



Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe Planning, Economic and Rural Development

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel (0404) 20148
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Suíomh / Website. www.wicklow.ie

Steven Matthews
12 Sydenham Mews
Sidmonton Road
Bray
Co. Wicklow

15th October 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX82/2024

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,



ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT





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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Saint Patrick's Loreto Primary School

Location: Vevay Road, Bray, Co. Wicklow

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1256

Section 5 Declaration as to whether "minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting of Saint Patrick NS Bell Tower" at Vevay Road, Bray, Co. Wicklow constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).

Having regard to:

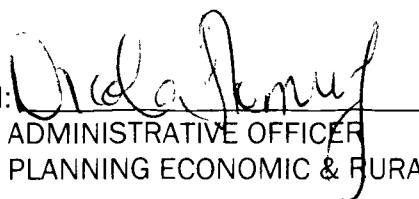
- The details submitted on the 18th September 2024;
- National Inventory of Architectural Heritage
- Section 2, 3, 4(1)(h) and 57(1) of the Planning and Development Act 2000 (as amended).
- Bray MD Local Area Plan 2018 and Wicklow CDP 2022.

Main Reasons with respect to Section 5 Declaration:

- Minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting, of Saint Patrick's National School Bell Tower, a protected structure would come within the definition of works having regard to the provisions of the Planning and Development Act 2000 (as amended), and is therefore development.
- Minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting, of Saint Patrick's National School Bell Tower, would come within the provisions of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000(as amended) as the works would 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, and does not materially affect the special architectural interest of this element of the structure and therefore there is no material impact on the character of the protected structure.

The Planning Authority considers that "minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting of Saint Patrick NS Bell Tower" at Vevay Road, Bray, Co. Wicklow **is development and is exempted development**

Signed:


ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated 15th October 2024



WICKLOW COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 (As Amended)

SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1256

Reference Number: EX82/2024

Name of Applicant: St. Patrick's Loreto Primary School

Nature of Application: Section 5 Declaration request as to whether or not: -
"minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting of Saint Patrick NS Bell Tower" is or is not development and is or is not exempted development.

Location of Subject Site: Vevay Road, Bray, Co. Wicklow

Report from Andrew Spencer, EP & Suzanne White, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether, "minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting of Saint Patrick NS Bell Tower" at Vevay Road, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Having regard to:

- a) The details submitted on the 18th September 2024;
- b) National Inventory of Architectural Heritage
- c) Section 2, 3, 4(1)(h) and 57(1) of the Planning and Development Act 2000 (as amended).
- d) Bray MD Local Area Plan 2018 and Wicklow CDP 2022.

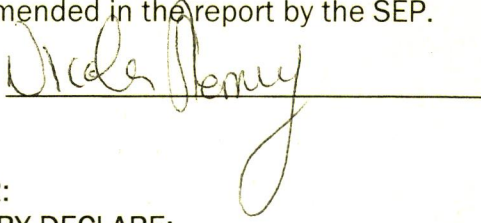
Main Reason with respect to Section 5 Declaration:

1. Minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting, of Saint Patrick's National School Bell Tower, a protected structure would come within the definition of works having regard to the provisions of the Planning and Development Act 2000 (as amended), and is therefore development.
2. Minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting, of Saint Patrick's National School Bell Tower, would come within the provisions of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000(as amended) as the works would 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, and does not materially affect the special architectural interest of this element of the structure and therefore there is no material impact on the character of the protected structure.

Recommendation:

The Planning Authority considers that “minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting of Saint Patrick NS Bell Tower” at Vevay Road, Bray, Co. Wicklow is development and is exempted development as recommended in the report by the SEP.

Signed



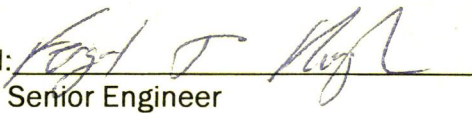
Dated ^{4th} day of October 2024

ORDER:

I HEREBY DECLARE:

That “minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting of Saint Patrick NS Bell Tower” at Vevay Road, Bray, Co. Wicklow is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:



Senior Engineer
Planning, Economic & Rural Development

Dated ^{5th} day of October 2024



**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

PLANNING REPORT SECTION 5 APPLICATION

TO: FERGAL KEOGH S.E. / EDEL BERMINGHAM S.E.P/SUZANNE WHITE SEP
FROM: ANDREW SPENCER E.P.
SUBJECT REF: EX82/2024
DECISION DATE: 15/10/2024
APPLICANT: SAINT PATRICK'S LORETO PRIMARY SCHOOL
ADDRESS: VEVAY ROAD BRAY CO. WICKLOW
EXEMPTION: WHETHER OR NOT MINOR WORKS TO DECORATING TIMBERS, REPAIR TO ONE STRUCTURAL LEG OF THE BELL TOWER AND REPAIRS TO COPPER CLADDING AND PAINTING, ALL PART OF A PROTECTED STRUCTURE (RPS NO. B105) IS EXEMPTED DEVELOPMENT.

Site Location and description:

The site consists of a large, 2 storey Primary School and associated outbuildings located on the northern side of Vevay Road and accessed off its eastern side.

Relevant Planning History:

- PRR221255: Construction of a single storey stand-alone building consisting of two classrooms, one general activities room, one multi-sensory room, one office, associated ancillary spaces together with all associated works - Grant.
- PRR18147: Conversion of existing unused ground floor space in school to a general purpose area - Grant.
- PRR151064: Demolition/removal of existing temporary accommodation and the construction of a new stand-alone building consisting of two classrooms & 6 SET rooms with associated works - Grant.
- PRR01630029: 6 No. two storey class room extension to rear with ancillary works, widen pedestrian front gate and additional 6 No. car parking spaces to front. Grant.
- PRR03630094: To widen front entrance gates, provide additional staff carpark, an emergency service road to rear of site and additional tarmac playground space to rear of existing tennis courts - Grant.
- PRR03630036: Two new classrooms and resource room at first floor over GP hall, a protected structure - Grant.

Section 5 History:

None.

Heritage:

Protected structure – RPS B105

NIAH No. 16301070:

Description:

Detached multiple-bay two-storey industrial school built in 1892 as Meath Industrial School for Girls and subsequently adapted as the Royal Drummond Institution in 1917 and as a national school in 1946. The building is finished in red brick to the ground floor and with render to the first floor and mock half timbering to the gables. Either side of the front façade are two-storey projecting gabled bays. The front double doors have a plain fanlight over and are set within a segmental arch headed opening; this is flanked by sidelights which also have a segmental arch headed opening. Above is a projecting gabled two-storey bay which is supported on plain concrete columns; this is surmounted by an open copper clad bell tower. To the first floor is an inscription, "Scoil Náisiúnta Pádraig Naomhtha/1946", flanked by decorative panels. Window openings are either flat-headed or with segmental arch heads. Multiple pane replacement windows are uPVC. To the rear is a large modern extension. The hipped roof is finished with natural slate with plain red clay ridge tiles. Chimneystacks are in brick with corbelled caps and clay pots. The school faces the road but is well set back behind wrought-iron railings.

Appraisal:

Despite the replacement windows and the modern extension, this school remains a positive asset, adding variety to the town's built heritage.

Relevant legislation:

Planning and Development Act 2000 (as amended)

Section 2 (1):

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate, and
(b) in relation to a protected structure or proposed protected structure, includes—

- (i) the interior of the structure,
- (ii) the land lying within the curtilage of the structure,
- (iii) any other structures lying within that curtilage and their interiors, and
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i) or (iii)*;

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3 (1):

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4 (1)(a) to (l) specifies various categories of development which shall be exempted for the purposes of the Act;

Section 4 (2) provides for certain classes of development to be designated as exempted development by way of legislation.

Section 57(1): states "Notwithstanding section 4(1)(a),(h),(i),(j),(k) or (l) and any regulations made under section 4(2), 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".

"protected structure" means—

(a) a structure, or

(b) a specified part of a structure,

which is included in a record of protected structures, and, where that record so indicates, includes any specified feature which is within the attendant grounds of the structure and which would not otherwise be included in this definition;

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate, and

(b) in relation to a protected structure or proposed protected structure, includes—

- (i) the interior of the structure,*
- (ii) the land lying within the curtilage of the structure,*
- (iii) any other structures lying within that curtilage and their interiors, and*
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);*

"alteration" includes—

*(a) plastering or painting or the removal of plaster or stucco, or
(b) the replacement of a door, window or roof,
that materially alters the external appearance of a structure so as to render the
appearance inconsistent with the character of the structure or neighbouring structures;*

Planning and Development Regulations, 2001 (as amended):

Article 6(1) states that certain classes of development which are specified in Schedule 2 shall be exempted development for the purposes of the Act, subject to compliance with any associated conditions and limitations;

Article 9(1)(a) details a number of circumstances under which the development to which Article 6 relates shall not be exempted development for the purposes of the Act;

Submission:

The applicant is applying for a Section 5 Exemption declaration in relation to:

Whether or not minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting, all part of a protected structure (RPS no. B105) is exempted development

Assessment:

Saint Patrick's National School is a protected structure. The applicant has submitted a Conservation Engineers Report with the application. The report concludes that there are only minor structural issues and the majority of concerns relate to the deterioration of decorative timber affixed to the bell tower. It is also noted that the report questions the authenticity of these decorative timbers noting that they were nailed in and that they resemble more post original embellishments (probably 1970's or 1980's) than actual original details.

The report also states that the mechanisms of the weather vane on top of the roof and the actual bell whilst still in place are not functional due to being seized in position and consideration should be given to their refurbishment and return to operation.

The report states that the proposed remedial works are justified and commensurate with standard conservation, good practice.

Is development proposed?

The definition of works (Section 2 (1) Planning and Development Act 2000 as amended) includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Therefore I consider that 'development' is proposed.

The question now arises with regard to whether this 'development' is 'exempted development'?

Exempted Development Section 4(1)(h) of the Planning and Development Act 2000 (as amended) states that "*development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or 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*" shall be exempted development.

However, given that the proposed development relates to a Protected Structure, Section 57(1) of the Planning and Development Act 2000 (as amended) is also applicable. In this regard, Section 57 (1) states "*Notwithstanding section 4(1)(a), (h), (i), (j), (k) or (l) and any regulations made under section 4(2), 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*". The question therefore arises as to whether the proposed works would materially affect the character of the protected structure or any element of the structure which contributes to its interest.

The question arises as to whether the proposed works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting materially affects the external appearance of the structure so as to render that appearance inconsistent with the character of the structure or of neighbouring structures.

Saint Patrick's National School is a protected structure of which the bell tower is a part. The bell tower is a prominent feature of the structure and is part of the essential character of the structure. The remedial works proposed as described in the submitted Conservation Engineers Report, are not considered to materially affect the original bell tower or the original structure as the works proposed involve the removal and non- replacement of elements (decorative timber) which are not visible from the ground and the authenticity of which is questionable. Strong evidence suggests that these elements look like embellishments from previous works carried out during the 1970's/1980's. The other proposed works - repair to one structural leg of the bell tower and repairs to copper cladding and painting are all recognised repair methods commensurate with standard conservation practice.

Having examined the submitted documents and on foot of the above assessment in regard to the relevant planning and development legislation outlined it is considered that the proposed works are exempted development.

Recommendation:

The Planning Authority considers that:

Minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting, of Saint Patrick's National School Bell Tower

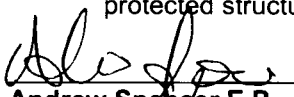
IS development and IS exempted development.

Main considerations with respect to Section 5 Declaration:

- a) The details submitted on the 18th September 2024;
- b) National Inventory of Architectural Heritage
- c) Section 2, 3, 4(1)(h) and 57(1) of the Planning and Development Act 2000 (as amended).
- d) Bray MD Local Area Plan 2018 and Wicklow CDP 2022.

Main Reasons with respect to Section 5 Declaration:

- ~~1) Saint Patrick's National School Bray protected structure. No. B105 in Bray MD LAP 2018~~
- 1) Minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting, of Saint Patrick's National School Bell Tower, a protected structure would come within the definition of works having regard to the provisions of the Planning and Development Act 2000 (as amended), and is therefore development.
- 2) Minor works to decorating timbers, repair to one structural leg of the bell tower and repairs to copper cladding and painting, of Saint Patrick's National School Bell Tower, would come within the provisions of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000(as amended) as the works would 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, and does not materially affect the special architectural interest of this element of the structure and therefore there is no material impact on the character of the protected structure.


Andrew Spencer E.P.
09/10/2024

Agreed
D. White SEP
10/10/24

Issue declaration as modified
15/10/24



Comhairle Contae Chill Mhantáin
Wicklow County Council

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Planning, Economic and Rural Development

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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Andy Spencer
Executive Planner

FROM: Nicola Fleming
Staff Officer

RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX82/2024

I enclose herewith application for Section 5 Declaration received 18th September 2024.

The due date on this declaration is 15th October 2024.



Staff Officer
Planning Development & Environment





Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development**

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Suíomh / Website: www.wicklow.ie

19th September 2024

**Steven Matthews
12 Sydenham Mews
Sidmonton
Road
Bray
Co. Wicklow**

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX82/2024 for St Patricks Loreto Primary School, Vevay Road, Bray, Co. Wicklow

A Chara

I wish to acknowledge receipt on 18/09/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 15/10/2024.

Mise, le meas

**Nicola Fleming
Staff Officer
Planning, Economic & Rural Development**



Wicklow County Council
County Buildings
Wicklow
046 90100

17/09/2024 14:31:01

Receipt No. : L1/0/334663
***** REPRINT *****

STEVEN MATTHEWS
ST PATRICKS LORRETO PRIMARY SCHOOL
VEVAY ROAD
BRAY
CO WICKLOW

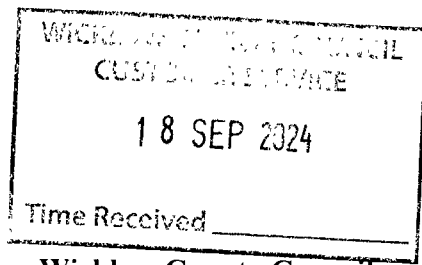
PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total : 80.00 EUR

Tendered :
Credit Card 80.00

Change : 0.00

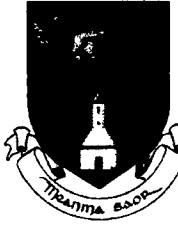
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PAID ON LINE S.MATTHEWS

334663 - RECEIPT No.

17/09/24



Wicklow County Council
County Buildings
Wicklow
Co Wicklow
Telephone 0404 20148
Fax 0404 69462

Office Use Only

Date Received _____

Fee Received _____

**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &
DEVELOPMENT ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS NOT
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

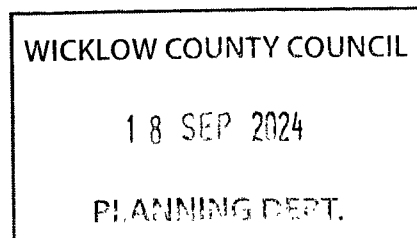
(a) Name of applicant: ANNE MARIE M'GOVERN
Address of applicant: PRINCIPAL - ST PATRICKS LORETO PRIMARY SCHOOL
VEVAY ROAD, BRAY, CO WICKLOW A98 F652

Note Phone number and email to be filled in on separate page.

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) STEVEN MATTHEWS
Address of Agent : 12 SYDENHAM MEWS SIMONTON ROAD BRAY

Note Phone number and email to be filled in on separate page.



3. Declaration Details

i. Location of Development subject of Declaration BELL TOWER ON ROOF OF
ST PATRICKS LORETO SCHOOL BUILDING

ii. Are you the owner and/or occupier of these lands at the location under i. above ?
Yes No

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier

ST PATRICKS LORETO PRIMARY SCHOOL TRUST
(LORETO EDUCATION TRUST)

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, an payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration ST PATRICKS ARE APPLYING TO THE BUILT HERITAGE

INVESTMENT FUND TO CARRY OUT WORK TO REFURBISH THE BELL TOWER ON THE ROOF TOP. THEY HAVE SECURED A CONSERVATION ENGINEERS REPORT (ATTACHED) WHICH OUTLINES MINOR WORKS TO DECORATING TIMBERS, REPAIR TO ONE STRUCTURAL LEG OF THE BELL TOWER + REPAIRS TO COPPER CLADDING + PAINTING THE APPLICATION REQUIRES CONFIRMATION IF PLANNING CONSENT IS REQUIRED. THE ENGINEERS REPORT RECOMMENDS A S.5 DECLARATION

Additional details may be submitted by way of separate submission.

SEE ATTACHED REPORT + PICTURES

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration


S. 57(1) I DON'T CONSIDER THE WORKS WOULD MATERIALLY ALTER/AFFECT THE CHARACTER OF THE STRUCTURE OR ANY CONTRIBUTORY ELEMENT OF THE STRUCTURE

Additional details may be submitted by way of separate submission.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? YES B105

vii. List of Plans, Drawings submitted with this Declaration Application 2 x MAPS SHOWING LOCATION OF ST PATRICKS SCHOOL
CONSERVATION ENGINEERS REPORT WHICH OUTLINES WORK IN SECTION 4 OF REPORT

viii. Fee of € 80 Attached ? YES

Signed :  Dated : 17/09/24

Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

- A. Extension to dwelling - Class 1 Part 1 of Schedule 2
- Site Location Map
 - Floor area of structure in question - whether proposed or existing.
 - Floor area of all relevant structures e.g. previous extensions.
 - Floor plans and elevations of relevant structures.
 - Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

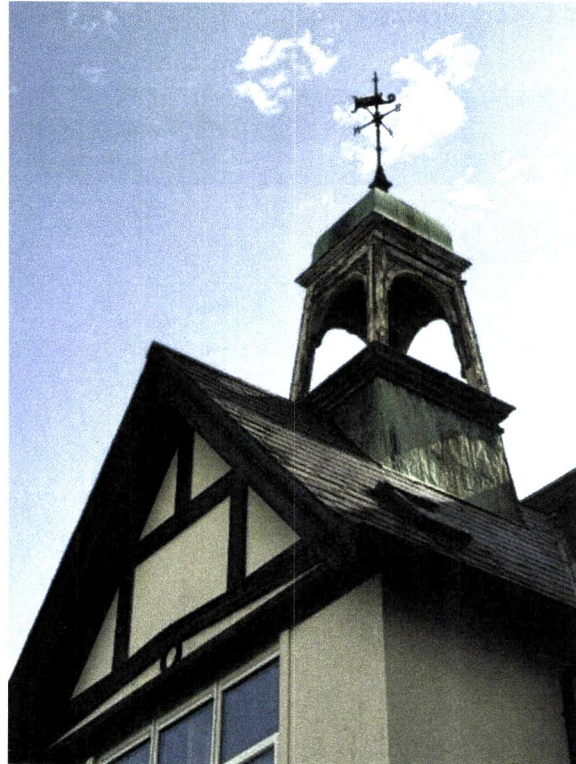
The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still

governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.



Conservation Engineers Report
Bell Tower, St Patrick's Loreto Primary School,
Vivay Road, Bray, County Wicklow
NIAH register number 16301070
Protected Structure number B105

Project: Bell Tower, St Patrick's Loreto Primary School
Client: St Patrick's Loreto Primary School
Reference: 24-22
Date: 25th July 2024

Client: St Patrick's Loreto Primary School
Project: Bell Tower, St Patrick's Loreto Primary School, Bray, Co Wicklow
Project No. 24-22



Revision Schedule

Conservation Engineers Report

Bell Tower, St Patrick's Loreto Primary School, Vivay Road, Bray, County Wicklow

Rev	Date	Details	Prepared by	Reviewed by	Approved by
0	11.09.2024	Final	T. Wood	R Carton	T. Wood

This document has been prepared in accordance with the scope of Trevor Wood Consulting Engineers (TWCE) appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of TWCE's client. TWCE accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of the Company Secretary of TWCE Ltd. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document.

Trevor Wood Consulting Engineers Ltd 2024

Trevor Wood Consulting Engineers

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Wicklow Town
County Wicklow
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Email: info@twce.ie

Web: www.twce.ie

CONTENTS	PAGE NO.
1.0 INTRODUCTION	2
2.0 INSPECTION / COMMENTARY.....	2
2.1 GENERAL	2
2.2 INSPECTION	3
3.0 EFFECTS OF REMEDIAL WORKS.....	6
4.0 CONCLUSIONS AND RECOMMENDATIONS.....	7
APPENDIX	
PHOTOGRAPHS	

1.0 INTRODUCTION

Trevor Wood, MEng CEng MICE MIEI, Conservation Accredited Engineer was commissioned by St Patrick's Loreto Primary School, Bray, County Wicklow to complete a visual inspection of the Bell tower to the school that is located over the front entrance to the main school building. In particular its structural condition - especially with regards to degradation of timber elements of the bell tower.

The visual inspection was undertaken on the 25th of July 2024.

The structure is timber framed open-sided bell tower with a domed copper clad roof. It dates back to late 1800's.

We have not inspected woodwork or any other parts of the structure which are covered unexposed or inaccessible and we are therefore unable to report that any such part of the structures are free from defect.

2.0 INSPECTION / COMMENTARY

2.1 General

St Patrick's Loreto School is a protected structure and is recorded in both Wicklow County Councils list of protected structures for Bray Town B105 and also on the NIAH List registration number 16301070. The description noted on this record for the structure states,

Detached multiple-bay two-storey industrial school built in 1892 as Meath Industrial School for Girls and subsequently adapted as the Royal Drummond Institution in 1917 and as a national school in 1946. The building is finished in red brick to the ground floor and with render to the first floor and mock half timbering to the gables. Either side of the front façade are two-storey projecting gabled bays. The front double doors have a plain fanlight over and are set within a segmental arch headed opening; this is flanked by sidelights which also have a segmental arch headed opening. Above is a projecting gabled two-storey bay which is supported on plain concrete columns; this is surmounted by an open copper clad bell tower. To the first

floor is an inscription, "Scoil Náisiúnta Pádraig Naomhtha/1946", flanked by decorative panels. Window openings are either flat-headed or with segmental arch heads. Multiple pane replacement windows are uPVC. To the rear is a large modern extension. The hipped roof is finished with natural slate with plain red clay ridge tiles. Chimneystacks are in brick with corbelled caps and clay pots. The school faces the road but is well set back behind wrought-iron railings.

This report only covers the element of the building noted as 'an open copper clad bell tower.

2.2 Inspection

An inspection of bell tower occurred on the 25th of July 2024. We used the services of 'Beam Me Up LTD' who supplied a mobile access platform vehicle and operator to enable the inspection of the bell tower safely at close quarters.

The bell tower is an open timber framed structure with a copper clad roof that sits upon a raised flat dais area waterproofed and clad on its sides with copper sheeting. See photograph 1.

On top of the copper roof is a cast iron weathervane that no longer operates as its bearing has seized. See photograph 2. It should be noted that there is currently no lightning conductor to this roof, which based on the fact this bell tower is the highest point of the building and other buildings in close proximity, we would recommend that during remedial works a lightning conductor is installed with cabling to ground.

The copper roof has a green patina which is common for the weathering of copper. See photograph 3. This green appearance is the result of the surface of the copper oxidising and does function as a protective layer to the rest of the thickness of the copper. The underside of the roof part is timber framed that is currently hidden from view by painted timber cladding. See photograph 4. The supports for the bell still in place are also under the roof part of the tower and are steel rectangular hollow sections that are supported off the open timber framing below. The existing bell has also seized in position as has the hammer within the bell shroud. See photographs 4-7.

There is evidence of the bell, possibly bell tower as well, having had previous maintenance work undertaken in 1970 and 1983 from inscriptions on the bell which are common traits when such works are undertaken. See photograph 8. The actual roof structure is in a good structural condition with only some minor maintenance required. Consideration should be given to refurbishment of both the wind vane and bell mechanism to make these operational again.

The open timber support framework consists of main support timber posts and horizontal members that are then overlaid with decorative timber elements. See photographs 9 and 10.

Some of the decorative timber has previously dislodged and one sole remaining section of what would have been part of a bottom decorative timber shroud is now sitting detached from the bell tower on the flat dais. See photograph 11. It is questionable whether this should be fully reinstated as it is not entirely visible from ground level, and due to the fact that this solitary piece remains and is in an advanced state of decay, would indicate any replacement would have a similar fate in years to come. The majority of the decorative timber is in various states of disrepair with approximately 50% requiring replacement due to rot and the remaining 50% requiring paint removal and fully coating with an external durable paint system. See photographs 12 to 15.

The decorative timber immediately under the copper roof is actually causing water to penetrate to the main structural timbers. The south elevation, where the decorative timber has fallen off the horizontal main timber, has rot towards its western side and will need a new piece of timber splicing onto the scarf joint due to rot having occurred. For the horizontal structural timbers, we would allow for 20% replacement / splicing. We would also recommend at this higher level some form of either copper / zinc or code 4 or 5 lead covering to reduce the risk of water being able to penetrate to the main bell tower horizontal support timbers. One section of decorative timber has become loose and in danger of falling off the bell tower. It was not possible to remove this while undertaking the inspection but a number of brightly coloured cable

ties were used to temporarily secure it from falling. See photograph 16. This section should be either temporarily removed or secured further until such time as full remedial work to the bell tower is undertaken. One decorative element only remains to one post and consideration should be given to temporarily removing this to create a template for re-forming the missing three for reinstatement. See photograph 17.

The supporting oak timber posts are generally in a reasonably good condition structurally but will require total repainting. One post in the Northwest corner has a small amount of rot / degradation at its base and this will require removal and a new piece of oak timber scarf jointed into the remaining post. See photograph 18. At the base of each post is a lead flashing that then sits on top of the flat dais roof. We could not determine how these posts are connected to the flat dais roof from outside. Attempts to view this area from within the attic proved impossible due to lack of adequate access to the attic space. There was also a potential issue noted on looking through the very narrow access hatch that would require a full asbestos survey to be undertaken to determine its presence or otherwise.

Consequently, adequate access hatches should be installed to the attic space and an asbestos survey undertaken prior to any further inspection of this area.

The flat dais support roof joins onto the pitched roof at the front of the school in this area. The sides of the dais are covered in copper cladding that have then been embellished with timber. See photographs 19-22. The lower decorative timber piece has been attached using steel nails which have suffered bi-metallic corrosion having come into contact with the copper cladding. Small timber dentil details are also rotting and failing at the underside of the fluted timber finish immediately below the flat dais.

We would recommend the removal of both of these elements and the remains of any fixings associated with these two details. The lower timber could be replaced with a more durable mould, affixed with copper nails, and the dentils would not be recommended to be replaced in timber which would probably mean not reinstating them at all. Based on the fact they have been nailed into

position, we are not convinced that these would have been original parts of the bell tower and may have been added in either the 1970's or 1980's.

3.0 EFFECTS OF REMEDIAL WORKS

The proposed remedial works use recognised repair methods commensurate with standard conservation good practice. In particular, the splicing of timber to replace rotten sections, is standard conservation practice.

The removal and non-replacement of some of the decorative timber elements we consider to be justified on the grounds of the elements in question not being visible from ground level, as well as an argument as to their authenticity in terms of when the bell tower was originally constructed. The elements in question look like more recent embellishments that could have been placed in the 1970's or 1980's when previous works to the bell tower were undertaken.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Trevor Wood, MEng CEng MICE MIEI, Conservation Accredited Engineer on behalf of St Patrick's Loreto Primary School completed a visual inspection of the bell tower structure at St Patrick's Loreto Primary School, Bray on the 25th of July 2024. This was to assess its current structure - in particular the structural condition with regards to degradation of timber elements of the bell tower.

The structure is timber framed open sided bell tower with a domed copper clad roof. It dates back to late 1800's.

From our inspection, using a mobile access platform vehicle for close inspection of the bell tower, we found that in our professional opinion there was only minor structural issues with the majority of concerns relating to decorative timber to the bell tower.

One issue that needs to be highlighted was the inability to access the attic space below the bell tower to review connection of the tower legs back to the main roof structure. Adequate access needs to be provided including an asbestos survey due to materials of a questionable source being visible when looking through the small hatches.

Structurally, the main issue was some rot in one of the supporting oak legs to the bell tower on the northwest corner that has suffered some rot at low level. The rotten section requires removal and splicing in with a scarf joint a new section of oak timber. At the higher level, just under the level of the copper roof, one horizontal member behind a section of rotten decorative timber has also suffered rot that will require a section of this member to be cut and spliced with new treated timber.

With regards to the decorative timber this is at various stages of degradation with some sections missing. Our recommendation is to remove the decorative timber elements and refurbish / repair elements that can be repaired with any rotten sections replaced with new treated timber. All then painted with suitable long-lasting paints and re installed using copper nails to provide

longevity and reduce the risk of bi-metallic corrosion where any contact made with existing copper finishes. Some of the missing sections can be re-formed from panels / sections that are still present.

A decision will need to be made with regards to the decorative timber added below the flat supporting dais. At this location timbers have been nailed through the copper cladding with incompatible nails that have suffered advanced corrosion / failure with the timber also rotten. Our belief is the elements of this timber are not part of the original structure and were placed as embellishments during works that appear to have occurred in the 1970's and late 1980's.

Just below the copper roof we are of the opinion that a code 4 or 5 lead flashing or similar material be added to prevent water ingress and water laying on top of horizontal timber members then causing rot.

With regards to the location and height of the bell tower it was noted this is the highest point on the building and higher than buildings in close proximity to the school. Consideration to adding a lightning conductor linked to a ground dipole.

The weather vane atop the roof and the actual bell and hammer mechanism are all still on the bell tower but have all seized in position. Consideration should be given to refurbishing these elements to return them to working order. Operation of the bell would need to be either reinstated inside the main school building or an electronic alternative actuation mechanism considered for adding.

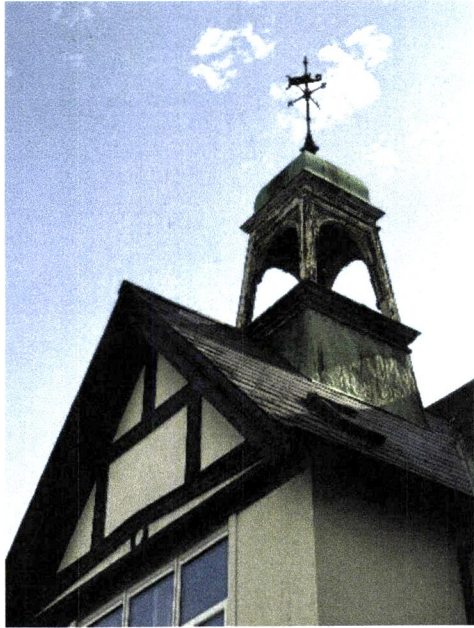
All of the proposed repair / refurbishment and replacement of rotten elements are fully in accordance with best conservation practice. As noted the omission of some decorative timber embellishments would also be an accepted process on non-original material. A section 5 application will need to be made prior to undertaking these works for confirmation that full planning permission is not required for the repair / refurbishment works.

Client: St Patrick's Loreto Primary School
Project: Bell Tower, St Patrick's Loreto Primary School, Bray, Co Wicklow
Project No. 24-22

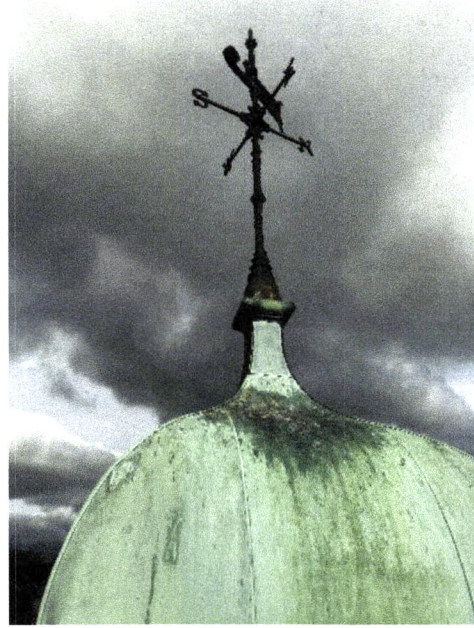


APPENDIX

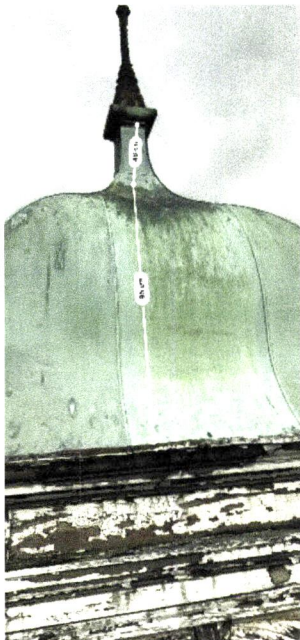
PHOTOGRAPHS



Photograph 1: Bell Tower



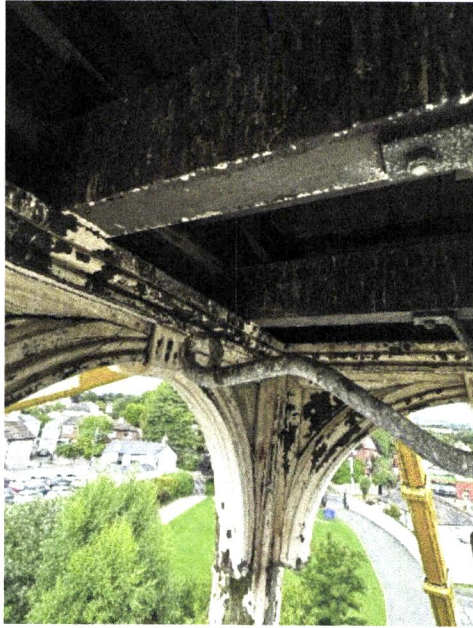
Photograph 2: Roof to bell tower with seized up weathervane.



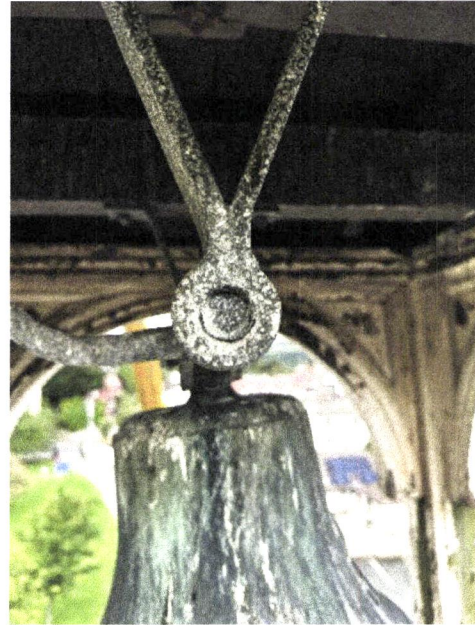
Photograph 3: Copper cladding to roof of bell tower and decorative timber under



Photograph 4: View to underside of bell tower roof steel bell supports and timber cladding to ceiling



Photograph 5: Steel bell support onto timber side framing



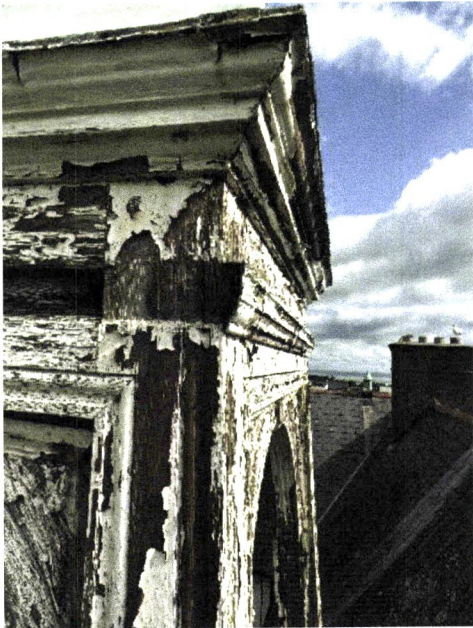
Photograph 6: Seized bell support



Photograph 7: Seized hammer to bell



Photograph 8: Inscriptions on bell from potential previous works / repairs



Photograph 9: Decorative timber facing paint spalling and some rot in timber



Photograph 10: Spalling of paint to decorative timber and signs of rot in horizontal member.



Photograph 11: Original section of decorative timber skirt to bell tower



Photograph 12: Close up of decorative timber element corner detail



Photograph 13: Rot in decorative timber and structural horizontal member behind



Photograph 14: Loose timber to copper shroud on dais support to bell tower



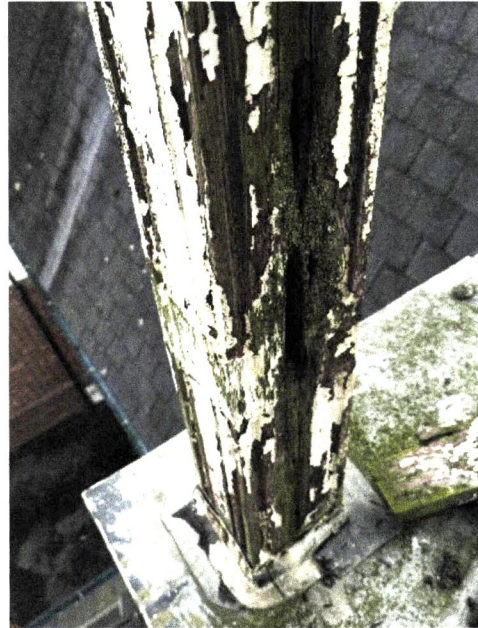
Photograph 15: Missing decorative timber and rot noticeable on timber behind



Photograph 16: Loose timber with temporary fixings to secure



Photograph 17: Single section of lower decorative element that could have moulding taken for reinstatement onto other three posts



Photograph 18: Base to Northwest post showing rot and degradation of timber.



Photograph 19: Decorative timber attached to copper cladding on dais walls



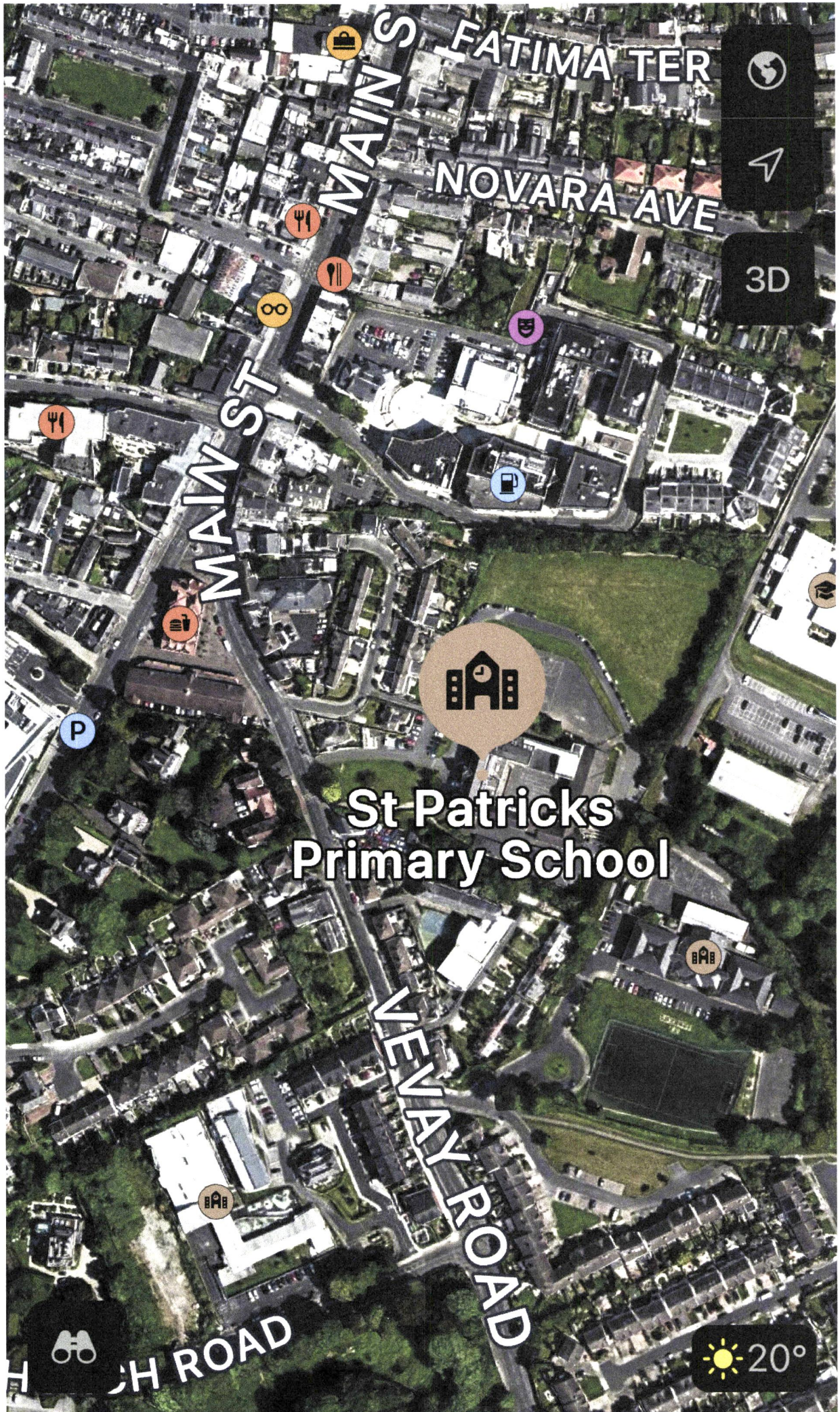
Photograph 20: Close up of timber dentil pieces with missing dentil pieces and one about to fail



Photograph 21: Further view of dentil pieces missing and lower timber loose with nail failures



Photograph 22: Timber feature on dais walls over copper cladding



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