




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  
Faics / Fax: (0404) 69462  
Rphost / Email: plandev@wicklowcoco  
Suíomh / Website: www.wicklow.ie

John Greene  
The Square  
Donabate  
Co. Dublin  
K36 NF76

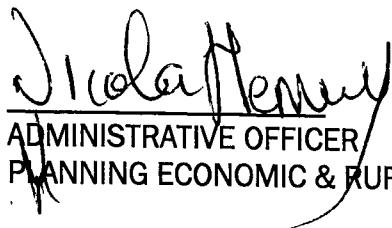
 April 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX27/2024 for Dermot Hughes

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: Dermot Lawless

Location: Former Bank House, Market Square, Dunlavin, Co. Wicklow

### CHIEF EXECUTIVE ORDER NO. CE/PERD/434/2024

A question has arisen as to whether "conservation and repair of slated roof "at Former Bank House, Market Square, Dunlavin, Co. Wicklow is or is not exempted development.

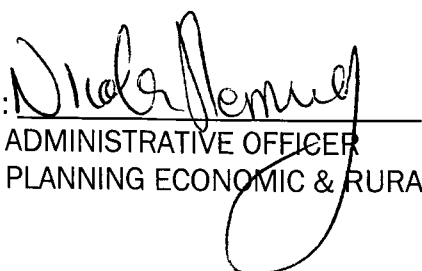
#### Having regard to:

- (i) The Conservation report prepared by John Greene Conservation Architect submitted with the Section 5 Application
- (ii) Sections 2 , 3 , 4(1)(h) , 57 (1) and 82 of the Planning and Development Act 2000, as amended,
- (iii) County Development Plan 2022-2028 : Record of Protected Structures RPS No. 15-44, Dunlavin Architectural Conservation Area.

#### Main Reasons with respect to Section 5 Declaration:

1. The works to be carried out would come within the definition of development as set out under Section 3 of the Planning and Development Act 2000 (as amended).
2. Having regard to the Protected Status of the Former Bank House and location within an Architectural Conservation Area , the identified works and the conservation report, it is considered that the works would be exempt development having regard to the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended), as the works would not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, nor would it materially affect the character

The Planning Authority considers that "conservation and repair of slated roof "at Former Bank House, Market Square, Dunlavin, Co. Wicklow is development and is exempted development

Signed:   
ADMINISTRATIVE OFFICER  
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  April 2024



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)  
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/434/2024

Reference Number: EX27/2024

Name of Applicant: Dermot Lawless

Nature of Application: Section 5 Referral as to whether or not "conservation and repair of slated roof" is or is not development and is or is not exempted development.

Location of Subject Site: Former Bank House, Market Square, Dunlavin, Co. Wicklow

Report from Edel Bermingham SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "conservation and repair of slated roof "at Former Bank House, Market Square, Dunlavin, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:

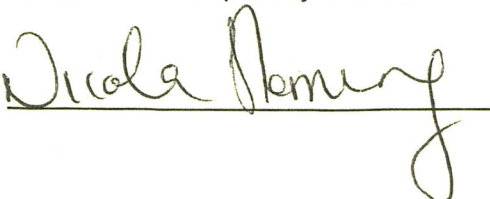
- i) The Conservation Conservation report prepared by John Greene Conservation Architect submitted with the Section 5 Application
- ii) Sections 2 , 3 , 4(1)(h) , 57 (1) and 82 of the Planning and Development Act 2000, as amended,
- iii) County Development Plan 2022-2028 : Record of Protected Structures RPS No. 15-44, Dunlavin Architectural Conservation Area.

Main Reason with respect to Section 5 Declaration:

1. The works to be carried out would come within the definition of development as set out under Section 3 of the Planning and Development Act 2000 (as amended).
2. Having regard to the Protected Status of the Former Bank House and location within an Architectural Conservation Area , the identified works and the conservation report, it is considered that the works would be exempt development having regard to the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended), as the works would not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, nor would it materially affect the character

Recommendation:

The Planning Authority considers that "conservation and repair of slated roof "at Former Bank House, Market Square, Dunlavin, Co. Wicklow is development and is exempted development as recommended in the report by the SEP.

Signed 

Dated <sup>3rd</sup> day of April 2024

## Section 5 Application EX 27/2024

Date : 2<sup>nd</sup> April 2024

Applicant : Dermot Lawless

Address : Former Bank House, Market Square, Dunlavin , Co.Wicklow. .

Exemption Whether or not :

Conservation and Repair of Slated Roof

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

### Heritage:

#### Record of Protected Structures

##### 15-14 Dunlavin Former Bank Building

Description Large, four-bay, two-storey, gable-ended, commercial building of circa 1890 with painted, rendered walls, arched, ground-floor windows and doorcase, a band for the name and sash windows on the first floor, bracketed eaves with steep-pitched roof and two

ACA Dunlavin-Architectural Conservation Area (ACA)

#### Relevant legislation :

Planning and Development Act 2000 ( as amended)

"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 :

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 :

4.— (1) The following shall be exempted developments for the purposes of this Act—  
(h) 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;

Section 57.

(1) Notwithstanding *section 4(1)(a), (h), (i), (ia), (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.

Section 82.—

(1) Notwithstanding *paragraph (a), (h), (i), (ia), (j), (k) or (l) of section 4(1)*, or any regulations made under *section 4(2)*, the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

## Assessment

The Section 5 application seeks a declaration as to whether the following is or is not development or is or is not exempted development with respect to the following query i.e. :

Conservation and Repair of Slated Roof of the Former Bank Building Dunlavin. This structure is a Protected Structure, and is located within an Architectural Conservation Area.

The exemption application is accompanied by a Conservation report prepared by John Greene Conservation Architect. The works involve

- Roofs to be re-slatted reusing sound Bangor slates to front pitches, and Spanish quarry slates to rear pitches.
- Roof timbers to be examined and removal of perished wall plates in short sections and renew with treated timber of appropriate section, laid on damp proof course.

- Splice repair existing decayed rafter ends, ceiling joints, collars hangers, struts and renew as necessary, as directed. Repair/replace roof boarding. Repair barge boards, fascia boards and soffits to match the existing.
- Cut out all decayed rafter ends, and splice in new treated timber to match existing
- Provide adequate roof ventilation
- Chimneys repaired / re-rendered as necessary.
- Downpipes and gutters to be repaired/ replaced to match existing.

Conservation works methodology set out in documents.

The identified elements are works, and would come within the definition of development as set out under Section 3 of the Planning and Development Act 2000(as amended). These works would come within the exemption provisions set under Section 4(1)(h) of the Act as they are works for improvement or other alteration of any structure, being works 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;

It is considered such 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.
- (c) of the area.

Accordingly the works are considered exempt development.

#### **Recommendation :**

With respect to the query under Section 5 of the Planning and Development Act 2000, as amended, as to whether Conservation and Repair of Slated Roof of Former Bank House, Market Square, Dunlavin, Co.Wicklow is or is not exempted development

The Planning Authority considers that the Conservation and Repair of Slated Roof **is development and is exempted development**

#### Main Considerations with respect to the S5 Declaration:

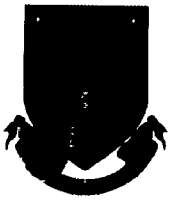
- i) The Conservation report prepared by John Greene Conservation Architect submitted with the Section 5 Application
- ii) Sections 2, 3, 4(1)(h), 57 (1) and 82 of the Planning and Development Act 2000, as amended,
- iii) County Development Plan 2022-2028 : Record of Protected Structures RPS No. 15-44, Dunlavin Architectural Conservation Area.

**Main Reasons with respect to the S5 Declaration**

- The works to be carried out would come within the definition of development as set out under Section 3 of the Planning and Development Act 2000 (as amended).
- Having regard to the Protected Status of the Former Bank House and location within an Architectural Conservation Area, the identified works and the conservation report, it is considered that the works would be exempt development having regard to the provisions of Section 4(1)(h) of the Planning and Development Act 2000 (as amended), as the works would not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, nor would it materially affect the character of the area.

*Seán Donoghue SEP.*

*Issue as detailed  
for J. May 2023  
04/04/24*



**Comhairle Contae Chill Mhantáin**  
**Wicklow County Council**

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe**  
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**MEMORANDUM**

**WICKLOW COUNTY COUNCIL**

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**TO: Edel Bermingham**  
**Senior Executive Planner**

**FROM: Nicola Fleming**  
**Staff Officer**

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**RE:- Application for Certificate of Exemption under Section 5 of the**  
**Planning and Development Acts 2000 (as amended).**  
**EX27/2024**

I enclose herewith application for Section 5 Declaration received 21<sup>st</sup> March 2024.

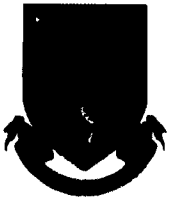
The due date on this declaration is 17<sup>th</sup> April 2024.

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**Staff Officer**  
**Planning Development & Environment**







**Comhairle Contae Chill Mhantáin**  
**Wicklow County Council**

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21<sup>st</sup> March 2024

John Greene  
The Square  
Donabate  
Co. Dublin  
K36 NF76

**RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX27/2024 for Dermot Hughes**

A Chara

I wish to acknowledge receipt on 21/03/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 17/04/2024.

Misg, le meas

**NICOLA FLEMING**  
**STAFF OFFICER**  
**PLANNING ECONOMIC & RURAL DEVELOPMENT**



# Former Bank House, Market Square, Dunlavin, Co. Wicklow.

## Report on the conservation and repair of its slated roof.



*Figure 1: The former Bank House on Market Square. (9568)*

Prepared by:

**John Greene** B.Arch., MUBC. MRIA.  
Conservation Architect Grade 1  
The Square, Donabate, Co. Dublin K36NF76.  
T: 01 8085884, Mob: 086 1661384  
Email: [john.greenearchitect@gmail.com](mailto:john.greenearchitect@gmail.com)

Architects:  
Murphy Design & Build Solutions Ltd.

March 2024.

# 1. Introduction

This conservation report advises on the repair of the slated roof of Former Bank House, Market Square, Dunlavin, Co. Wicklow and forms one of the documents in the request for a declaration under Section 5 of the *Planning and Development Act 2000* and is to be used solely for this purpose.

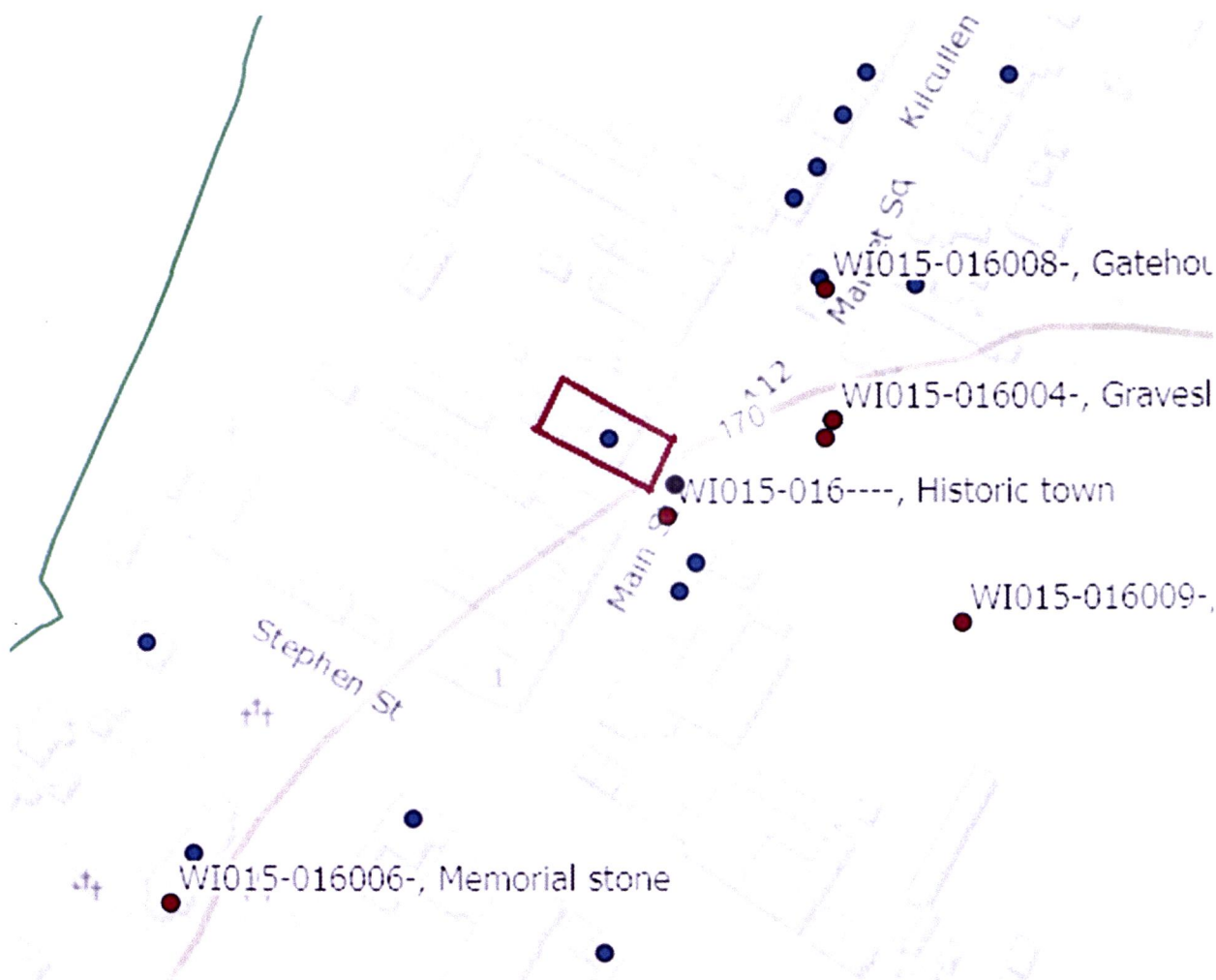
The report has been prepared by John Greene B. Arch. MUBC. MRIAI. Grade 1 Conservation Architect commissioned by Murphy Design & Build Solutions Ltd., on behalf of their client Dermot Hughes.

## Acknowledgements:

I would like to thank Martin Murphy and the staff of the Irish Architectural Archive.

## Survey

The site was inspected, and the roof was examined in detail. No difficulties were encountered during the survey. The results of the site inspection are detailed below and extracts from the photographs are presented throughout the report.



**Map 1. Extract from the Historic Environment Viewer for the Area.**

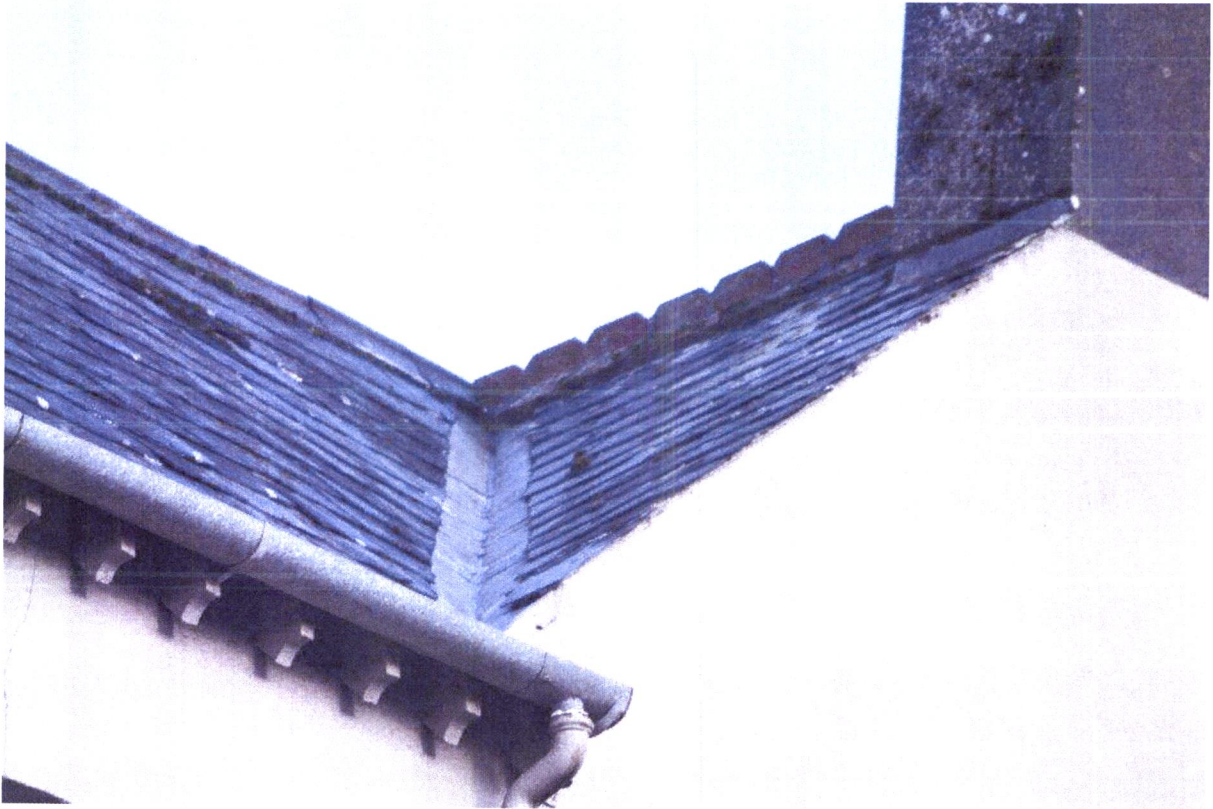
Former Bank House, Market Square, Dunlavin, the site is outlined in red. the blue dots represent buildings considered important by the NIAH, some of which have been added to Wicklow County Councils Record of Protected Structures.



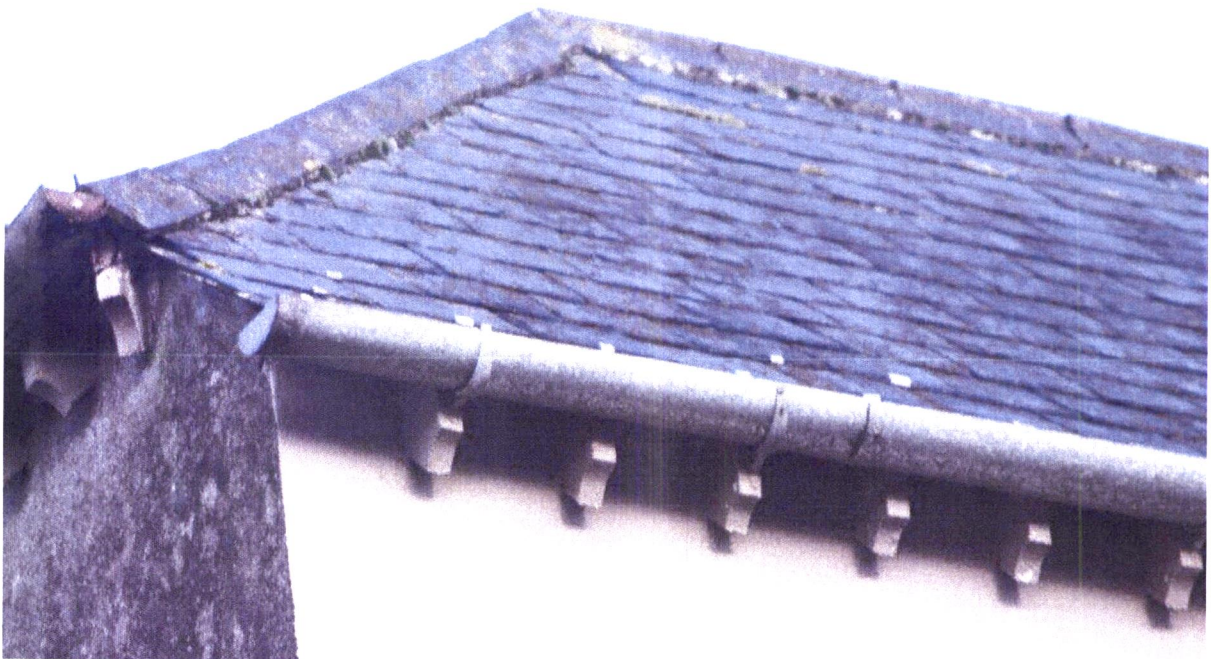
*Figure 2: The southwestern end of the roof showing slipped, broken, re-fixed Blue Bangor slates and broken cast iron gutter also notice the three courses of round ended slates. (9654)*



*Figure 3: The rendered walls of the dormers need repair. (9655)*



*Figure 4: The southwestern gable showing many slates re-fixed. (9655)*



*Figure 5: The southwestern hipped end. (9658)*

*Former Bank House, Market Square, Dunlavin, Co. Wicklow.  
Report on the conservation of its slated roof.*



*Figure 6: The northwestern hipped end. (9588b)*



*Figure 7: The rear extension. (9592)*

## 2. Executive Summary

### *Setting*

The Former Bank House is situated on the northwestern side of the Market Square, Dunlavin an historic town of heritage importance in County Wicklow.

### *Description of the site*

The site is rectangular and bounded by the Market Square to the southeast, a laneway to the southwest and residential properties to the northwest and northeast,

The building has been reworked over the years; it retains its external features but few internal features of note.

### *Description of the Former Bank House*

The National Inventory of Architectural Heritage has described the Former Bank House (Ref: 16308008) as follows:

*End-of-terrace four-bay two and a half-storey former Munster and Leinster Bank, built 1876, now in use as an office. The building is finished in render with granite dressings and moulded and granite sill bands. The front door is set within a flat-headed opening with a three pane fanlight over; this is set in a segmental-arched opening. Ground floor openings are mainly segmental arch headed with mullioned and transomed frames. First floor windows are flat-headed with four over four timber sash frames. Second floor windows are flat-headed and are set within gabled attic dormers. The pitched roof is finished with natural slate with decorative bands and serrated clay ridge tiles; it has cast-iron rainwater goods. Chimneystacks are rendered with plain caps and clay pots. The building is road fronted.*

The National Inventory of Architectural Heritage have appraised the Former Bank House as follows:

*This imposing bank is prominently sited overlooking Market Square. It adds a sense of dignity and bearing to this important open space.*

### **Statement of Significance**

The former Munster and Leinster Bank built in 1875 - 1880, is a fine example of Wicklow's Domestic nineteenth century architecture. The building is a Protected Structure (Wicklow County Development Plan 2022 – 2028 RPS 15-14) and retains the majority of its external nineteenth-century features. It has been reworked over the years and retains few internal features of note.

### *Condition of the former Bank*

The former Bank is in reasonable structural condition but has reached the stage that its historic fabric is in need of repair. It is proposed to re-slate its roof reusing its sound Blue Bangor slates.

### *Assessment of the existing building.*

The building has been assessed by the NIAH and they have also rated the building of Regional Importance due to its Architectural and Artistic Categories of Special Interest.

# Appendix: Conservation methodology and schedule of works.

A programme of conservation works shall be carried out to conserve the historic fabric of the building to be retained and bring it to a high standard of repair. Detailed inspections shall be carried out prior to the commencement of the programme of conservation works and a committed group of conservation experts will be engaged to advise on conservation aspects of the scheme throughout all stages, detail design, tender documentation, and work on the site.

## Conservation Philosophy

The proposed conservation work will be carried out in accordance with the principles of the International Charters and will have regard for the *Architectural Heritage Protection Guidelines for Planning Authorities Department of the Environment Heritage and Local Government*. (DEHLG, 2014). The Charters and the guidelines accurately describe the strategy to be adopted for a project such as the conservation of these buildings, but they cannot dictate every decision, since many of the clauses are open to interpretation.

## General Principals

- 1 Authentic structure and fabric of importance to maintain the structure's special character are to be respected and retained including early alterations of interest.
- 2 All existing sound fabric and features are to be retained and protected.
- 3 It is the objective to carry out works limited to the minimum intervention essential for the survival of the property and its conversion to new use.
- 4 It is intended in all cases where possible to carry out repairs rather than replacement, which will only be carried out where the fabric has perished.
- 5 It is intended that unsatisfactory alterations that disfigure earlier work of greater merit should be reversed.
- 6 New repairs are to be discernible but sympathetic to the visual integrity of the structure.
- 7 Alterations are as far as possible to be reversible.

## Condition Generally

This report on the condition of the buildings is based on a visual inspection from the ground that was superficial in nature, no opening up was carried out and it cannot take account of work covered up nor can it say that concealed fabric is free from defect, it is not a report on the structure, nor does it include an examination for the presence of asbestos.

From a preliminary and superficial examination, the building is in reasonable structural condition, but the historic fabric is in need of repair.

## OUTLINE SCHEDULE OF WORKS

- Roof: The roof of the building is double-pitched and gabled to the front pitch with two single-pitched dormers to the front, a central valley and hips to the rear with a single-pitched and hipped transverse roof also to the rear and a single-storey and lean-to roofed extension to the rear. The roofs are covered with blue Bangor slates, clay ridge tiles and lead valleys. The roofs are to be examined in detail including slates, ridge tiles, leadwork, gutters, downpipes, chimneys etc and a schedule of repairs will be prepared.

The nails have perished, and the roofs will have to be re-slatted, reusing sound blue Bangor slates with slates sourced to match the existing on the front pitches and with approved Spanish quarry slates to the rear pitches. The A temporary cover is to be provided at all times to prevent the ingress of water during the repairs to the roof.

- Roof timbers: The roof timbers are to be examined in detail, removing perished wall plates in short sections, and renew with new treated timber of appropriate section, laid on damp proof course.

*Former Bank House, Market Square, Dunlavin, Co. Wicklow.  
Report on the conservation of its slated roof.*



Splice repair existing decayed rafter ends, ceiling joints, collars hangers, struts and renew as necessary, as directed. Repair/replace roof boarding. Repair barge boards, fascia boards and soffits to match the existing.

Cut out all decayed rafter ends, and splice in new treated timber to match existing strength grade, depth, thickness and sufficient to meet Building Regulations requirements.

All existing timbers shall receive two flood coats of an approved borate preservative spray.

Roof ventilation: Provide adequate roof ventilation by use of Glidevale continuous ventilation strips or other approved system to comply with the Building Regulations.

- Chimneys: The chimneys shall be examined in detail and repaired/re-rendered as necessary. Cows shall be added and flues where fireplaces are not being used shall be blocked with insulation with a 50 mm uPVC pipe to provide ventilation.
- The downpipes and gutters are cast iron and steel and are in need of repair/replacement to match the existing.

## *General*

### *Conservation Methodology*

The works to the early fabric of the building shall be carried out in accordance with this conservation methodology, which shall take precedence over all other documents.

### *Supervision*

All works to the historic fabric of the buildings shall be carried out under the supervision of the conservation architect and no taking down, opening up nor is any feature or fitting to be removed without his/her approval.

### *Structural Repairs*

Structural Repairs shall be carried with the minimum intervention necessary to make the structure safe and to provide adequate load bearing capacity and stability in accordance with the structural engineer's details, specification and this methodology.

### *Experienced Contractor*

Only Contractors and tradespersons with proven experience in the repair of historic buildings shall be engaged on the work.

### *Investigations*

A series of opening up and investigations will be carried out to determine the condition of concealed fabric

### *Protection*

The Contractor shall take all precautions to preserve the early fabric of the building and to avoid causing any damage to existing features, finishes or fittings. The Contractor shall organise the work procedures to retain and protect the fragile fabric of the building. Precautions should also be made to protect the building from fire and the ingress of water.

### *Standard of Finishes*

The highest standard of finish is required for the works and the Contractor shall prepare samples for the approval of the architect before each stage of the work commences.

### *Contractor's Method Statements*

The Contractor shall provide method statements to demonstrate how fabric will be protected, cleaned etc.

### *Features to be removed and stored for reuse*

Features to be removed and stored for reuse shall firstly be photographed in position, surveyed and measured drawings shall be prepared to enable a complete reinstatement. The features shall be labelled and carefully removed to avoid damage to the feature and surrounding fabric during dismantling such as sound quarry slates, fire surrounds etc.

# STRUCTURE

The structure of the roofs is to be examined in detail by the Structural Engineer and repairs are to be carried out in accordance with his/her recommendations. The cracking of the plaster below the valleys are to be examined

## ROOF STRUCTURE AND FABRIC

### *Supports*

Provide supports to the roofs during all operations.

### *Slates*

#### *Standards*

Slates shall comply with BS 680.

The supplier of the slates shall be approved by the Architect before the slates are ordered. Samples shall be delivered to site for the Architect's selection and approval. Natural stone slates certified to BS 680 and sourced from quarries in Spain, may be approved provided the Architect is satisfied that they will provide a suitable visual appearance.

Check all artificial slates for asbestos and strip and dispose in compliance with all relevant regulations.

### *Nails*

Nails for fixing slates shall comply with BS 1202 and shall be copper clout nails. Nails for fixing battens shall comply with BS 1202 and shall be galvanised steel.

Nails for fixing underlay shall be galvanised steel extra-large head to BS 1202.

### *Ridge and hip tiles*

The existing ridge and hip tiles shall be re-used where they are in good condition and undamaged. Where insufficient are available from the works, new or salvaged fittings to match the originals shall be provided to match the original in all respects. All new fittings shall comply with BS 402.

### *Protection*

The Contractor shall be responsible for providing and maintaining all necessary protection, temporary coverings, temporary roofs etc. to ensure that no water is permitted to enter the buildings during these works. This shall be deemed to include all work necessary to the roofs, leadwork and other areas affected by the works.

### *Workmanship*

The slating shall comply in all respects with the requirements of BS 5534 and 8000.

Carefully strip all slates and assess for salvage and re-use, in accordance with the specification. The Contractor is to refer to the specification in detail in relation to standards of materials and workmanship etc. required for slating. Salvaged slates are to be stored on pallets as close to the roof as possible, in order to avoid possible damage to them in transit. If possible, they should be kept in the working area at roof level, making sure they are secured and cannot be a falling hazard.

Carefully take up all metalwork to flashings, ridges, gutters, aprons, etc.

Carefully take up all existing battens, counter battens, parapet gutter and valley boarding as necessary.

Cut away all decayed structural roof timbers to good sound timber.

Remove perished wall plates in short sections, and renew in new treated timber of appropriate section, laid on damp proof course. Splice repair existing decayed rafters, ceiling joints, collars hangers, struts and dormer timbers and renew as necessary, as directed.

Cut out all decayed rafter ends, and splice in new treated timber to match existing strength grade, depth, thickness and sufficient to meet Building Regulations requirements.

Treat all existing retained timbers with approved borate preservative.

Treat all retained timbers and surrounding masonry, against future insect and fungal attack.

Lay new area of felt underlay (TYVEK Supro or similar approved) over repaired structure.

### *Battens and counter battens*

Battens and counter battens shall comply with BS 4978 and shall be pressure impregnated with preservative by an approved double vacuum process. The material impregnating the timber shall not cause deterioration in any metal fixings. The sizes shall be as original or increased, if necessary, to meet the requirements of BS 5534

Fit new impregnated timber battens, counter battens and boarding as necessary to take new and salvaged slate to match previous courses and pitch. Include for ridge slates and proprietary in-line eaves ventilation (Glidevale FV250 or similar approved) sufficient to meet Building Regulation requirements (while preventing pest ingress).

### *Sample panels*

The Contractor shall provide for preparing up to 3 No. sample panels of slating, 5 courses high and 5 slates wide for the Architect's approval before the re-slating work. The approved panel shall remain undisturbed as a record of the accepted standard until such time as the Architect nominates a completed section of the roof to fulfil this purpose.

Lay new/salvaged slates and ridges, as specified later, on new impregnated battens over new underlay. New slates are to be pre-holed, centre-nailed Blue Bangor slates from Penrhyn Quarry in Wales to match existing unless approved otherwise by Conservation Architect.

Fit new boarding to gutters, valleys, etc.

Fit new Code 7 lead to any damaged flashings, ridges, valleys, gutters abutments and dpcs in accordance with the specification.

Clean up roof and leave in weather and watertight condition

## **LEADWORK**

### *Standards*

Lead flashings, counter flashings, cover flashings, gutters, etc. shall comply in all respects with the requirements of CP 143 and the Lead Sheet Association Details

### *Materials*

Milled sheet lead shall comply with BS 1178 and shall be minimum Code 7.

Solder shall comply with BS 219.

Screws shall be brass to BS 1202 with large flat heads

Underlay shall be inodorous sheathing felt to BS 747.

Storage and handling

Lead shall be stored rolled on a clean, level, smooth surface

### *Existing Flashings.*

All existing flashings to the gutters, parapets, abutments, where indicated, shall be completely removed.

### *Underlay*

The underlay shall be laid on 25mm marine grade plywood securely fixed to the substrate. The underlay shall be laid with butt joints on flat surfaces and with a 50mm overlap on inclined surfaces. It is imperative that the underlay is kept dry at all times and no more than can be covered with lead the same day shall be laid at a time.

### *Cutting*

The lead shall be prepared for cutting by rolling out on a clean, level, smooth surface. It shall not be marked with sharp tools.

### *Laying*

The lead shall be set out in the appropriate bays sizes within the bay size limitations and shall be laid in close contact with the underlay to ensure that not pockets of air, debris etc. are trapped between the various layers.

### *Dressing*

The lead shall be dressed to the necessary profiles and the drip formed without reducing the thickness of the lead. At weltd joints, the drip shall be carefully formed to ensure a neat, weathertight joint. All welts shall be so formed that they do not restrict the thermal movement of the sheets etc.

### *Fixings*

The lead shall be securely fixed use of copper clips turned into the weltd joints at minimum centres as recommended in the Lead Development Association Handbook. In general, 2 clips should be provided in each joint, but more may be necessary at corners, large flat areas etc. The maximum centres for clips shall be 400mm. The welt shall be finished by lightly dressing flat.

### *Angles*

Angles shall be formed by cutting and folding where the angle cannot be dressed. It shall be finished to form a neat weathertight joint.

### *Finishing*

The lead shall be cleaned, and Patination Oil applied in strict accordance with the Manufacturer's recommendations.

### *Isolation*

All lead shall be electrically isolated from other metals that would cause electrolytic action using bitumen or other approved isolating membranes. The lead shall also be protected from any risk of corrosion from contact with soluble salts in masonry, renders etc. and from acid attack from timbers or any preservatives applied to the timbers.

### *Internal Condensation Trays*

The condensation trays of nominal size 45mmx22mm (6 No. in total) shall be formed in code 7 lead, with folded edges and soldered stop ends. Fixing holes shall be sealed with neoprene gaskets. 25mm diameter holes shall be provided in the base to allow for the attachment of copper outlet pipes.

### *Completion.*

The completed leadwork shall provide a neat, weather-tight finish to the Architect's satisfaction.

## **CAST IRON DOWNPIPES**

### *Standard*

To BS 460.

Existing downpipes are to be inspected by the Architect. Sound downpipes are to be freed of paint layers, treated with approved rust inhibitor and re-used

### *Jointing*

As per suppliers' recommendation. Wedge joints with suitable material to prevent rattling.

### *Fixing*

Existing wrought iron drive-in brackets mechanically fixed to wall. Repair as necessary or replace where missing.

### *New downpipes*

New downpipes are to be cast iron or Alumasc to match the existing in all respects.

### *Timber Decay*

The timberwork appears generally in reasonable condition, but the timbers should be examined in detail. All decayed or infested timber shall be carefully removed to prevent the spread of spores or larvae, immediately wrapped before removal from the building and disposed of site. Perished timbers should be replaced on a like for like basis, with new spliced members retaining as much of other original timber as is sound. All new timber should be vacuum treated with an approved preservative existing timber is to be treated with an approved borate preservative.

## References/sources

### Published works:

Craig, Maurice, 1982. *The Architecture of Ireland from the Earliest Times to 1880.* London.,

Department of the Environment Heritage and Local Government, 2011 *Architectural Heritage Protection Guidelines for Planning Authorities.* DEHLG.

Department of Arts, Heritage, Gaeltacht And the Islands, 1998. *National Inventory of Architectural Heritage Handbook of Criteria and Standards.* Dúchas the Heritage Service.

Wicklow County Council (2011) *Wicklow County Development Plan 2011 – 2017.* Wicklow: Wicklow County Council

### Internet resources

Department of Culture, Heritage and the Gaeltacht's Historic Environment Viewer  
<http://webgis.archaeology.ie/historicenvironment/>

Heritage Map Viewer - various interactive heritage maps  
<https://heritagemaps.ie/WebApps/HeritageMaps/index.html>

Geohive Mapviewer Resource  
<http://www.geohive.ie/>

National Inventory of Architectural Heritage (NIAH)  
[http://www.buildingsofireland.ie/Surveys\\_Buildings/](http://www.buildingsofireland.ie/Surveys_Buildings/)

Buildings of Ireland  
[http://buildingsofireland.fusio.net/niah/images/survey\\_specific/fullsize/.jpg](http://buildingsofireland.fusio.net/niah/images/survey_specific/fullsize/.jpg)

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21/03/2024 09 38 19

Receipt No L1/0/326917

DERMOT HUGHES  
FORMER BANK HOUSE  
MARKET SQUARE  
DUNLAVIN  
CO WICKLOW

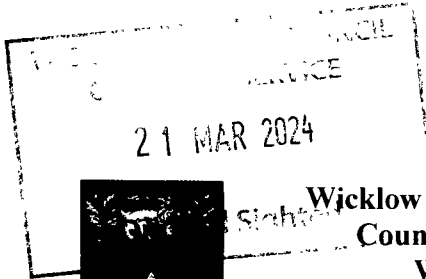
PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered  
Postal Order 80 00  
FORMER BANK HOUSE

Change 0 00

Issued By Ruth Graham  
From Customer Service Hub  
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WICKLOW COUNTY COUNCIL  
 21 MAR 2024  
 PLANNING DEPT.



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 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: Dermot Hughes.  
 Address of applicant: Former Bank House, Market Square, Dunlavin, Co.  
 Wicklow.

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

**2. Agents Details (Where Applicable)**

(b) Name of Agent (where applicable) John Greene  
 Address of Agent : The Square, Donabate, Co. Dublin K36NF76.

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

**3. Declaration Details**

i. Location of Development subject of Declaration Former Bank House,  
Market Square, Dunlavin, Co. Wicklow.

ii. Are you the owner and/or occupier of these lands at the location under i. above ?  
Yes

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

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 \_\_\_\_\_

The conservation and repair of its slated roof reusing the sound surviving historic fabric and sourcing matching materials to make up for losses in accordance with the submitted conservation report.

*Additional details may be submitted by way of separate submission.*

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration \_\_\_\_\_  
Section 5 \_\_\_\_\_  
\_\_\_\_\_

*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

vii. List of Plans, Drawings submitted with this Declaration Application \_\_\_\_\_

Site Location Map

Site Layout Plan

Detailed Roof Plan

viii. Fee of € 80 Attached ? Yes

Signed : \_\_\_\_\_ Dated : \_\_\_\_\_

**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 -

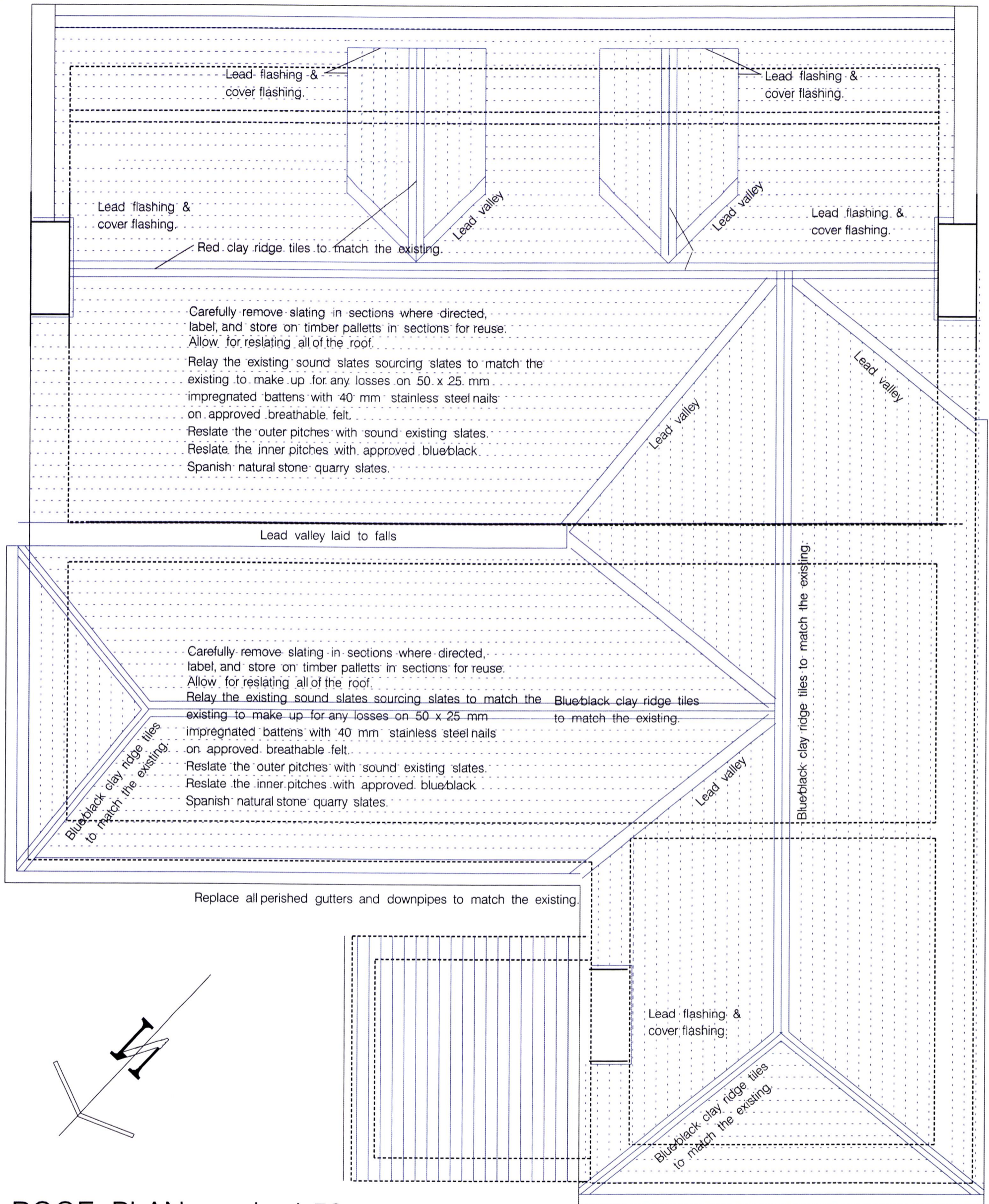
The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 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.



ROOF PLAN scale 1:50

FORMER BANK  
Dunlavin, County Wicklow.

CONSERVATION OF ROOF

Drawing no. 20JQ24 /WD /01 Rev:

JOHN GREENE  
RIAI Conservation Architect Grade 1  
The Square, Donabate,  
Co. Dublin K36NF76.  
T: 01 8085884 Mob: 086 1661384  
E: john.greenearchitect@gmail.com

GENERAL NOTES:

This drawing is to be read in conjunction with the conservation methodology.

All works, repairs, alterations and making good to the original fabric is to be in accordance with the conservation methodology and the approval of the conservation architect.

No opening up, chasing or removal of the original fabric is to be carried out without the approval of the conservation architect.

All features are to be retained as per the conservation methodology.

Retention of existing fabric shall include protection during construction and repair.

All work is to be reversible.

All new services are to be installed with the least intervention to the fabric and concealed.

Slating

Reslate the roofs to match the existing in all respects.

Carefully remove slating in sections where directed, label, and store on timber pallets in sections for reuse.

Reuse sound slates with slates sourced to match the existing on the front and rear pitches.

Selected natural stone slates sourced from quarries in Spain may be used on the reverse pitches.

Slates are to be laid matching the existing courses including three round ended courses on the front pitch.

The slating is to be carried out in sections and the roof is to be carefully protected from the weather.

Timberwork

Retain all sound timber and replace perished timber with pressure impregnated timber.

Lead

Replace perished lead with code 5 lead.

Lay new lead valleys, flashings to falls and cover flashings in code 5 lead.

All work to lead is to be in accordance with the

Lead Development Association's and lead Sheet Association's printed instructions.

Replace perished cast iron goods to match the existing.

Chimney stacks

Repair local areas of defective render where directed.

Replace parging to chimney cap and re-bed chimney pots.

Block the fireplace openings that are no longer to be used to flues providing a ventilation grille.

Partially fill the flues with insulation leaving a 50 mm uPVC ventilation pipe.

Repair lead flashings all as per the conservation methodology

Stonework

Repair local areas of defective pointing as per the conservation methodology

Render

Repair/replace render with a lime-based render to match the existing as per the conservation methodology.

FORMER BANK  
Dunlavin, County Wicklow.

CONSERVATION OF ROOF

These notes are to be read in conjunction with drawing no. 20JQ24 /WD /01 Rev:

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