



Section 5: Chief Executive's Summary, Response and Recommendation to Submissions – Protected Structures

DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

Submission No.	LCDP DR001
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Submitted by:	Trinity Gardens Residents Association
Theme (s):	Addition to Record of Protected Structures

Summary of Submission:

Request that the entrance walls to Trinity Gardens, off George’s Street, Drogheda be added to the Record of Protected Structures.

- In support:
- Walls form a positive and distinctive addition to the streetscape, providing a haven for bird and bat populations.
 - Walls are built from rendered block and cast iron railings and form a unique historically important entrance to one of the first housing estates in Drogheda, the entrance is an architectural set piece.
 - The cast iron railings are one of the few examples of this type of structure.
 - Entrance separates low rise development from surrounding 2 storey environment and town hinterland
 - Their loss would undermine local character and identity.

Chief Executive’s Response:

While the walls form an interesting access way from a heavily used roadway to a more domestic scale residential area they are not considered of special interest and as such are not considered worthy of inclusion on the Record of Protected Structures. Please refer to Conservation Assessment in Appendix 9.

Chief Executive’s Recommendation

No change

Submission No.	LCDP DR025
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Submitted by:	Lower Shore Residents Association
Theme (s):	Addition to Record of Protected Structures (This is part of the larger Submission No. 025)

Summary of Submission:

1. Additions to RPS:
 - Granite railway bridge built circa 1890’s Located at the entrance to Narrow Water Wood which may span the proposed greenway addition (- 54.1094322, - 6.2860522)
 - Granite railway bridge built circa 1890’s Located on private land (54.1066721, - 6.2785925) 3
 - A folly built circa 1800-1860 among the forest area surrounding the Park Hotel

Chief Executive's Response:

1. The folly located in the forest area of the Park Hotel is worthy of inclusion in the RPS due to its architectural and historical value. With regard to the railway bridges, whilst it is recognised that these are of architectural merit, it is considered that there is no risk to their integrity in the short to medium term. It is therefore not considered necessary to add the railway bridges to the Record of Protected Structures. Please refer to Conservation Assessment in Appendix 9.

Chief Executive's Recommendation

It is recommended to add the folly located in the forest area of the Park Hotel to the Record of Protected Structures and not to add the railway bridges.

Submission No.

LCDP DR168

Submitted by:

Parish of Carlingford and Omeath

Theme (s):

Addition to Record of Protected Structures

Summary of Submission:

Request that St Laurence's Hall (Foresters Hall) in Omeath be included in the Record of Protected Structures:

In support:

- Should be included because of its historic nature and important role in Gaelic revival
- Documents enclosed provide support for funding application made to the Heritage Council which underscore importance of building and consequent case for protection.

Letter from Heritage Council Grant Assessment Committee states:

Fully supportive of efforts to conserve and bring back into social use Forester's Hall in Omeath:

- Vital project to support local community.
- Prominent site in the heart of the village which is in poor condition.
- Hall was the location for the First Irish Summer College Colaiste Bhride in 1912.

Letter from the OPR to Mr Mark Deary:

1. Lends support to preserve and renovate Foresters Hall in Omeath the original home of Colaiste Bhride, Omeath, establishment of which was a significant development in the Gaelic League effort to revive the language close connection to P.H Pearse.
2. Omeath's linguistic heritage is outlined.

Chief Executive's Response:

The building is considered to be worthy of inclusion on the Record of Protected Structures due to its special interest in terms of its historical, cultural and social value. Please refer to Conservation Assessment in Appendix 9.

Chief Executive's Recommendation

It is recommended to add Foresters Hall to the Record of Protected Structures.

Submission No.	LCDP DR357
Submitted by:	Frank Lynch and Co
Theme (s):	Removal from Record of Protected Structures
Summary of Submission:	
Request that 28 Seatown Place is removed from Record of Protected Structures.	

Chief Executive's Response:

This fine detached house fronting onto Seatown Place is built in a similar style to other houses on the street yet the sheer decorative detailing in all aspects of this structure elevates it from its more modest neighbours, it is of Regional importance and as such it is considered worthy of retention in the Record of Protected Structures. Please refer to Conservation Assessment in Appendix 9.

Chief Executive's Recommendation

No Change

Submission No.	LCDP DR409
Submitted by:	Curo Development Ltd (Mc Gill Planning)
Theme (s):	Removal from Record of Protected Structures (RPS)
Summary of Submission:	

Request that Boyne cottage, Cord Road is removed from the RPS (DB-095).

- Extract from RPS is provided.
- Client in process of purchasing property and adjoining lands.
- Full design team has been engaged including Grade 1 Conservation Architect who is of the opinion that retention, repair and re-use of the house can be dealt with without the need for protection under Section 51(1) of the Planning and Development Act (as amended), this can be ensured through the development management process, Policy Objective BHC 38 is noted.
- Conservation Appraisal Report prepared by Grade 1 Conservation Architect submitted.

Conservation Appraisal Report submitted:

- Outlines history of Drogheda, the townland of Yellowbatter and chronicles the development of Cord Road.
- Boyne Cottage was constructed between 1868-1870, with additions shown on ordnance survey maps dated 1908 and 1938
- Details are provided regarding the occupants of the property.
- NIAH Assessment is provided, house is of Regional importance and plays an important role in the heritage of Drogheda.

- House Plan and building topology is provided (J Weir Land Surveying). Rainwater infiltration has caused decay in structure, staircase located to east possible reflection of dwellings dual aspect, scalloped slates in decorative pattern and barge board in-situ, sliding sash windows retained in porch. Interior decoration of the house is not of exceptional architectural quality and in poor condition. Setting of house has all but been lost.
- Plan is common plan type found in late 19th and early 20th century.
- Of interest is the evolution of house in particular incorporation of part of earlier single storey cottage and resultant unusual stair hall.
- Exterior of house is noteworthy- slate roof and decorative barge boards of high workmanship and unusual for Drogheda.
- Plasterwork of simple design, plaster cornices are limited to main reception rooms.
- Window castings have survived but windows are replacement aluminium except for porch. Interior is in poor condition due to rainwater, fire damage and collapse of floors.
- Setting has been lost due to extensions and infill of the forecourt to Chord Road.
- Architectural quality of the house is not exceptional and together with limited surviving quality house is not worthy of protection.
- No historical, archaeological, artistic/ cultural, scientific/ technical aspects to house/ occupants.
- Maintaining house on list of Protected Structures would place burden on owners and would be counterproductive: Attendant grounds and adjacent sites would have to remain development free, repairs or improvements be subject to Section 5 or 57 of the Planning Act and this would be counterproductive.
- Architectural Inventory and photographic survey provided.

Chief Executive's Response:

While the property has become further overgrown since the previous assessment, the building still retains elements which make it worthy of inclusion on the RPS and had not lost its special interest. Among others the decorated scalloped slates are still in place to the roof as well as the ornately moulded corbels. Further to this the carved timber fascias are still in place along with the needle finials.

It is encouraging that the submission is hopeful of retention and rehabilitation of the Boyne Cottage, however it is considered that the best way of ensuring that the building is rehabilitated moving forward is for it to remain on the record of protected structures.

It should also be noted that details of the nature and extent of protection for each individual structure can be ascertained by issuing a declaration under Section 57 of the Act. Please refer to Conservation Assessment in Appendix 9.

Chief Executive's Recommendation

No Change

Submission No.	LCDP DR676
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Submitted by:	Padraig Donlon
Theme (s):	Addition to Record of Protected Structures

Summary of Submission:

Request that the Second World War lookout building and associated structures at Whitestown are added to RPS.

Chief Executive's Response:

The lookout post formed part of a national system which played a role in the largest conflict ever. While its importance is recognised it is considered that the existing policy objectives of the Draft Plan are sufficiently robust to protect the integrity of the building. This is supported by a recent planning refusal for development of the structure which was considered inappropriate. Refer to Conservation Assessment in Appendix 9.

Chief Executive's Recommendation

It is recommended not to add the structure to the Record of Protected Structures.