect the character of the protected structure.

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

- Placement map

- Existing and proposed plans
- Description of works

**Recommendation:**

I hereby recommend that a Declaration of Exemption be issued for the development described above, for the reason(s) set out hereunder:

**WHEREAS** the question has arisen as to whether the works would or would not materially affect the character of protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at no. 29 Saint Laurence Street, Drogheda.

**AND WHEREAS** Nordview requested a declaration on the question from Louth County Council on the 12th January 2024.

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

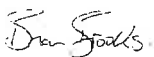
- Section 2 of the Planning and Development Act 2000, as amended,
- Section 3 of the Planning and Development Act 2000, as amended,
- Section 4 (1)(h) of the Planning and Development Act 2000, as amended,
- Section 57 of the Planning and Development Act, 2000 as amended,
- The Architectural Heritage Protection Guidelines for Planning Authorities,
- The special interest pertaining to the protected structure in question and
- The nature and extent of works set out in the referral question.

**AND WHEREAS** Louth County Council has concluded that –

- The stated works to the protected structure comprise of “works” as defined in Section 2 of the Planning and Development Act 2000 (as amended);
- The stated works do not materially affect the character of the protected structure, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest,
- The said development, therefore, comes within the scope of section 4(1)(h) and Section 57(1) of the Planning and Development Act 2000 (as amended).

**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 works as specified by the applicant as they relate to Building Control Standards to the property at no. 29 Saint Laurence St, Drogheda, Co. Louth as detailed above, **constitutes development that is exempted development.**

**Signed by Inspector**



Brian Brooks, Executive Planner

**Date:**

26<sup>th</sup> March, 2024

**Signed by Planning Authority Officer**



Joanna Kelly, Senior Planner

**Date**

27<sup>th</sup> March, 2024

**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:** 242/2024

**Reference No:** S57 DB24-01

**Date Application Received:** 12<sup>th</sup> January 2024

**Description:** 5 no. steel beams installed in order to secure 5no. floors in the building. The existing timber joists in a number of larger rooms exceeded the TRADA tables and the result was springy and flexible floors. Finegan Jackson would not have been able to sign a Cert of Compliance (Building Regulations) for same. In order to remedy this, 5no. timber floors were cut, and 5no. steel universal beams were installed into the floor voids and the timber joists were bolted into this steel. This has removed the spring out of the floors and has now provided a more secure and stable structure. The existing timber joists were able to remain in place.

The ceilings have been sealed up with plasterboard and the decorative cornices around the ceilings were reinstated by specialists. There is no sign of the steelwork from inside of the building as this is now covered up.

**Name of Applicant:** Nordview Ltd.

**Location of Development** 29 St. Laurence Street, Drogheda, Co. Louth A92 FAE0

**WHEREAS** the question has arisen as to whether the works would or would not materially affect the character of protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at no. 29 Saint Laurence Street, Drogheda.

SIGNED:   
Joanna Kelly  
Senior Planner

Dated: 28<sup>th</sup> March 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: 28<sup>th</sup> March 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.

## 29 Saint Laurence Street, MONEYMORE, Drogheda, LOUTH



### Survey Data

Reg No **13619033**

Rating **Regional**

Categories of Special Interest **Architectural, Artistic**

Original Use House

In Use As Office

Date 1780 - 1820

Coordinates 309137, 275242

Date Recorded 22/07/2005

Date Updated --/--/--

### Description

Attached two-bay three-storey over basement former house, built c. 1800, as a pair with the adjoining house to the east. Now in use as offices. Roof not visible, hidden by parapet, red brick corbelled chimneystack. Painted smooth rendered walling, painted stone coping to parapet. Square-headed window openings, painted smooth rendered patent reveals, painted stone sills, painted timber two-over-two sliding sash windows with horizontal glazing bars to ground floor, two-over-one sliding sash windows with vertical glazing bars to first floor, painted timber casement windows to second floor and basement. Round-headed door opening,

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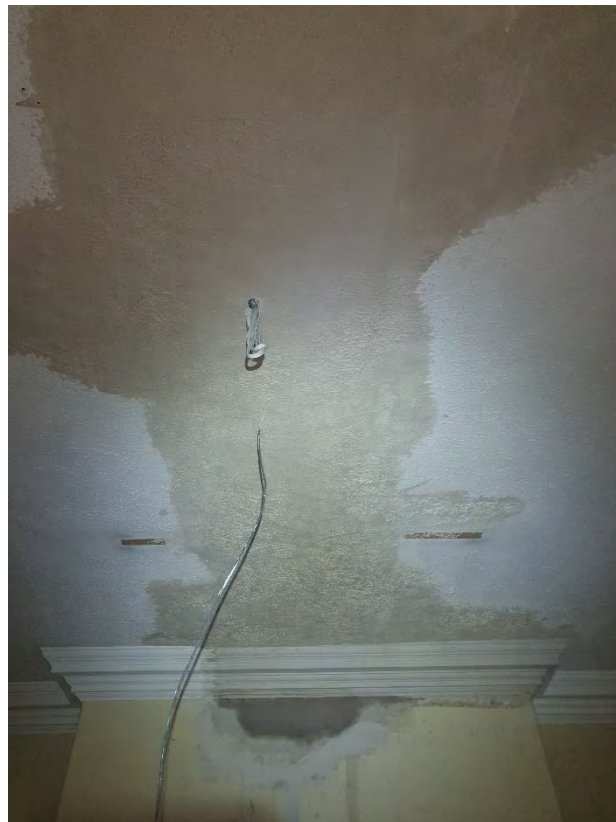
## Appraisal

This modest town house is typical in design of late-eighteenth, early-nineteenth century town architecture. The retention of early fabric such as the sliding sash windows and the original Gibbsian door surround with broken bed pediment, enliven the façade. Situated on Laurence Street, the historical centre of the town, this house plays a positive role in the streetscape and adds to the architectural heritage of Drogheda.

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



**Image 1 – View of repaired ceiling plasterwork (unpainted) and cornice details.**



**Image 2 – View of repaired ceiling plasterwork (unpainted) and cornice details.**

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

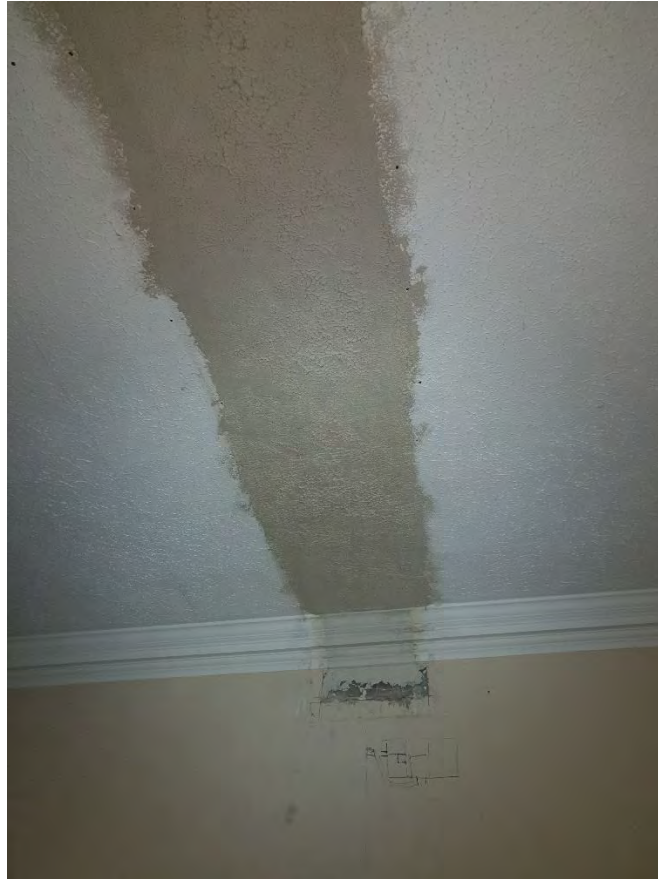


**Image 3 – View of repaired ceiling plasterwork (unpainted).**



**Image 4 – View of repaired ceiling plasterwork (unpainted).**

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



**Image 5 – View of repaired ceiling plasterwork (unpainted) and cornice details.**

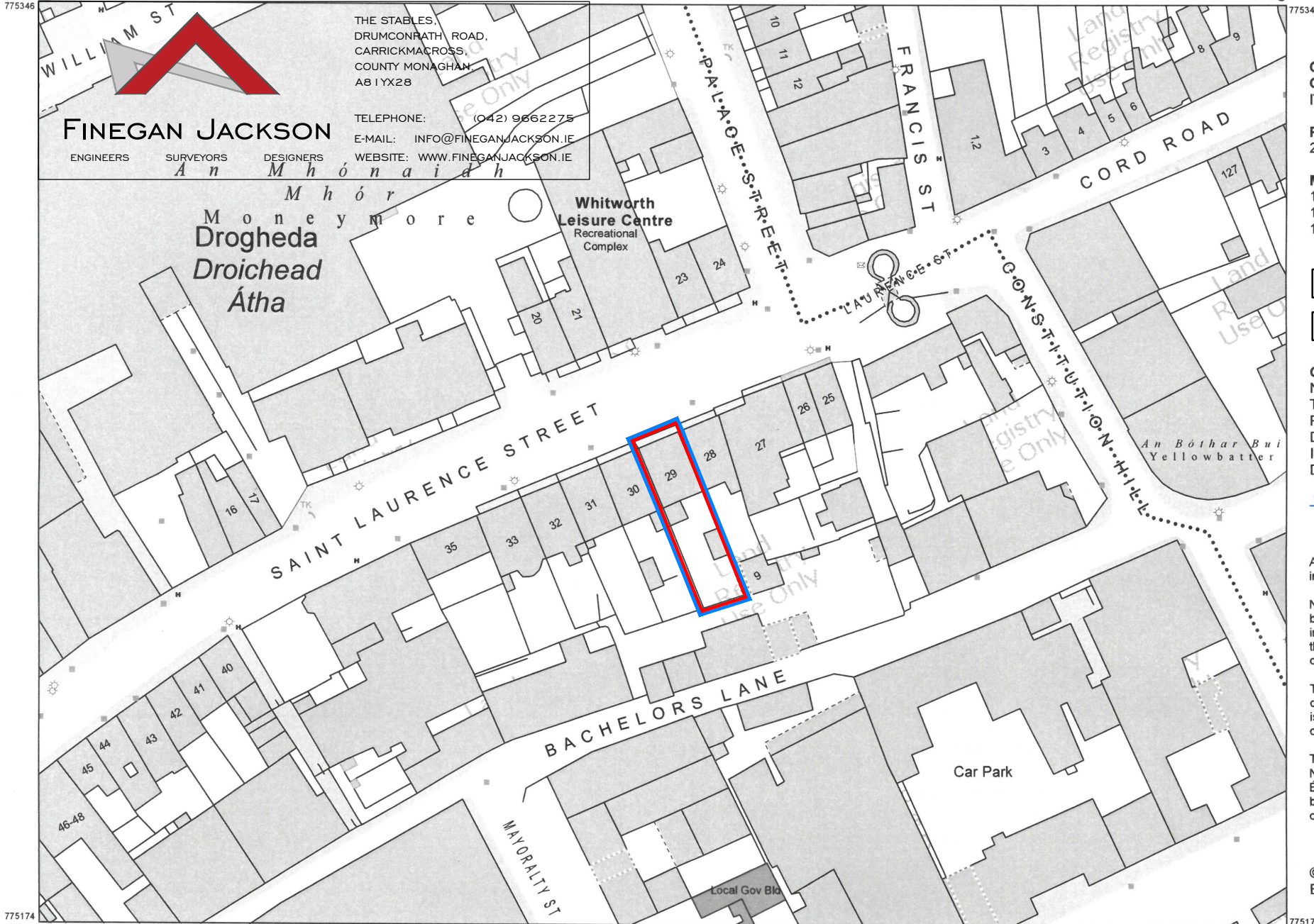


**Image 6 – View of repaired ceiling plasterwork (unpainted) and cornice details.**

# Land Registry Compliant Map



Tailte  
Éireann



**FINEGAN JACKSON**

ENGINEERS SURVEYORS DESIGNERS

*An Mhóraidh*

THE STABLES,  
DRUMCONRATH ROAD,  
CARRICKMACROSS,  
COUNTY MONAGHAN,  
A81YX28

TELEPHONE: (042) 9662275  
E-MAIL: INFO@FINEGANJACKSON.IE  
WEBSITE: WWW.FINEGANJACKSON.IE

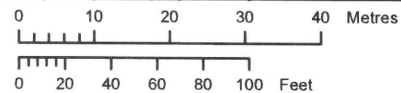
*M h ó r e*  
Money more  
Drogheda  
Droichead  
Átha

Whitworth  
Leisure Centre  
Recreational  
Complex

*An Bóthar Bui*  
Yellowbatter

Local Gov Bldg

Car Park



OUTPUT SCALE: 1:1,000

**CAPTURE RESOLUTION:**  
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: [www.osi.ie](http://www.osi.ie); search 'Capture Resolution'



**LEGEND:**  
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**CENTRE COORDINATES:**  
ITM 709063.775260

**PUBLISHED:** 28/07/2023  
**ORDER NO.:** 50348932\_1

**MAP SERIES:** 1:5,000  
1:1,000  
1:1,000  
**MAP SHEETS:** 2319  
2319-12  
2319-17

-  Site
-  Lands in Ownership

**COMPILED AND PUBLISHED BY:**  
National Mapping Division of  
Tailte Éireann,  
Phoenix Park,  
Dublin 8,  
Ireland.  
D08F6E4

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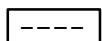
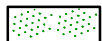
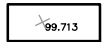
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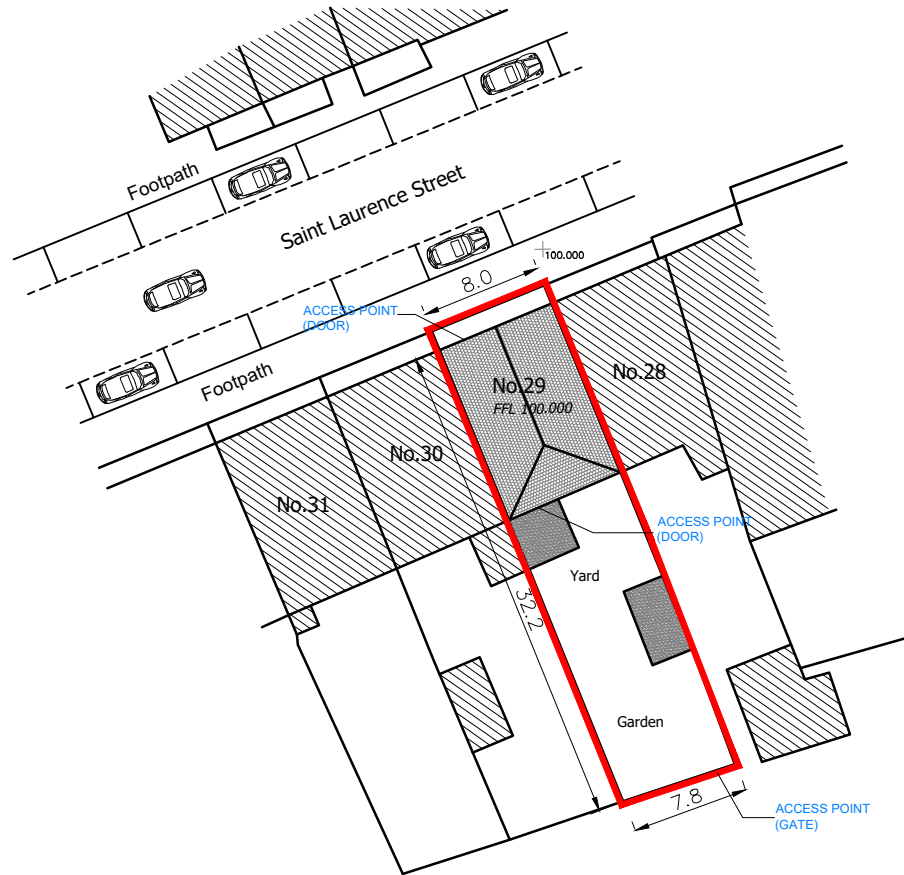


This map was produced by the National Mapping Division of Tailte Éireann, formerly Ordnance Survey Ireland (OSI)



**LEGEND:**

-  Existing Buildings
-  Site Outlined In Red
-  Road Edge
-  Lawn
-  Existing Levels



**Proposed Site Layout Plan**  
*Area: 0.066acres / 0.027ha*

**CLIENT'S NAME:**  
 JONATHAN O'ROURKE

**PROJECT DETAILS:**  
 PROPOSED WORKS AT;

**SKETCH DRAWING ONLY**  
 PROPOSED SITE PLAN

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29 SAINT LAURENCE STREET,  
 DROGHEDA,  
 CO. LOUTH,  
 A92 FAEO.

**DRAWING No.:**  
 J2023 - 002

**DATE:**  
 28/07/23

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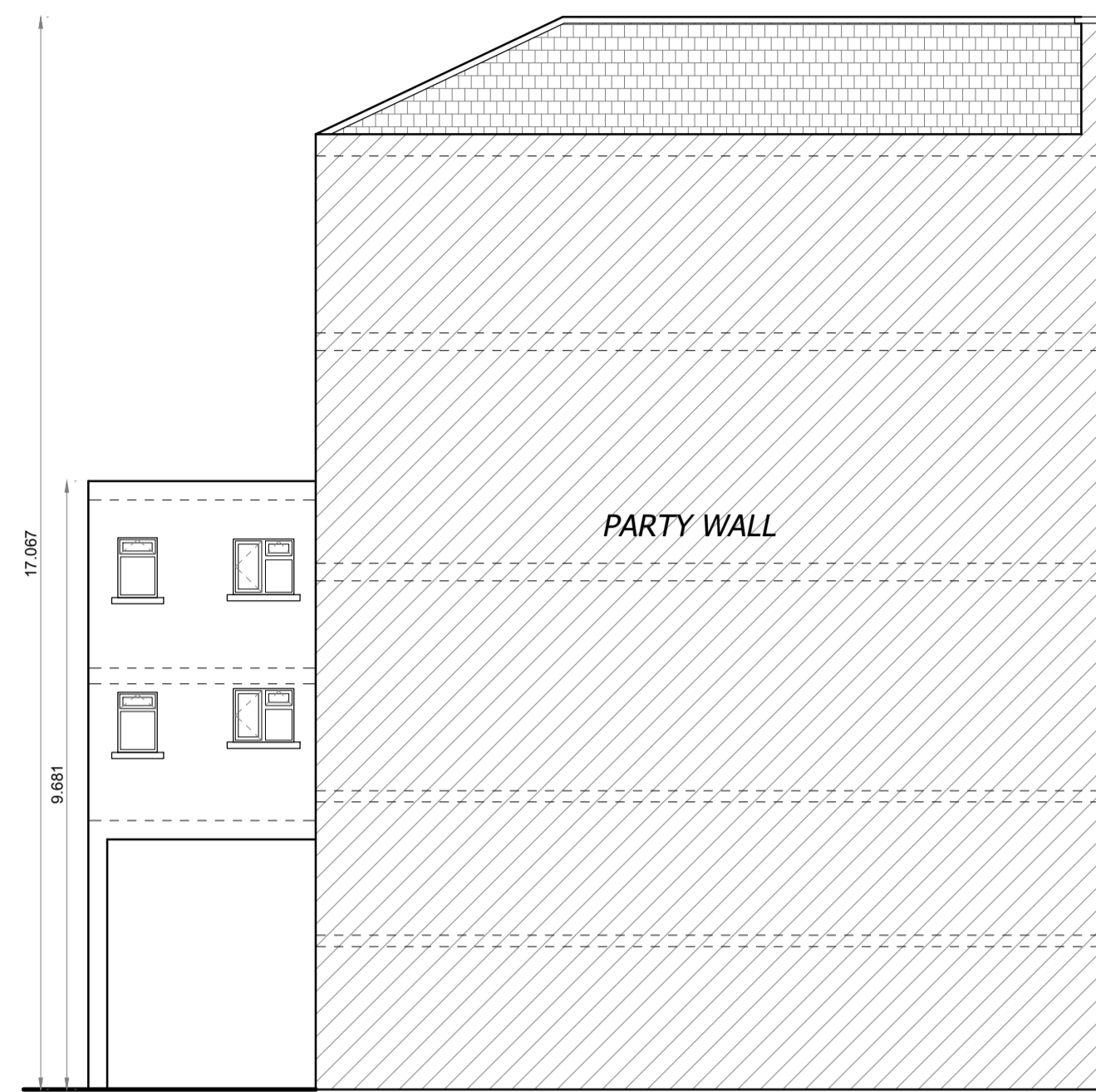


**FINEGAN JACKSON**  
 ENGINEERS SURVEYORS DESIGNERS

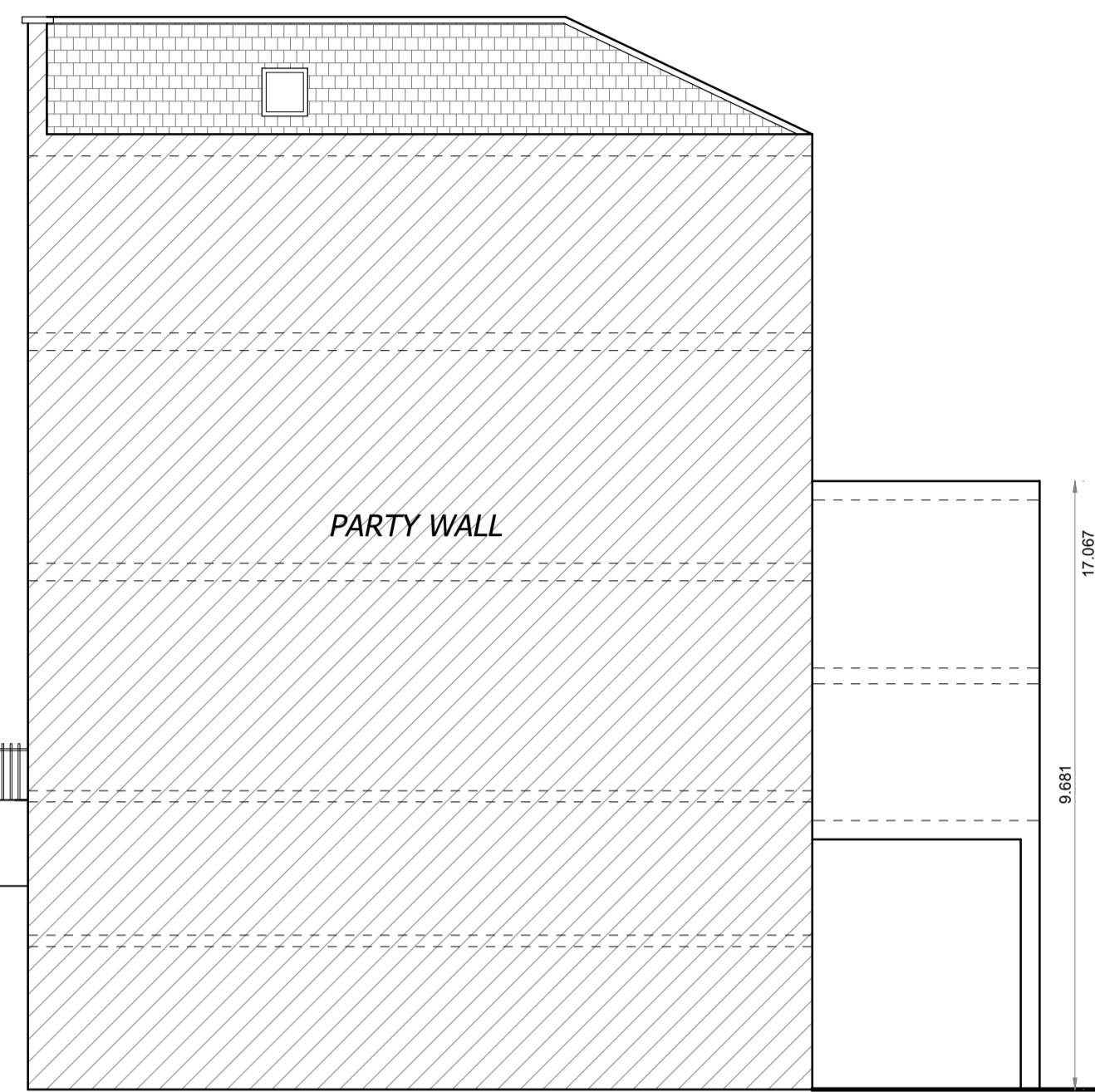
THE STABLES,  
 DRUMCONRATH ROAD,  
 CARRICKMACROSS,  
 Co. MONAGHAN,  
 A81YX28

TELEPHONE: (042) 9662275  
 E-MAIL: INFO@FINEGANJACKSON.IE  
 WEBSITE: WWW.FINEGANJACKSON.IE

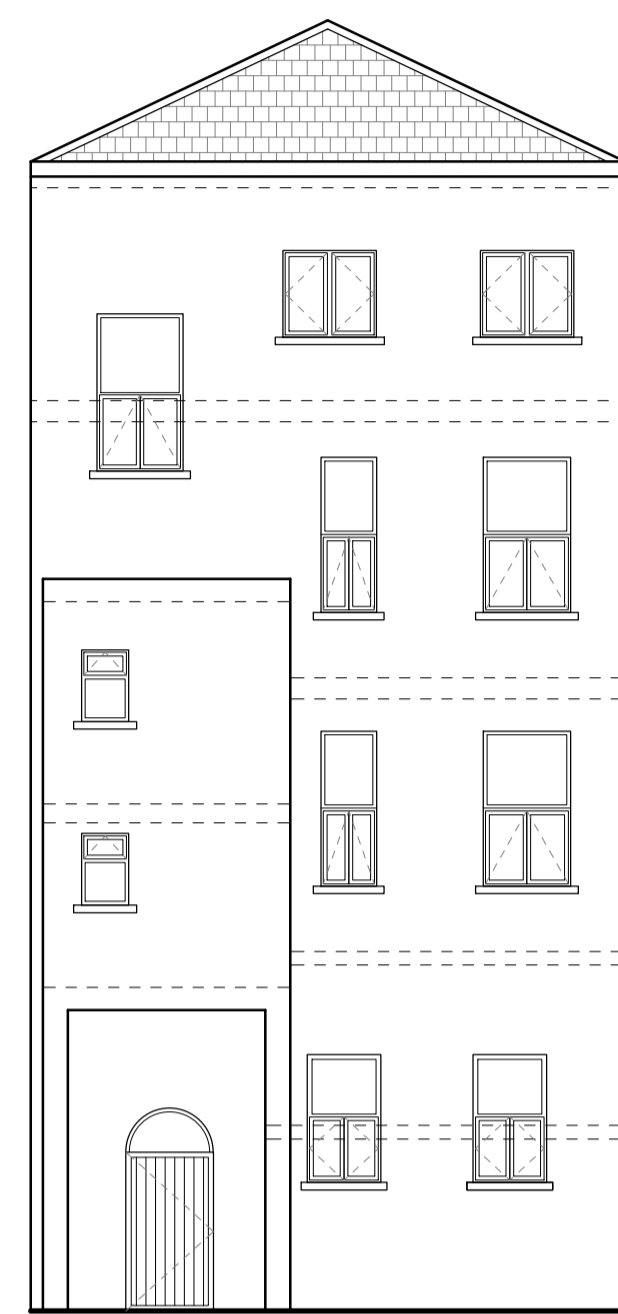
**IMPORTANT NOTE:**  
 - ANY WORK CARRIED OUT THAT IS NOT SPECIFIED OR DETAILED HERE WILL BE THE RESPONSIBILITY OF THE PERSONS CARRYING THEM OUT.  
 - IF ANY SITUATION ARISES WHICH WOULD CAUSE A CONTRAVENTION OF THE BUILDING REGULATIONS, THEN THE ENGINEER SHOULD BE CONSULTED.  
 - ALL WORKS ARE TO BE IN STRICT COMPLIANCE WITH THE 2014 BUILDING REGULATIONS & ALL SUBSEQUENT REVISIONS.  
 - ALL MATERIALS USED TO BE CERTIFIED IN ACCORDANCE WITH THE EU CONSTRUCTION PRODUCT REGULATIONS.



**SIDE ELEVATION**  
(East)



**SIDE ELEVATION**  
(West)



**REAR ELEVATION**  
(South)



**FRONT ELEVATION**  
(North)

**AREA'S:**

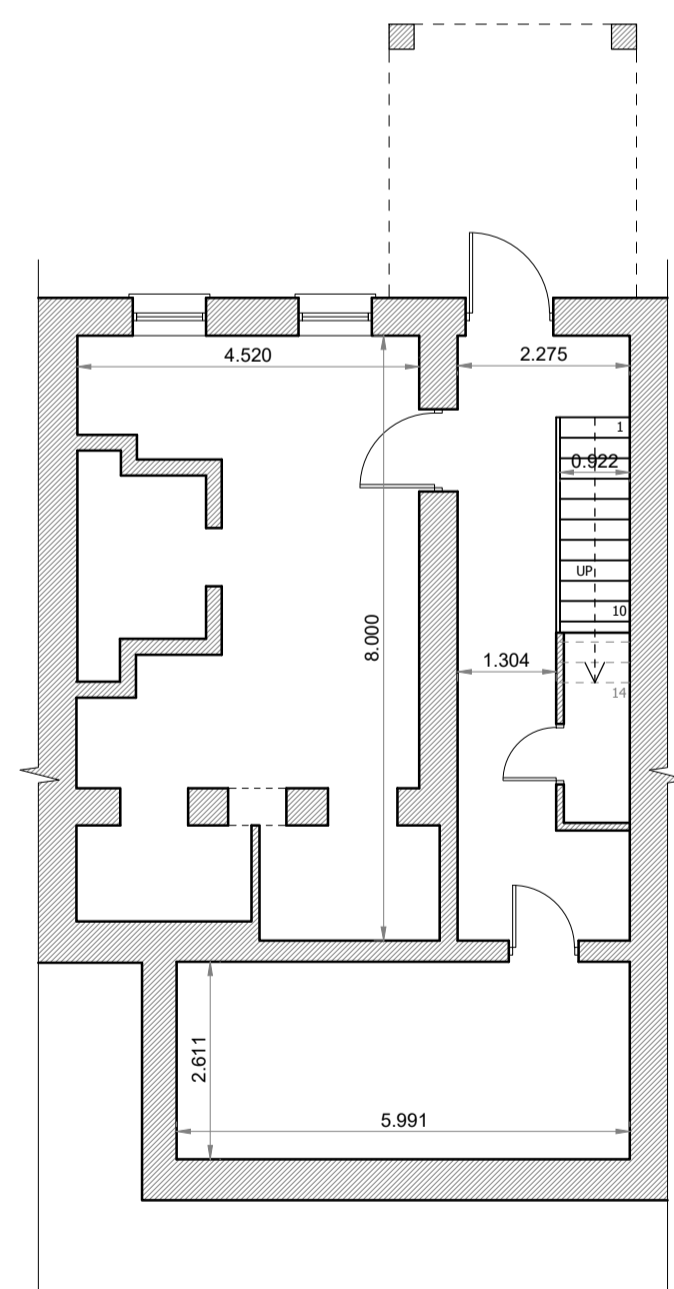
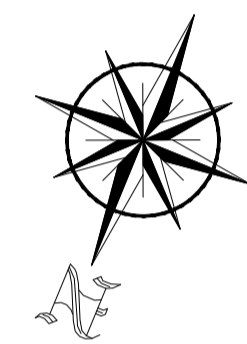
Lower Basement:	72.4m <sup>2</sup> / 779sq.ft
Upper Basement:	67.5m <sup>2</sup> / 726sq.ft
Ground Floor:	87.6m <sup>2</sup> / 943sq.ft
1st Floor:	85.0m <sup>2</sup> / 915sq.ft
2nd Floor:	73.1m <sup>2</sup> / 786sq.ft
<b>Total Area:</b>	<b>385.6m<sup>2</sup> / 4,150sq.ft</b>

**Site Area:** 0.066 acres / 0.027 hectares

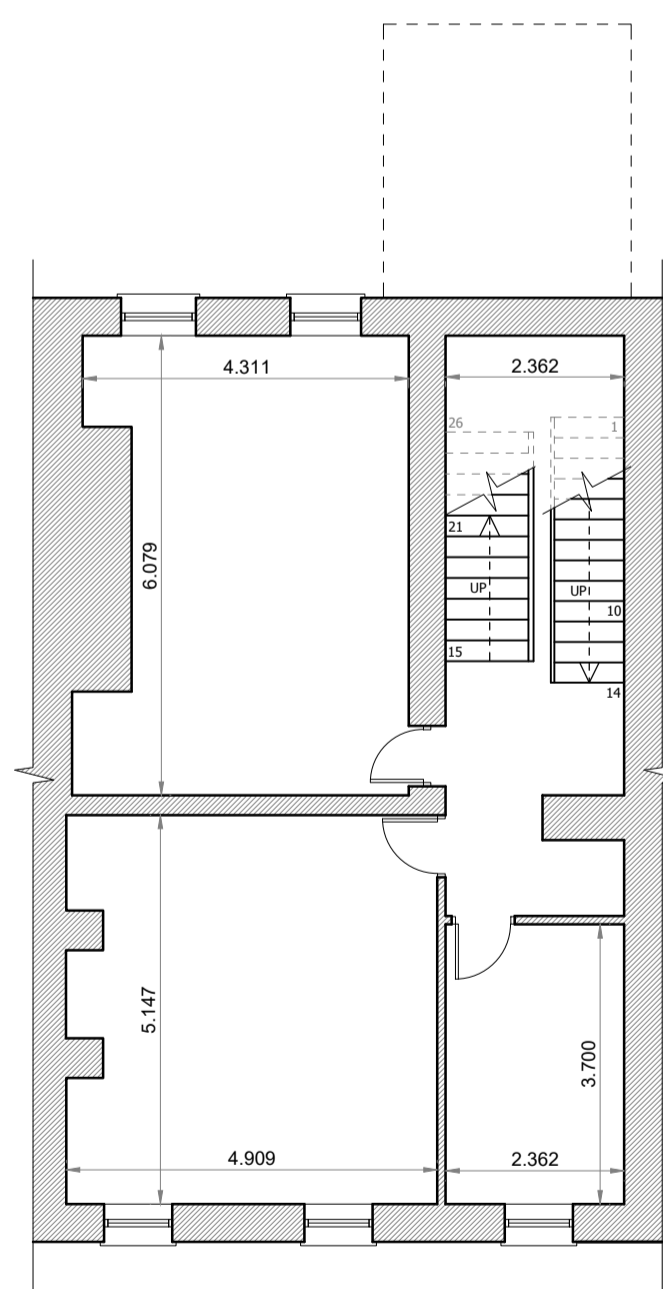
**SCHEDULE OF FINISHES:**

Roof:	Blue/black slates
Walls:	Smooth plaster
Windows:	Timber sliding sash

 Existing Walls

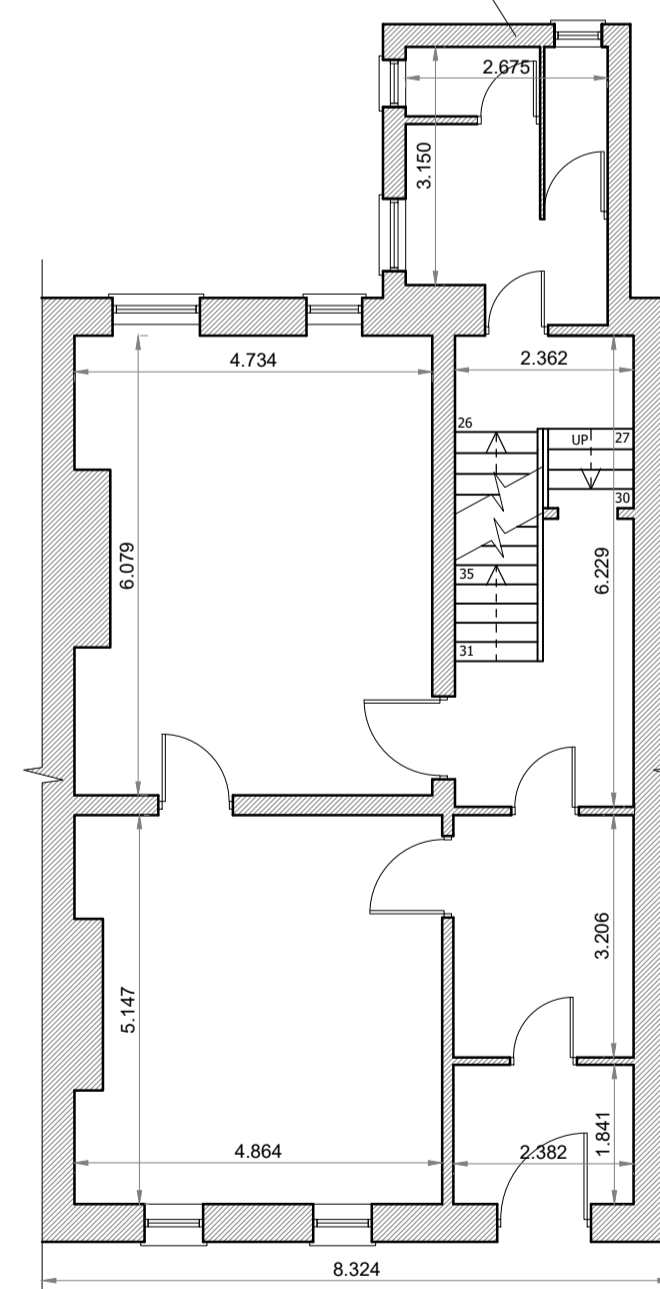


**LOWER BASEMENT FLOOR**



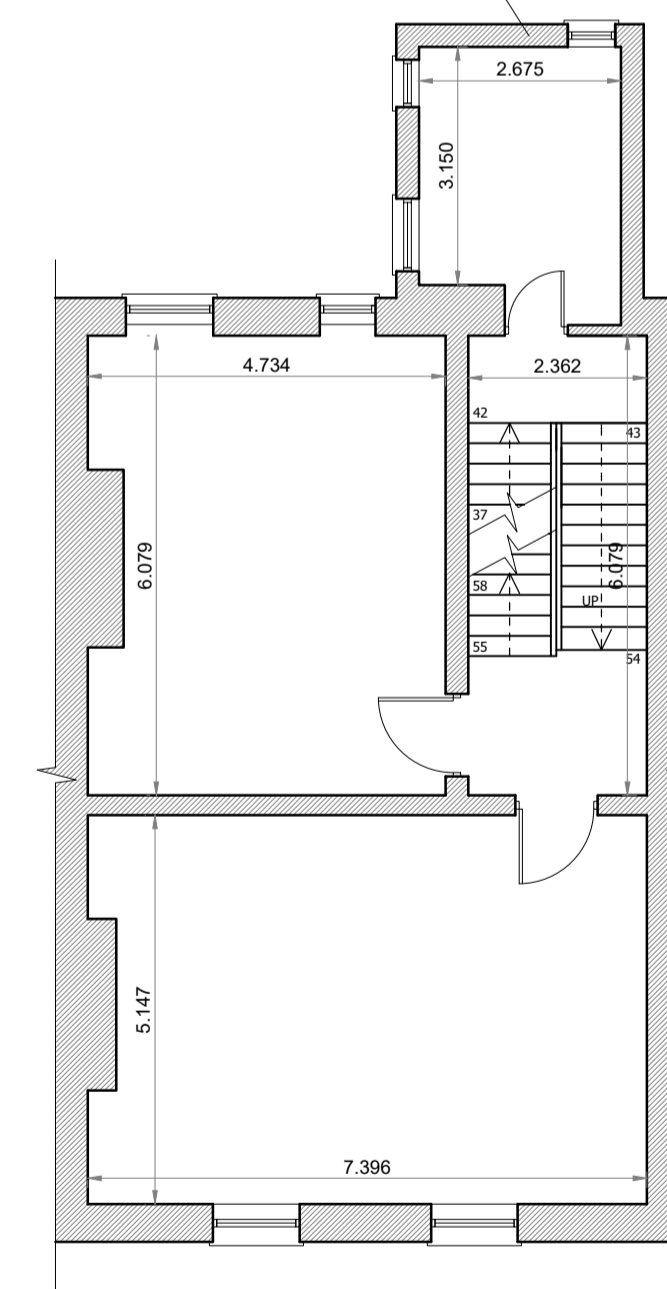
**UPPER BASEMENT FLOOR**

**LOWER GROUND FLOOR**

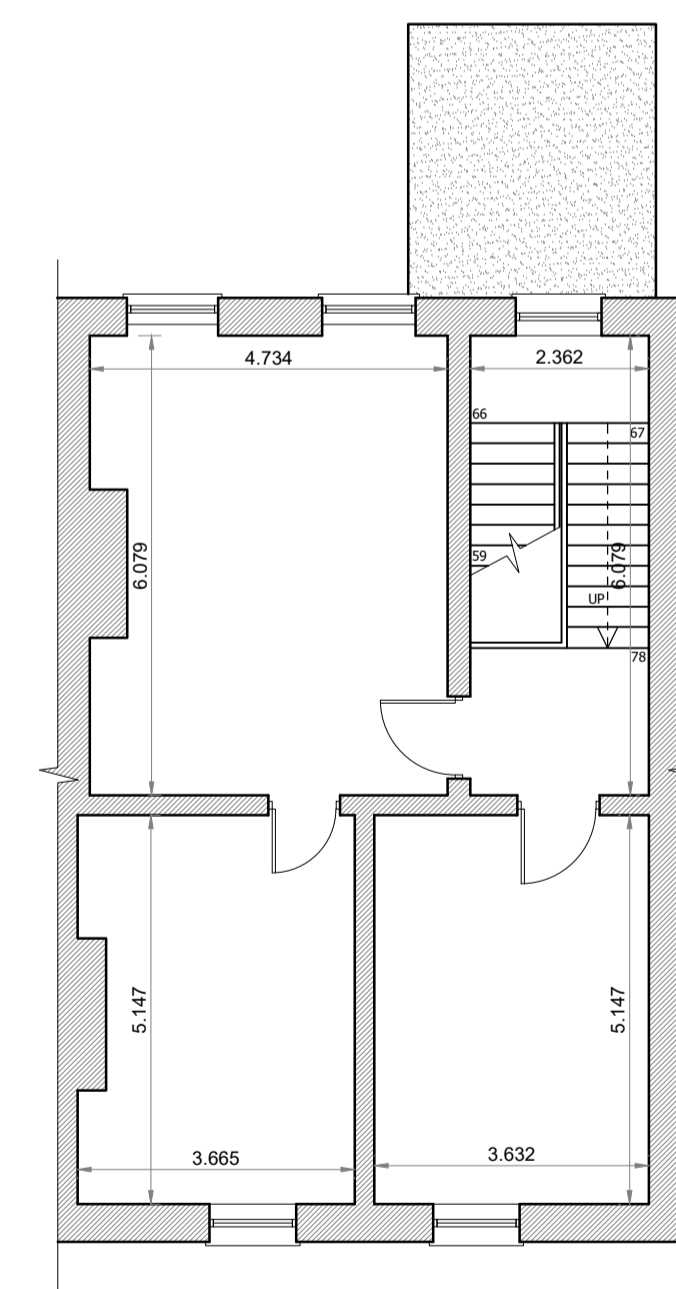


**GROUND FLOOR**

**UPPER GROUND FLOOR**



**1st FLOOR**



**2nd FLOOR**

**CLIENT'S NAME:**  
NORDVIEW LIMITED

**PROJECT DETAILS:**

PROPOSED WORKS AT:  
 29 SAINT LAURENCE STREET,  
 DROGHEDA,  
 CO. LOUTH,  
 A92 FAEO.

**FIRE SAFETY CERTIFICATE DRAWINGS**

EXISTING FLOOR PLANS, ELEVATIONS & SECTIONS

**DRAWING NUMBER:**  
J2023 - FSC001

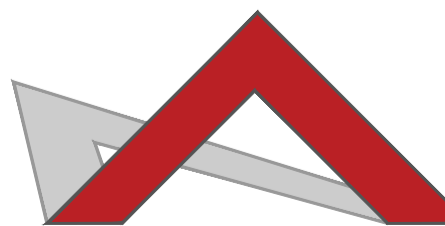
**SCALE:**  
1 : 100 (A1)

**DATE:**  
14TH AUGUST 2023

**PREPARED BY:**  
WAYNE GEARY

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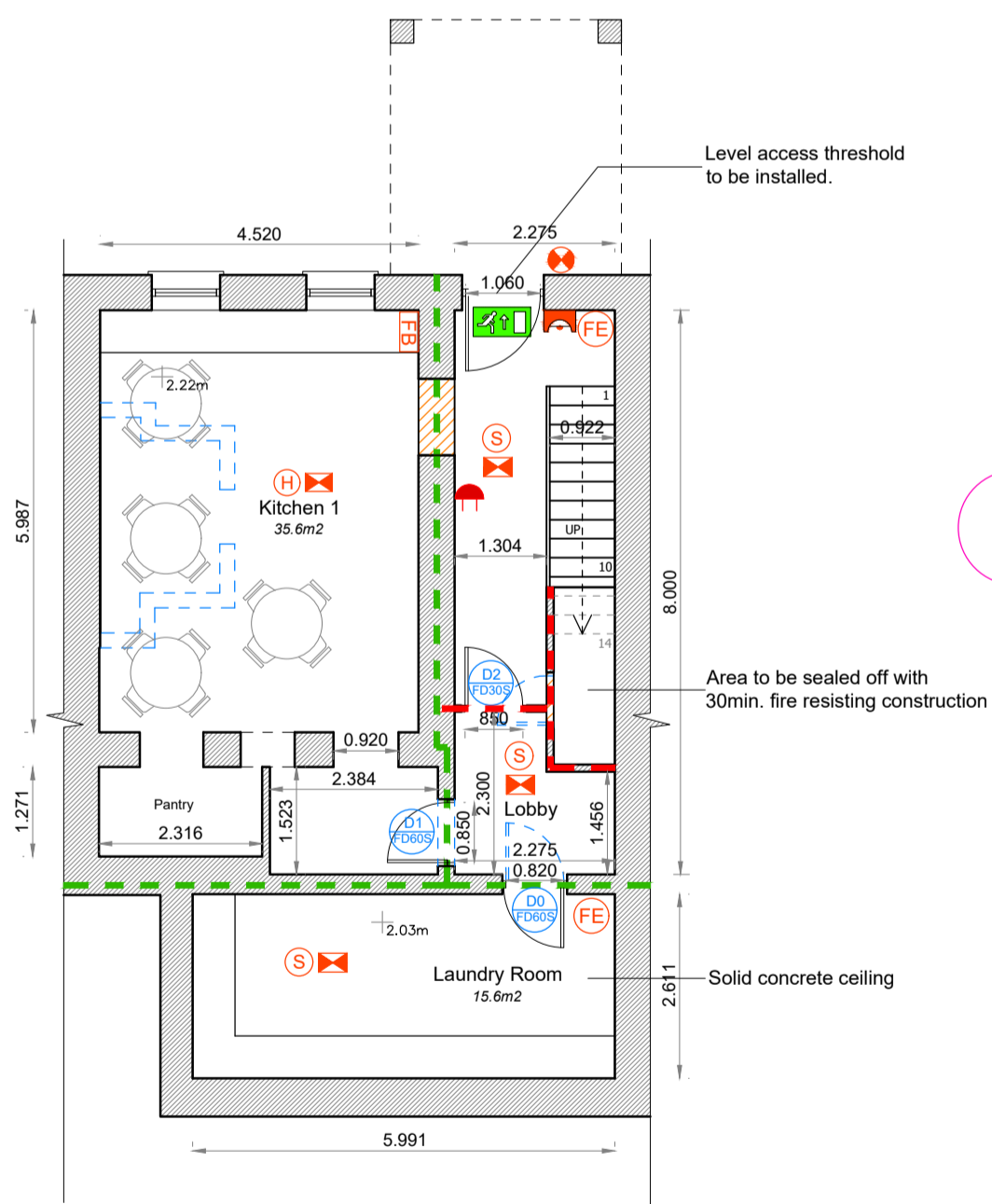
THE STABLES,  
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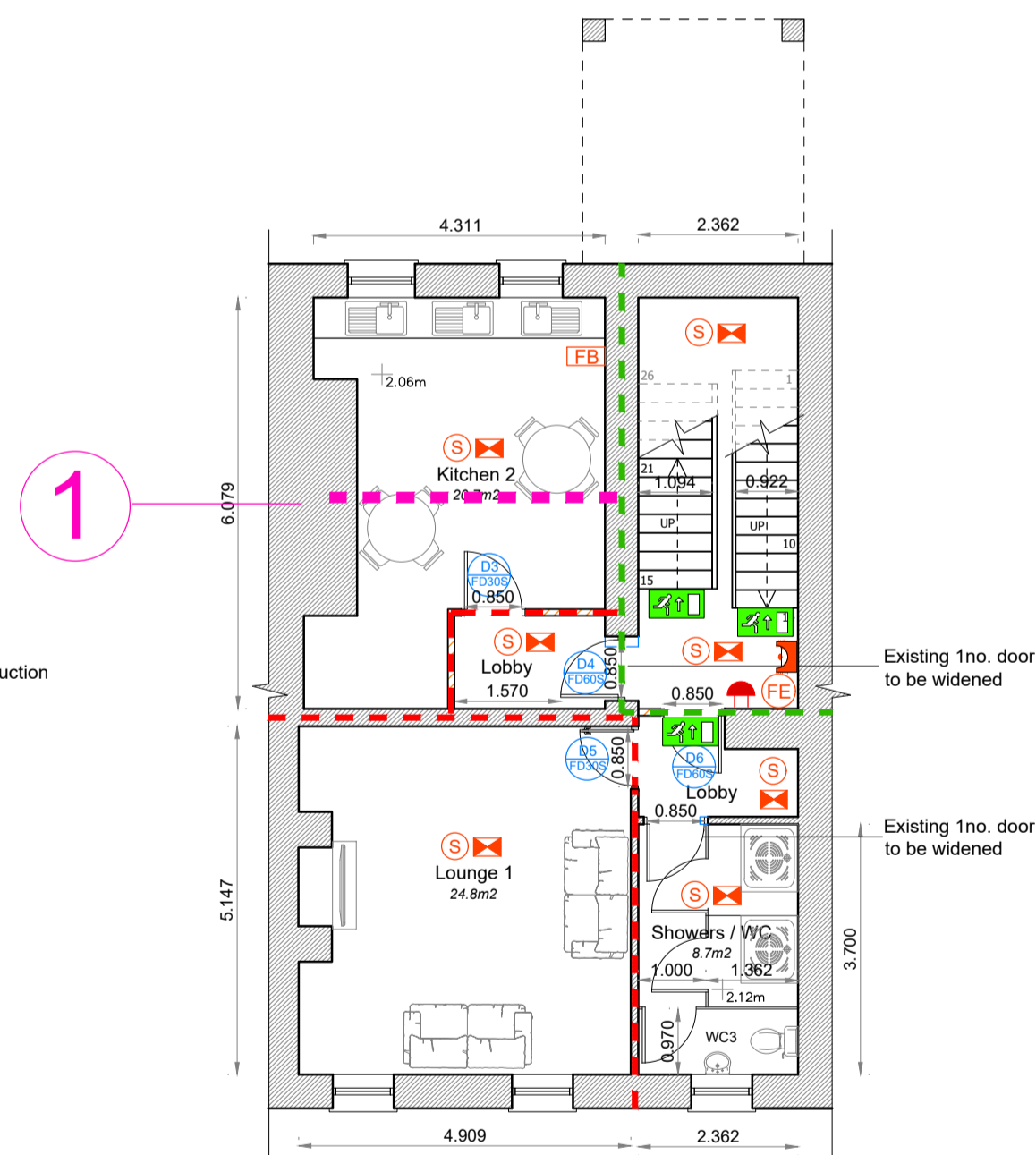
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# Section 57

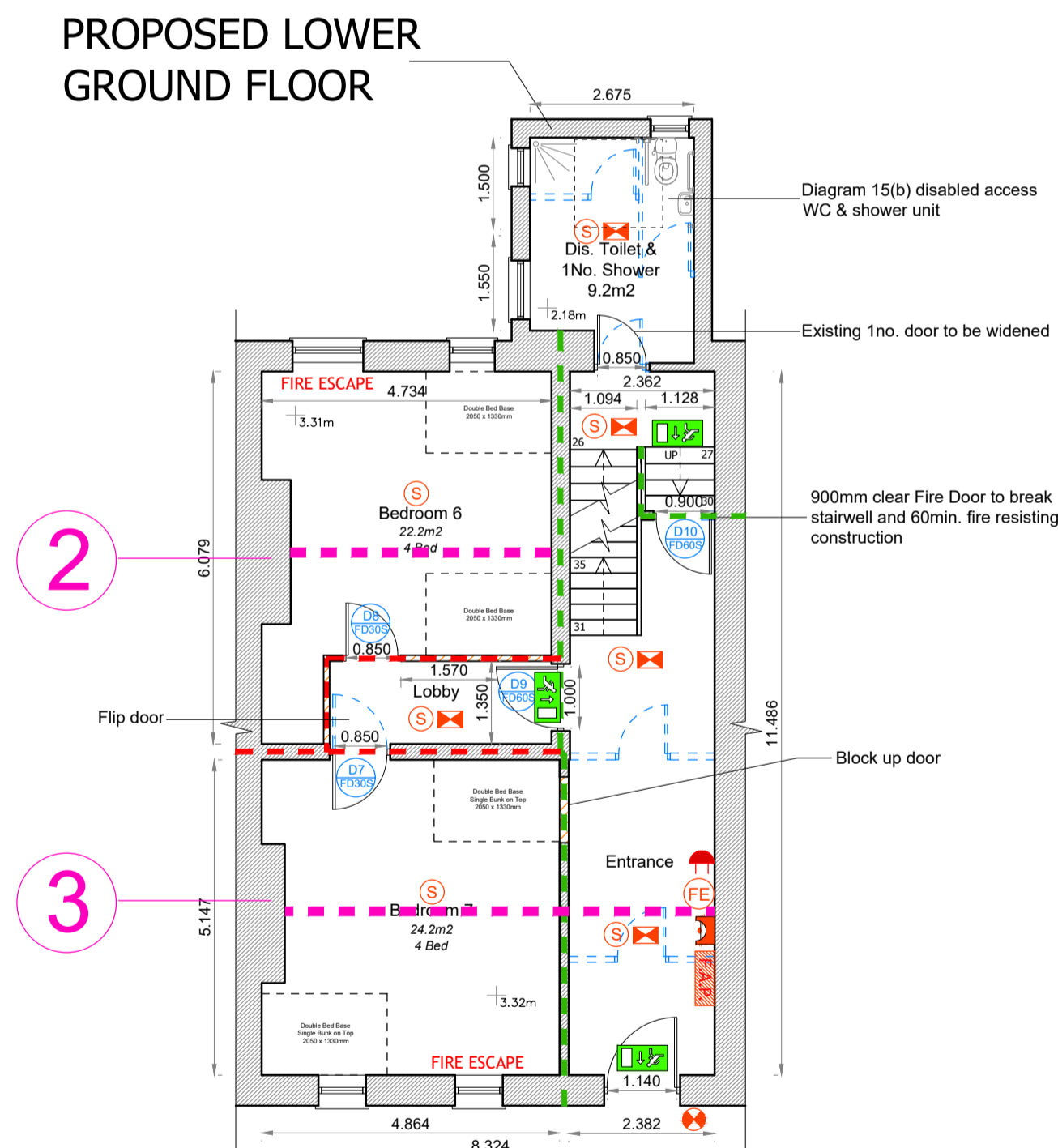
5no. 203 x 133 x 30kg universal beams installed into floor void



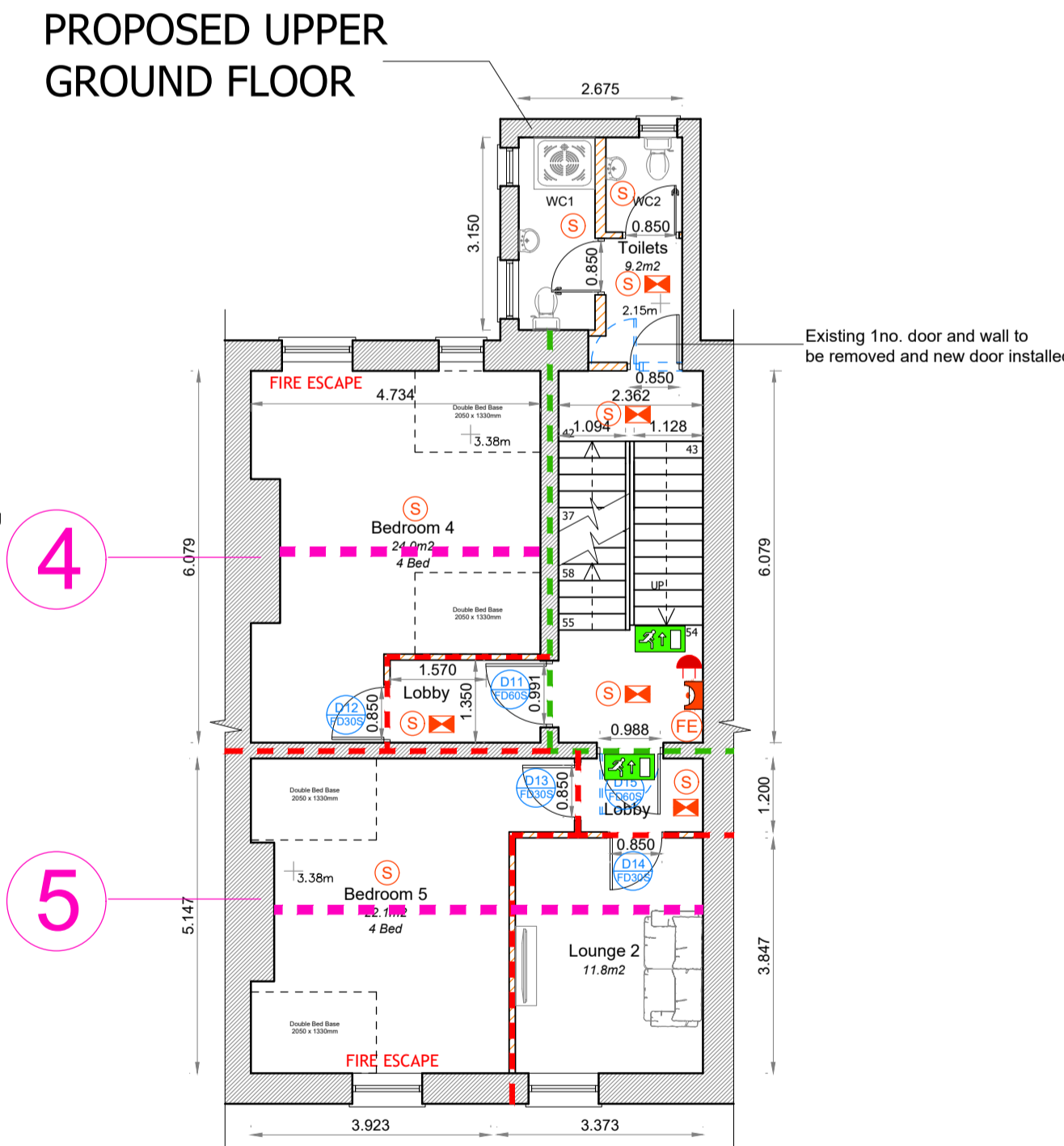
PROPOSED LOWER BASEMENT FLOOR



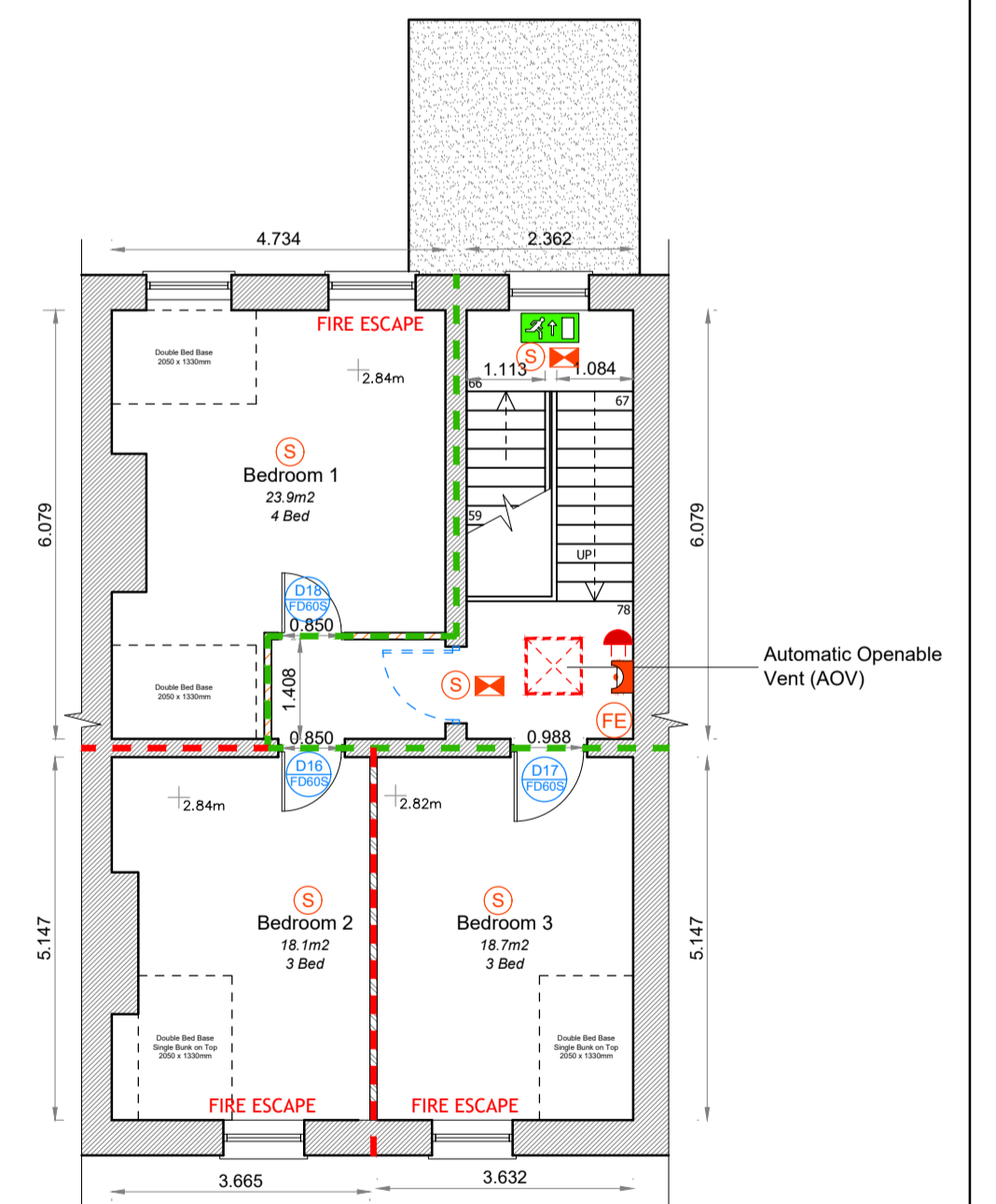
PROPOSED UPPER BASEMENT FLOOR



PROPOSED GROUND FLOOR (8 beds)



PROPOSED 1st FLOOR (8 beds)



PROPOSED 2nd FLOOR (10 beds)

CLIENT'S NAME:  
 NORDVIEW LIMITED

PROJECT DETAILS:  
 PROPOSED WORKS AT:  
 29 SAINT LAURENCE STREET,  
 DROGHEDA,  
 CO. LOUTH,  
 A92 FAEO.

SECTION 57 DRAWING  
 FLOOR PLANS

DRAWING NUMBER:  
 J2024 - S58001

DATE:  
 12/01/2024

SCALE:  
 1 : 100 (A1)

PREPARED BY:  
 WAYNE GEARY

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THE STABLES,  
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 Co. MONAGHAN,  
 A81 YX28  
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ENGINEERS SURVEYORS DESIGNERS



## 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:	<b>Nordview Limited</b>		
2.	Address of Protected Structure:	Eircode:		
	<b>29 Saint Laurence Street, Drogheda, Co. Louth.</b>	<b>A92FAE0</b>		
3.	Correspondence of Protected Structure: (if different from 2 above)	<b>N/A</b>		
4.	NIAH Ref. No.	<b>13619033</b>	Louth RPS Ref. No.	<b>DB-131</b>
5.	Is the structure owner occupied or rented?	<b>Rented</b>		
6.	If rented, state name and address of owner:	<b>Mrs Isolde Branigan, 36 Bloomfield Park Donnybrook Dublin 4 D04 R207</b>		
7.	Use of structure (residential, commercial etc.)	<b>Existing use: Offices Proposed use: Emergency Accomodation (Ukranians)</b>		
8.	Has a Declaration been sought previously?	<b>Yes.</b>		
9.	Are you aware of any (1) previous planning application/s or (2) enforcement proceedings pertaining to this site? (If so, please give details):			
	<b>None to our knowledge.</b>			



## 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

**The building has been initially accepted by the Department of Children, Equality, Disability, Integration and Youth to house Ukrainian refugees under emergency legislation. The building is currently undergoing internal renovations from 'office' use to 'hostel'.**

**This request for a Section 57 is for 5no. steel beams that have been installed in order to secure 5no. floors in the building. The existing timber joists in a number of larger rooms exceeded the TRADA tables and the result was springy and flexible floors. Finegan Jackson would not have been able to sign a Cert of Compliance (Building Regulations) for same. In order to remedy this, 5no. timber floors were cut, and 5no. steel universal beams were installed into the floor voids and the timber joists were bolted into this steel. This has removed the spring out of the floors and has now provided a more secure and stable structure. The existing timber joists were able to remain in place.**

**The ceilings have been sealed up with plasterboard and the decorative cornices around the ceilings were reinstated by specialists. There is no sign of the steelwork from inside of the building as this is now covered up.**

**Please see attached drawings for 4no. steel locations.**

**We also enclose some photograph's to the bottom of this application form for convenience.**

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:

**Wayne Geary  
BSc MSCSI MRICS  
Finegan Jackson Building  
Surveyors Limited**

Date: **12/01/2024**

Daytime contact telephone number:

**042 9662275**



## **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](mailto:conservation@louthcoco.ie)