

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

Director of Services Order No: 1686/2022

Reference Number: EX 55/2022

Name of Applicant: Iarnrod Eireann Infrastructure c/o Brian O'Malley

Nature of Application: Section 5 Referral as to whether
"Replace the existing slate roof coverings to the mono pitched roofs with new natural smooth 600x300mm slates to match existing, new felt underlay and slate battens. Replace only those roof timbers which are rotting and decayed.
Install new lead flashings, timber fascia boards and cast iron gutters.
Hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render.
Replace chimney pots at Arklow Railway Station, Saint Mary's Road, Arklow, Co Wicklow" is or is not exempted development.

Location of Subject Site: Arklow Railway Station, Saint Mary's Road, Arklow, Co Wicklow

Report from Andrew Spencer AP & Suzanne White SEP

Having regard to:

- The details received with this section 5 application (EX55/2022) on the 28th September 2022.
- Sections 2, 3, 4 and 57 of the Planning and Development Act 2000 (as amended).

Main Reasons with respect to Section 5 Declaration:

1. The proposal would be development having regard to Section 3 of the Planning and Development Act 2000 (as amended), as set out in the documents lodged.
2. The works 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, and therefore the development constitutes exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
3. The works do 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 and therefore the development constitutes exempted development under Section 57(1) of the Planning and Development Act 2000 (as amended) .

Recommendation

The Planning Authority considers that "Replace the existing slate roof coverings to the mono pitched roofs with new natural smooth 600x300mm slates to match existing, new felt underlay and slate battens.

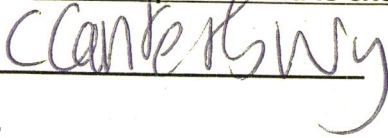
Replace only those roof timbers which are rotting and decayed.

Install new lead flashings, timber fascia boards and cast iron gutters.

Hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render.

Replace chimney pots at Arklow Railway Station, Saint Mary's Road, Arklow, Co Wicklow" is development and is exempted development

Signed



Dated 13 day of October 2022

ORDER:

That a declaration to issue stating:

That "Replace the existing slate roof coverings to the mono pitched roofs with new natural smooth 600x300mm slates to match existing, new felt underlay and slate battens.

Replace only those roof timbers which are rotting and decayed.

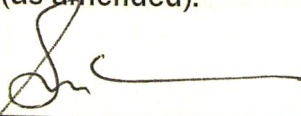
Install new lead flashings, timber fascia boards and cast iron gutters.

Hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render.

Replace chimney pots at Arklow Railway Station, Saint Mary's Road, Arklow, Co Wicklow" is development and is

exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:



Director of Services
Planning Development & Environment

Dated 14 day of October 2022



COMHAIRLE CONTAE CHILL MCHANTÁIN Wicklow County Council

**Forbairt Pleanála agus Comhshaol
Planning Development and Environment**

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

Iarnrod Eireann/Irish Rail
C/O Brian O'Malley
Buildings & Facilities
Limerick Junction Railway Station
Limerick Junction
Co Tipperary
E34 E984

14th October 2022

**RE: Declaration in accordance with Section 5
of the Planning & Development Acts 2000 (As Amended)**

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

Exemption Ref. No: EX 55/2022

Applicant: Iarnrod Eireann Infrastructure c/o Brian O'Malley

Nature of Application:

"Replace the existing slate roof coverings to the mono pitched roofs with new natural smooth 600x300mm slates to match existing, new felt underlay and slate battens.

Replace only those roof timbers which are rotting and decayed.

Install new lead flashings, timber fascia boards and cast iron gutters.

Hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render.

Replace chimney pots at Arklow Railway Station, Saint Mary's Road, Arklow, Co Wicklow"

Location: Arklow Railway Station, Saint Mary's Road, Arklow, Co Wicklow

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

*Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas
This document is available in alternative formats on request*

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhíse, Forbairt Pleanála agus Comhshaol.
All correspondence should be addressed to the Director of Services, Planning Development & Environment.





Comhairle Contae Chill Mhantáin
Wicklow County Council

Forbairt Pleanála agus Comhshaol
Planning Development and Environment

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

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.

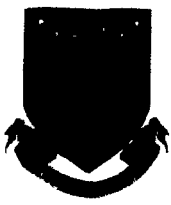
Is mise, le meas,

ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.

Ta an doiciméad seo ar fáil i bhformáidí eile ar iarratas
This document is available in alternative formats on request.

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Forbairt Pleanála agus Comhshaol.
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Comhairle Contae Chill Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaol
Planning Development and Environment

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Iarnrod Eireann Infrastructure c/o Brian O'Malley

Location: Arklow Railway Station, Saint Mary's Road, Arklow, Co Wicklow

DIRECTOR OF SERVICES ORDER NO. 1686/2022

A question has arisen as to whether "Replace the existing slate roof coverings to the mono pitched roofs with new natural smooth 600x300mm slates to match existing, new felt underlay and slate battens.

Replace only those roof timbers which are rotting and decayed.

Install new lead flashings, timber fascia boards and cast iron gutters.

Hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render.

Replace chimney pots at Arklow Railway Station, Saint Mary's Road, Arklow, Co Wicklow" is or is not exempted development.

Having regard to:

- The details received with this section 5 application (EX55/2022) on the 28th September 2022.
- Sections 2, 3, 4 and 57 of the Planning and Development Act 2000 (as amended).

Main Reasons with respect to Section 5 Declaration:

1. The proposal would be development having regard to Section 3 of the Planning and Development Act 2000 (as amended), as set out in the documents lodged.
2. The works do not materially affect the external appearance of the house so as to render the appearance inconsistent with the character of the house or of neighbouring houses, and therefore the development constitutes exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
3. The works do 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 and therefore the development constitutes exempted development under Section 57(1) of the Planning and Development Act 2000 (as amended).

*Ta an doiciméad seo ar fáil i bhformáid eile ar iarratas
This document is available in alternative formats on request*

Ba chóir gach comhfhreagras a sheoladh chuig an Stúirthóir Seirbhísi, Forbairt Pleanála agus Comhshaol.
All correspondence should be addressed to the Director of Services, Planning Development & Environment.





Comhairle Contae Chill Mhantáin
Wicklow County Council

Forbairt Pleanála agus Comhshaol
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The Planning Authority considers that "Replace the existing slate roof coverings to the mono pitched roofs with new natural smooth 600x300mm slates to match existing, new felt underlay and slate battens.

Replace only those roof timbers which are rotting and decayed.

Install new lead flashings, timber fascia boards and cast iron gutters.

Hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render. Replace chimney pots at Arklow Railway Station, Saint Mary's Road, Arklow, Co Wicklow" is development and is exempted development

Signed: 
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Dated 14^m October 2022





WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT

Section 5 – Application for declaration of Exemption Certificate

REF: EX55/2022
NAME: IARNROD EIREANN INFRASTRUCTURE C/O BRIAN O'MALLEY.
DEVELOPMENT: ROOF AND CHIMNEY REPAIR/REPLACEMENT.
LOCATION: ARKLOW RAILWAY STATION (PROTECTED STRUCTURE) SAINT
MARY'S ROAD, ARKLOW, CO. WICKLOW, Y14 YD89

The Site: Arklow railway station (Protected Structure RPS No. A16 16322029)

Google Map Photo:



Relevant Planning History: None.

Question:

The applicant has applied to see whether or not the following is or is not development; and is or is not exempted development:

- *Replace the existing slate roof coverings to the mono pitched roofs with new natural smooth 600x300mm slates to match existing, new felt underlay and slate battens.*
- *Replace only those roof timbers which are rotting and decayed.*
- *Install new lead flashings, timber fascia boards and cast iron gutters.*
- *Hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render.*
- *Replace chimney pots.*

Legislative Context

Planning and Development Act 2000 (as amended):

Section 3(1) of the Act states the following in respect of 'development':

"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 2(1) of the Act states the following in respect of 'works':

"Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."

Section 4 sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act.

Section 4(1)(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) *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.*

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;

Assessment

The Section 5 declaration application seeks an answer to the question: whether or not the following works to a protected structure (RPS No: A16):

- *Replace the existing slate roof coverings to the mono pitched roofs with new natural smooth 600x300mm slates to match existing, new felt underlay and slate battens.*
- *Replace only those roof timbers which are rotting and decayed.*
- *Install new lead flashings, timber fascia boards and cast iron gutters.*
- *Hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render.*
- *Replace chimney pots.*

is or is not development; and is or is not exempted development.

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that:

"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.

It should be noted that Section 2 of the Act defines works as:

"works" include any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal.

I am satisfied that the proposal involves works to the existing property and therefore constitutes development.

The second stage of the assessment is to determine whether or not the proposal would be exempted development under the Planning and Development Act 2000 (as amended) or its associated Regulations.

The proposed works involve the following:

Mono pitched roofs:

1. Remove the existing 'bitumen coated' natural slate roof coverings to the mono pitched roofs and associated timber slate battens and lead flashings.
2. Once exposed, inspect the timber rafters, purlins and wall plates for decay. Replace only those timbers that are rotting and decayed. The aim is to preserve and reuse the existing timber rafters, purlins and wall plates with only minimum interventions to replace rotting/decayed timber sections.
3. Install cross ventilation to the mono pitched roofs using proprietary over fascia vents at eaves level and mono-vents at high level.
4. Incorporate new felt underlay with preservative treated timber slate battens and felt support trays.
5. Fix new 600x300mm smooth natural slate covering to the mono pitched roofs. The new slate will match the colour of the main Administration Building.
6. Install new lead flashings, timber fascia and cast iron gutters with associated downpipes where necessary.

Chimneys:

1. Hack off the smooth render to all faces of the chimneys.
2. Remove the flaunching and 'Dublin Can' chimney pots. Lower the chimney pots onto the scaffolding for a detailed inspection to identify the extent of damage and cracks to the pots.
3. Apply a new roughcast render finish using NHL 3.5 lime and sand to the chimneys. The new roughcast finish will marry-in with the adjacent roughcast finish of the building.
4. 4. Install new 'Dublin Can' chimney pots where existing are damaged beyond use. Reuse existing pots where viable and dependent upon the extent of damage and cracks. Install new flaunching using NHL 5 lime and sand.

Having examined the documentation submitted, I consider that the works fall within the scope of 4(1)(h). I do not consider that the alterations 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.

The final stage of the assessment is to ascertain accordance with Section 57(1):

Whether or not the proposed works 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 description of Arklow train station in the Record of Protected Structures Ref: A16 16322029 reads as follows:

Detached four-bay two-storey Railway Station, built 1863. The building is finished in roughcast render with surrounds to the openings; to the north and south are small lean-to and flat roofed recent additions. The timber sheeted door opening on to the platform is set below a gabled bracketed roof. Window openings are flat-headed and mainly with two over two timber sash frames

Summary of works proposed:

The proposed works to the mono pitched roofs and chimneys comprise necessary repair works and are required to protect the internal areas of the northern and eastern extensions of the station.

With respect to the roof it is proposed to retain where possible existing roof structure timbers, only replacing those which are rotting and to replace the existing damaged slated roof with a roof of natural slates. In addition where PVCU rainwater gutters are missing in places it is proposed to install cast iron gutters with associated downpipes.

With regard to the 'Dublin Can' chimney pots it is proposed to inspect the existing pots to establish which are still fit for purpose, reparable or which ones require replacement. It is proposed to reuse existing pots where possible and repair/reuse where possible whilst it is also proposed to install new 'Dublin Can' chimney pots where necessary.

Conclusion:

The replacement of the existing roof slates with natural slates and the replacement of PVCU gutters and associated downpipes with cast iron gutters and downpipes would be an improvement on the existing as it restores these elements of the structure to their original state.

The proposed remedial works to retain where possible existing healthy chimneys and to replace / restore, where necessary, like with like those chimneys which are no longer fit for purpose, represents an improvement on the existing structure and a restoration to the station's original character.

In light of the above I am satisfied that the proposed works **do 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.

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000, as to whether or not the proposal for:

- Replace the existing slate roof coverings to the mono pitched roofs with new natural smooth 600x300mm slates to match existing, new felt underlay and slate battens.
- Replace only those roof timbers which are rotting and decayed.
- Install new lead flashings, timber fascia boards and cast iron gutters.
- Hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render.
- Replace chimney pots.

is or is not development, and is or is not exempted development.

The Planning Authority considers that:

The proposal to:

- Replace the existing slate roof coverings to the mono pitched roofs with new natural smooth 600x300mm slates to match existing, new felt underlay and slate battens.
- Replace only those roof timbers which are rotting and decayed.
- Install new lead flashings, timber fascia boards and cast iron gutters.
- Hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render.
- Replace chimney pots.

is development, and is exempted development.

Main Considerations with respect to Section 5 Declaration:

- The details received with this section 5 application (EX55/2022) on the 28th September 2022.
- Sections 2, 3, 4 and 57 of the Planning and Development Act 2000 (as amended).

Main Reasons with respect to Section 5 Declaration:

- 1) The proposal would be development having regard to Section 3 of the Planning and Development Act 2000 (as amended), as set out in the documents lodged.
- 2) The works do not materially affect the external appearance of the ~~house~~ ^{structure} so as to render the appearance inconsistent with the character of the ~~house~~ ^{structure} or of neighbouring houses, and therefore the development constitutes exempted development under Section 4(1)(h) of the Planning and Development Act 2000 (as amended).
- 3) The works do 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 and therefore the development constitutes exempted development under Section 57(1) of the Planning and Development Act 2000 (as amended).


Andrew Spencer
Assistant Planner

Agreed
10/10/22
SEP

07/10/2022

Agreed
14/10/22
DES.

MEMORANDUM

WICKLOW COUNTY COUNCIL

**TO: Andrew Spencer
Assistant Planner**

**FROM: Crystal White
Assistant Staff Officer**

**RE:- EX 55/2022 - Declaration in accordance with Section 5 of the
Planning & Development Acts 2000 (as amended)
Iarnrod Eireann Infrastructure Replacing the Natural Slate Roof
Coverings to Monopitched Roofs at Arklow Railway Station.**

I enclose herewith for your attention application for Section 5 Declaration received 28th of September 2022.

The due date on this declaration is the 25th October 2022.



**Senior Staff Officer
Planning Development & Environment**



Comhairle Contae Chill Mhantáin
Wicklow County Council

Forbairt Pleanála agus Comhshaoil
Planning Development and Environment

Áras An Chontae / County Buildings
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29/09/2022

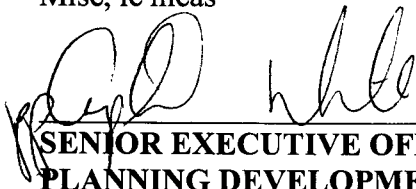
Iarnrod Eireann Infastructure
C/O Brian O'Malley
Buildings & Facilities
Limerick Junction Railway Station
Limerick Junction
Co Tipperary
E34 E984

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). Ex 54/2022
Replacing the Natural Slate Roof Coverings to Monopitched Roofs at Arklow Railway Station

A Chara

I wish to acknowledge receipt on the 28th of September 2022 details supplied by you in respect of the above section 5 application. A decision is due in respect of this application by 25/10/2022.

Mise, le meas



SENIOR EXECUTIVE OFFICER
PLANNING DEVELOPMENT AND ENVIRONMENT



An Foirgneamh Innealtoireachta & Oibreacha Nua, Iarnród Éireann
Inse Chór, Baile Átha Cliath 8, D08 K6Y3
Building & Facilities Department, Irish Rail,
Infrastructure Manager's Building, Inchicore, Dublin 8, D08 K6Y3



T 01 703 4228 E info@irishrail.ie W www.irishrail.ie

14 June 2022

Planning Department
Wicklow County Council
County Buildings
Whitegates
Wicklow Town
A67 FW96



Dear Sir or Madam

Application for a Section 5 Declaration (Planning & Development Act 2000 (as amended)) for Replacing the Natural Slate Roof Coverings to Monopitched Roofs at Arklow Railway Station, St Mary's Road, Arklow, Co. Wicklow, Y14 YD89

Please find enclosed two copies of the Application for a Section 5 Declaration. The application includes:

- a copy of the payment advice to Wicklow County Council for the sum of €80.00;
- completed application form;
- a statement of justification for the works;
- drawing number 2022.6 – 1; and
- drawing number 2022.6 – 2;

I would be grateful if you would direct all queries relating to the application to the agent as noted on the Application Form.

I trust the above and enclosed are acceptable however, should you have any further queries please do not hesitate to contact me.

Yours faithfully

Brian O'Malley
Regional Asset Compliance Surveyor
Iarnród Éireann / Irish Rail

Wicklow County Council
County Buildings
Wicklow
0404-20100

21-06-2022 00:00:00

Receipt No. : BANKS/7654/1525670
***** REPRINT *****

Unallocated Payments OS	80.00
GOODS	80.00
VAT	0.00

Total 80.00 EUR

Tendered:
Cash 80.00

Issued By : Import Cashier
From: Bank Unallocated Payments

* Pay reference : IESS2000206539



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: Iarnrod Eireann / Irish Rail

Address of applicant: Buildings & Facilities Department, Connolly Station,
Amiens Street, Dublin 1

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

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) Brian O'Malley - Iarnrod Eireann / Irish
Rail

Address of Agent : Buildings & Facilities, Limerick Junction Railway Station,
Limerick Junction, Co. Tipperary, E34 E984

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

3. Declaration Details

28 SEP 2012

- i. Location of Development subject of Declaration Arklow Railway Station
Saint Mary's Road, Arklow, Co. Wicklow, Y14 YD89
- 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 N/A

- 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, on 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 query raised by the applicant is whether the following proposed works are considered exempted development. The applicant intends to:
- replace the existing slate roof coverings to the monopitched roofs with new natural smooth 600 x 300mm slates to match existing, new felt underlay and slate battens;
- replace only those roof timbers which are rotting and decayed;
- install new lead flashings, timber fascia boards and cast iron gutters;
- hack off smooth render and flaunching to two chimneys and replace with new lime roughcast render; and
- replace chimney pots.
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 2(1) Planning and Development Act 2000, as amended
- Section 3(1) Planning and Development Act 2000, as amended
- Section 4(1) Planning and Development Act 2000, as amended
- Section 4(2)(a) Planning and Development Act 2000, as amended
- Section 57(1) Planning and Development Act 2000, as amended

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 – NIAH Register number is 16322029

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

2022.6-1
2022.6-2

viii. Fee of € 80 Attached ? Paid by bank transfer; see attached Payment Advice

Signed : Brian O'Malley Dated : 14/06/2022

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.

Statement of Justification for the Works

at

Arklow Railway Station, St Mary's Road, Arklow, Co. Wicklow, Y14 YD89

1 Introduction

The main Administrative building (and former Station Master's house) of Arklow Railway Station is situated off of St Mary's Road within the Knockanrahan Lower townland of Arklow. The GPS coordinates for the property are 52.793939, -6.159506.

The Western elevation of the building which incorporates the entrance to the ticket office/waiting room and customer toilet facilities is hard-up to platform 1. The building (and monopitched roofs and chimneys which are the subject of this statement) can be seen from the approach road to, and car park of the railway station.

To the North (side) and East (rear) facing elevations of the Railway Station building are lean-to/monopitched roofs over single storey extensions. The monopitched roofs comprise of natural slate roof coverings, timber slate battens (no felt underlay), timber rafters and lath and plaster ceilings. The eaves to the roofs comprise of PVCU rainwater gutters/dowpipes and painted timber fascia boards.

During the past number of years, the natural slate roof coverings and a number of the associated timber rafters/wallplates of the monopitched/lean-to roofs have deteriorated beyond repair. Also, sections of the lath and plaster ceilings are damaged caused by water ingress/leaks. The PVCU rainwater gutter and timber fascia board to the East facing roof are missing in places. Generally, the natural slate roof coverings to both monopitched roofs have had a 'bitumen' coating/layer applied in the past to stop rainwater ingress however, this has not stopped the leaks. Overall, the condition of the monopitched roof structure and coverings are very poor/bad.

The two chimneys to the original two storey building are finished with a smooth render which is not "in keeping" with the rest of the building which has a roughcast lime render finish. The render previously applied to the chimneys is cracked. The 'Dublin Can' chimney pots from a ground level inspection are cracked and damaged.

The applicant now needs to carry out remedial works to the monopitched/lean-to roofs and chimneys.

The aim of the proposed works is to ensure that the monopitched roofs shed water, protect the building interior from the effects of weather elements such as rain, wind, sun, heat and snow, and achieve a further life expectancy of 60 years minimum. Also, the aim is to ensure that the chimneys new roughcast render finish matches the rest of the property and that new chimney pots match the existing where they are replaced.

Ultimately, the proposed works will preserve the internal areas of the North and East extensions and return the roofs and chimneys to their former appearance and character. The proposed works will maintain the building's "Architectural, Historical and Social" categories of special interest.

Irish Rail/Iarnród Éireann is now seeking a declaration from Wicklow County Council under Section 5 of the Planning & Development Act 2000 (as amended), whether the proposed works are exempted development within the meaning of the Act.

2 Description of the Building

National Inventory of Architectural Heritage (NIAH)

The official list entry for Arklow Railway Station published by the National Inventory of Architectural Heritage (NIAH) is as follows:

<i>Register Number</i>	<i>16322029</i>
<i>Rating</i>	<i>Regional</i>
<i>Categories of Special Interest</i>	<i>Architectural, Historical, Social</i>
<i>Use</i>	<i>Railway Station</i>
<i>Date</i>	<i>1860 - 1865</i>

Description

Detached four-bay two-storey Railway Station, built 1863. The building is finished in roughcast render with surrounds to the openings; to the north and south are small lean-to and flat-roofed recent additions. The timber sheeted door opening on to the platform is set below a gabled bracketed roof. Window openings are flat-headed and mainly with two over two timber sash frames. The pitched roof is covered with slate and has cast-iron rainwater goods. Chimneystacks are rendered with corbelled caps and clay pots. The station is to the south of the town centre. Detached five-bay two-storey signal box built c.1900. The box is entered from the recent footbridge. Finished in painted timber and with a shallow barrel vaulted roof, it sits to the south of the platform. Internally the original manual levers appear to be all intact and fully functional. Detached three-bay single-storey engine shed, built c.1850. Constructed in roughly squared semi-coursed basalt rubble with granite quoins. The double timber sheeted doors are set within segmental arch-headed brick-dressed openings. The roof structure is substantially intact but the slate has been removed.

Appraisal

Substantially intact small railway station complete with station, engine shed, footbridge and signal box. With the exception of the shed all are well preserved and substantially in original condition. Despite recent additions to the station this grouping is still an asset to the town. Together they are important parts of the town heritage.

Record of Protected Structures 2016 – 2022, Wicklow County Council

The official list entry for Arklow Railway Station in the Record of Protected Structures 2016 – 2022, published by Wicklow County Council is as follows:

Town Plan Reference number: A16

Description

Detached four-bay two-storey Railway Station, built 1863. The building is finished in roughcast render with surrounds to the openings; to the north and south are small lean-to and flat-roofed recent additions. The timber sheeted door opening on to the platform is set below a gabled bracketed roof. Window openings are flat-headed and mainly with two over two timber sash frames

3 Proposed Works

The proposed works are to:

Monopitched roofs

1. Remove the existing 'bitumen coated' natural slate roof coverings to the monopitched roofs and, associated timber slate battens and lead flashings.
2. Once exposed, inspect the timber rafters, purlins and wall plates for decay. Replace only those timber that are rotting and decayed. The aim is to preserve and reuse the existing timber rafters, purlins and wall plates with only minimum interventions to replace rotting/decayed timber sections.
3. Install cross ventilation to the monopitched roofs using proprietary over fascia vents at eaves level and mono-vents at high level.
4. Incorporate new felt underlay with preservative treated timber slate battens and felt support trays.
5. Fix new 600 x 300mm smooth natural slate covering to the monopitched roofs. The new slate will match the colour of the main Administration building.
6. Install new lead flashings, timber fascias and cast iron gutters with associated downpipes where necessary.

Chimneys

1. Hack off the smooth render to all faces of the chimneys.
2. Remove the flaunching and 'Dublin Can' chimney pots. Lower the chimney pots onto the scaffolding for a detailed inspection to identify the extent of damage and cracks to the pots.
3. Apply a new roughcast render finish using NHL 3.5 lime and sand to the chimneys. The new roughcast finish will marry-in with the adjacent roughcast finish of the building.
4. Install new 'Dublin Can' chimney pots where the existing are damaged beyond use. Reuse existing pots where viable and dependent upon the extent of damage and cracks. Install new flaunching using NHL 5 lime and sand.

4 Options Appraisal for the Proposed Works

The layout, shape and scale of the monopitched/lean-to roofs and chimneys will not change.

The option to '*do nothing*' cannot be considered by the applicant due to the health and safety concerns of the failed roof coverings becoming displaced during high wind conditions being near the coast, weakening of the roof timbers (rafters, slate battens, etc) due to water ingress / rot. To '*do nothing*' will mean that the defects continue to worsen with a high risk of failure/collapse.

The option to '*repair*' the roof covering is not considered viable as the natural slates are in very poor condition and slipped in areas. Also, there is evidence that a few timber rafters have rotted/decayed beyond repair. To '*repair*' will not suffice as the slates are functioning beyond their life expectancy. The extent of works would not constitute a 'repair' by definition as noted in the Building Regulation as more than 25% of the roof covering is beyond repair.

The option to '*replace*' is considered the most viable solution. The reasoning for carrying out the remedial works to the monopitched roofs is to:

- stop water ingress which is causing damage to the timber rafters and lath and plaster ceilings;
- to protect Irish Rail staff and members of the public from the roof slates become displaced in windy conditions; and
- to replace cracked smooth render to the chimneys; the render not being 'in keeping' with adjacent roughcast render to the rest of the building.

The designed interventions to replace the roof coverings, rainwater goods, render, etc are considered to be 'in keeping' by using traditional methods and techniques.

Ultimately, the aim of the project is to maintain the structural stability, lifespan of the extensions and prevent further deterioration/loss to the monopitched roofs and chimneys.

5 Impact of the Proposed Works

The immediate impact of the remedial works is to ensure weathertight roofs which do not leak/allow water ingress and, the deterioration/rotting of the timber roof structure is arrested. The North and East single storey extensions of the building, which is a Protected Structure, will be safeguarded from damage. Also, the risks to the health and safety of the building users will be reduced. The proposed works will significantly reduce the risk of collapse in the future.

The proposed replacement works are considered the most appropriate option that:

- provides a long term weathertight solution;
- complies with Technical Guidance Documents A (Structure) and C (Site Preparation and Resistance to Moisture) of the Building Regulations;
- brings back to life and enhances the roof slopes and chimneys; and
- has no detrimental effect on the layout, scale and shape of the building.

6 Photographs



Photo 1: General view of monopitched (lean-to) roofs and chimneys attached to the Administration building



Photo 2: General View of East facing roofs and chimneys. Note bitumen coating to slates on monopitched roof



Photo 3: General view of North facing roof



Photo 4: Close view of cracked smooth render and damaged/cracked chimney pots to chimneys

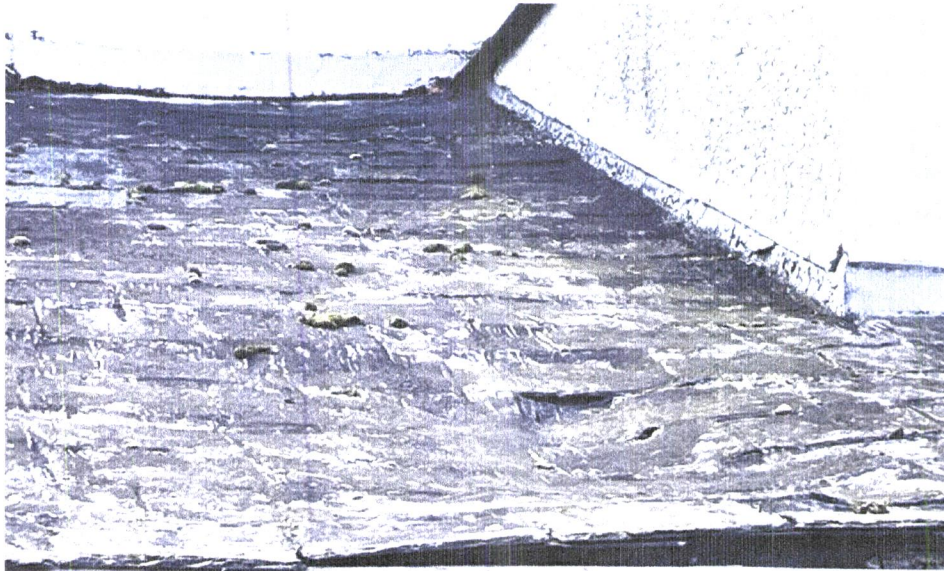


Photo 5: Sagging roof slope with damaged slates. Bitumen coating to the slates.

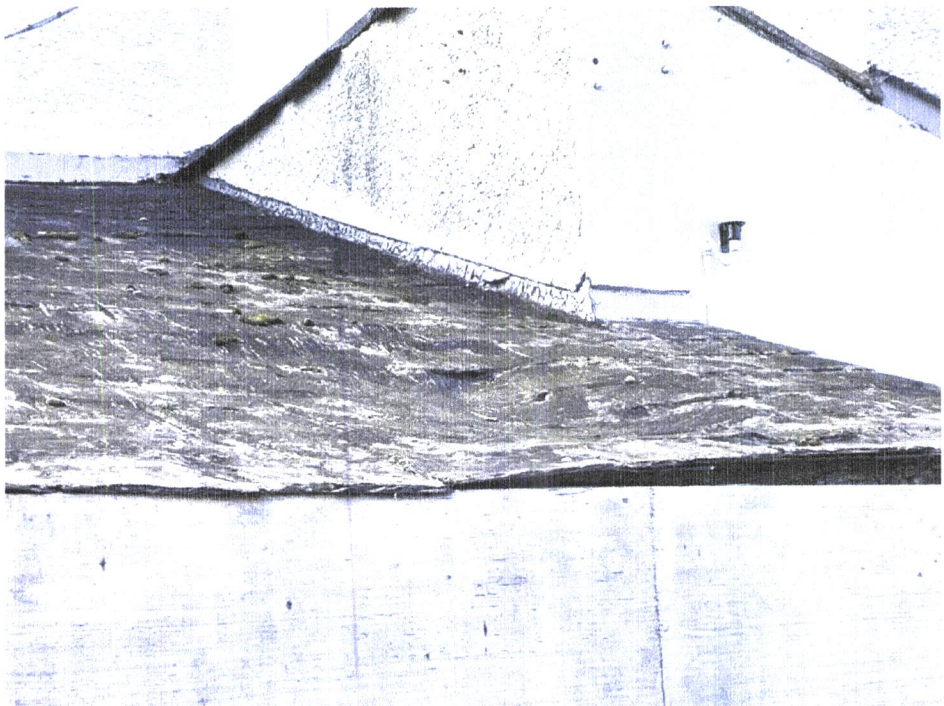


Photo 6: Bitumen flashings deteriorated and painted over.

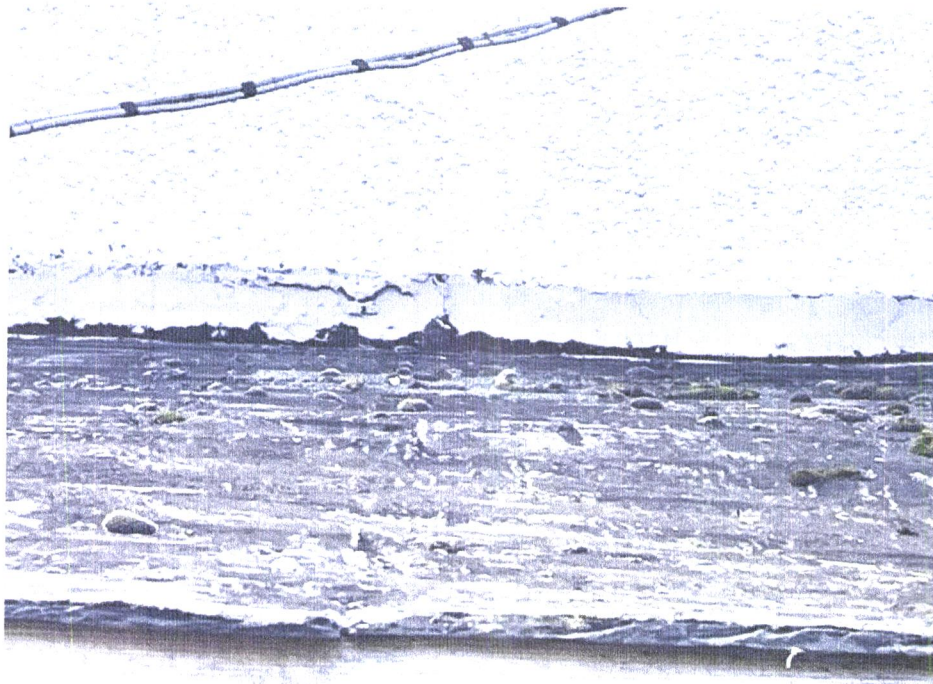


Photo 7: Bitumen flashings deteriorated and painted over.



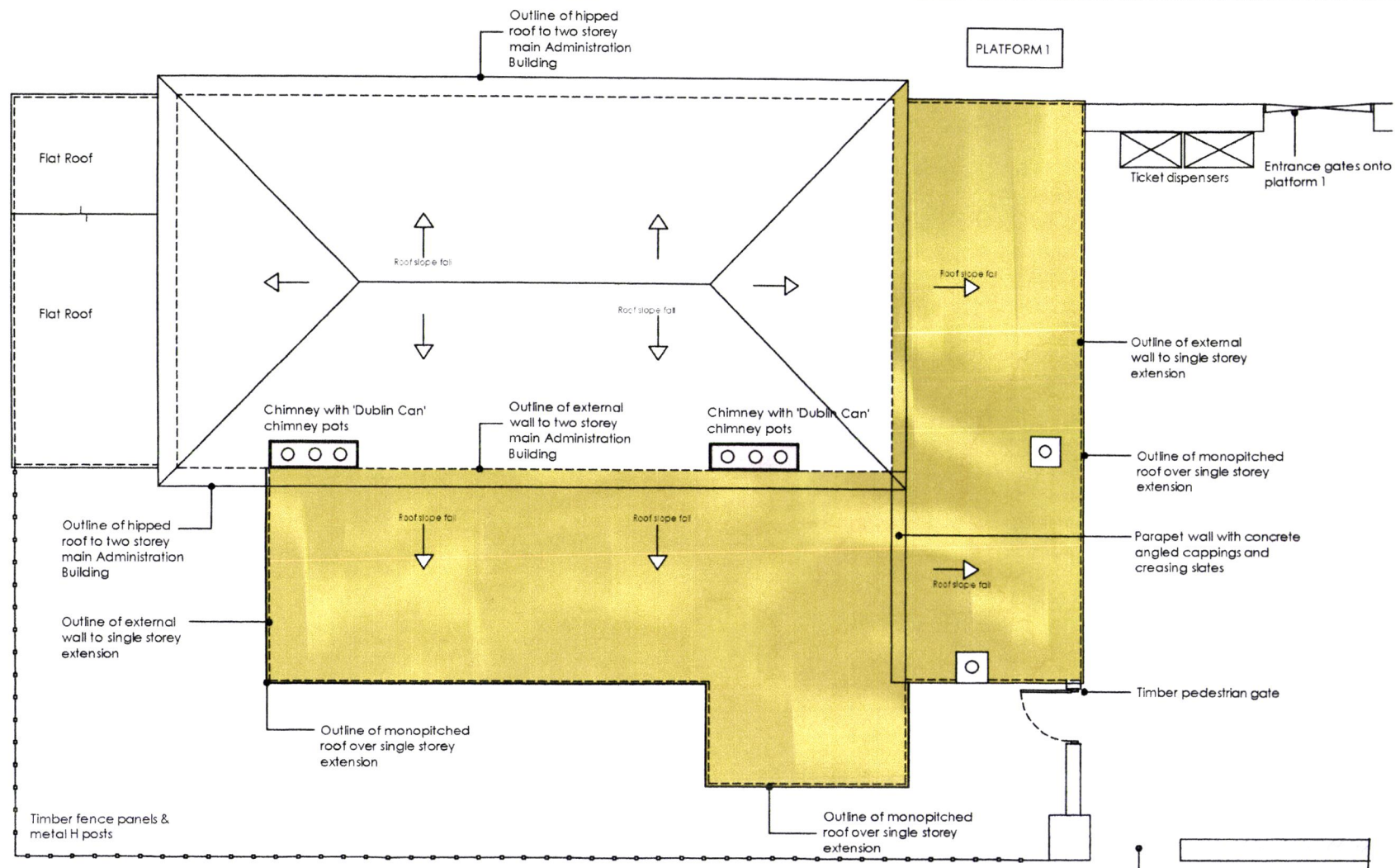
Photo 8: Rotting/decayed timber rafter



Photo 9: Rotting/loss of end bearing to timber rafter



Photo 10: Missing sections of plaster to ceiling due to water ingress



EXISTING / PROPOSED ROOF PLAN OF ADMINISTRATION BUILDING
Scale 1:100

HACK OF EXISTING SMOOTH RENDER; REMOVE CHIMNEY POTS; APPLY NEW ROUGHCAST LINE RENDER TO FACES OF CHIMNEY AND DECORATE WITH LIMEWASH PAINT 4 COATS; APPLY NEW FLAUNCHING AND CHIMNEY POTS

STRIP MONOPITCHED ROOFS OF NATURAL SLATE ROOF COVERING; REMOVE TIMBER ROUGHCAST LINE RENDER TO FACES OF CHIMNEY AND DECORATE WITH LIMEWASH PAINT 4 COATS; APPLY NEW FLAUNCHING AND CHIMNEY POTS

IMPORTANT
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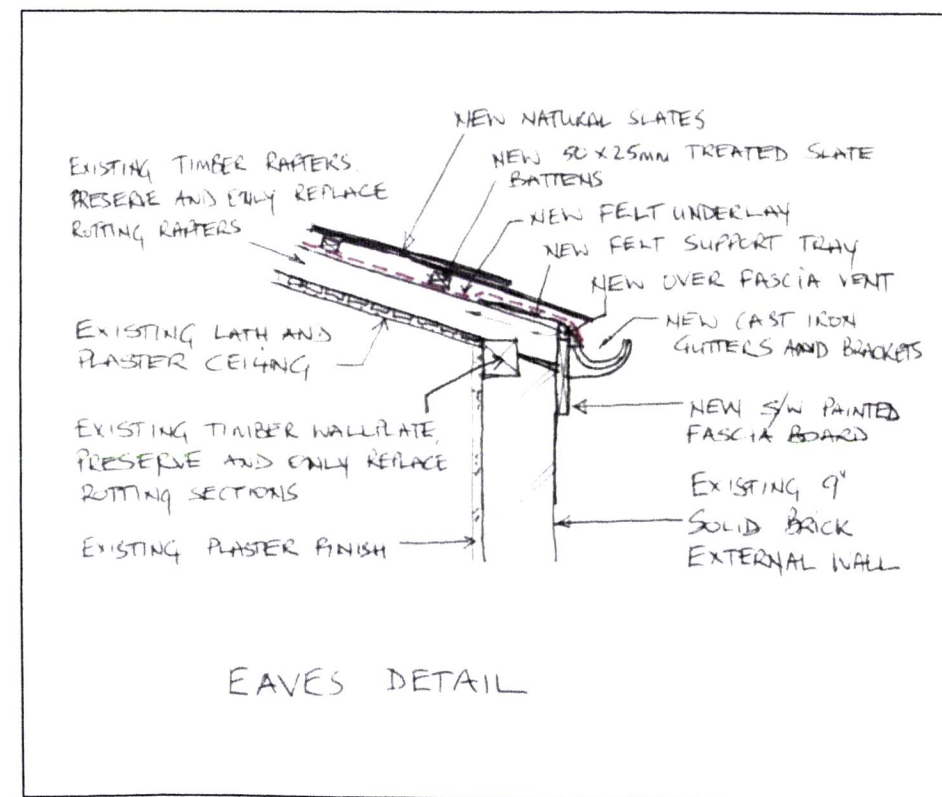
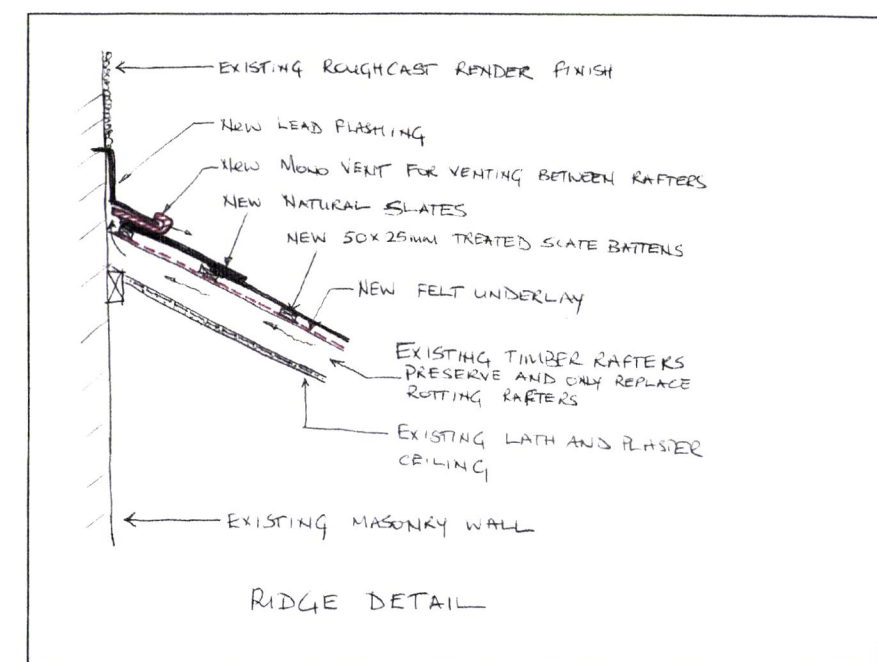



PHOTO OF MONOPITCHED ROOFS TO BE REROOFED



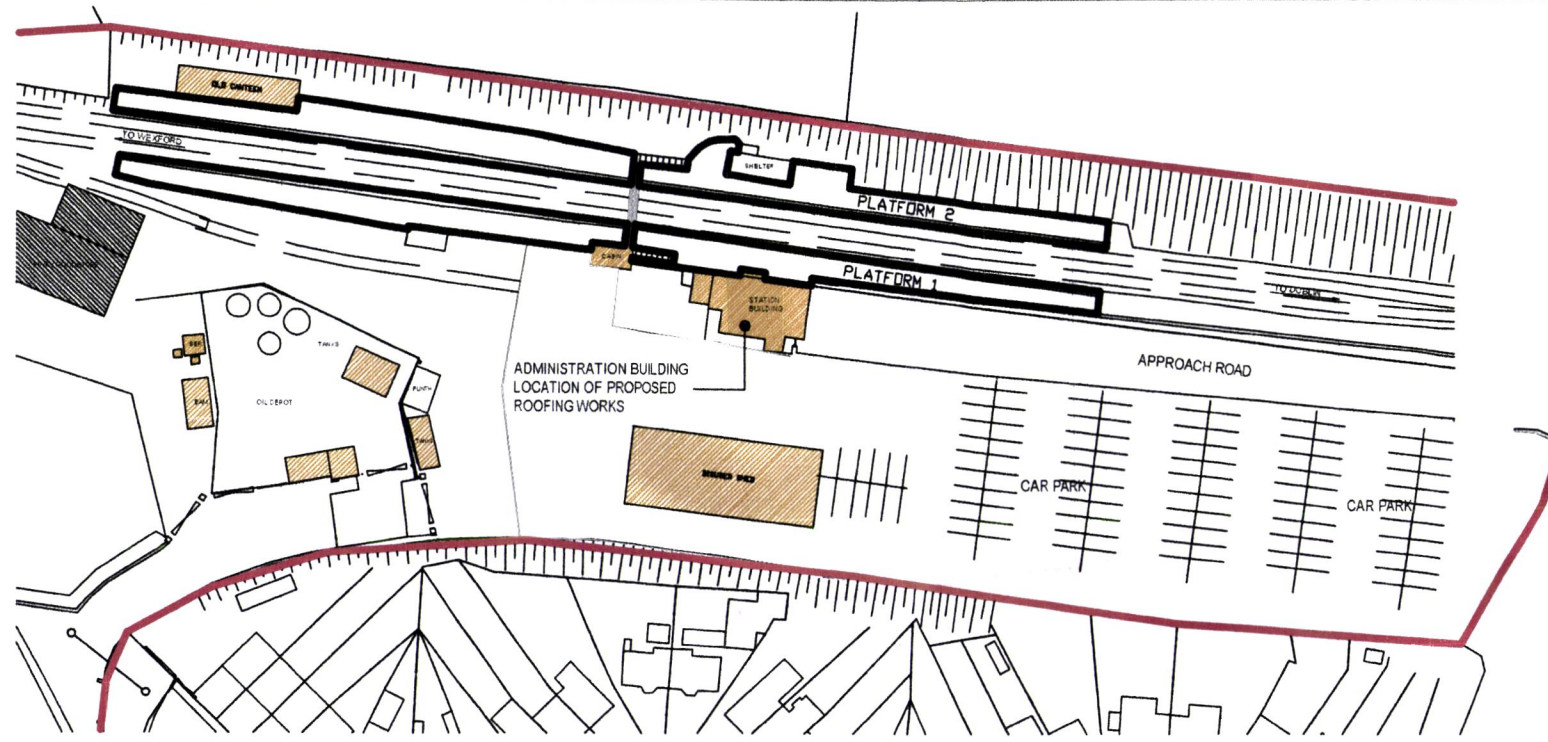
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Irish Rail

Buildings & Facilities Dept. 69900
Kent Station Cork

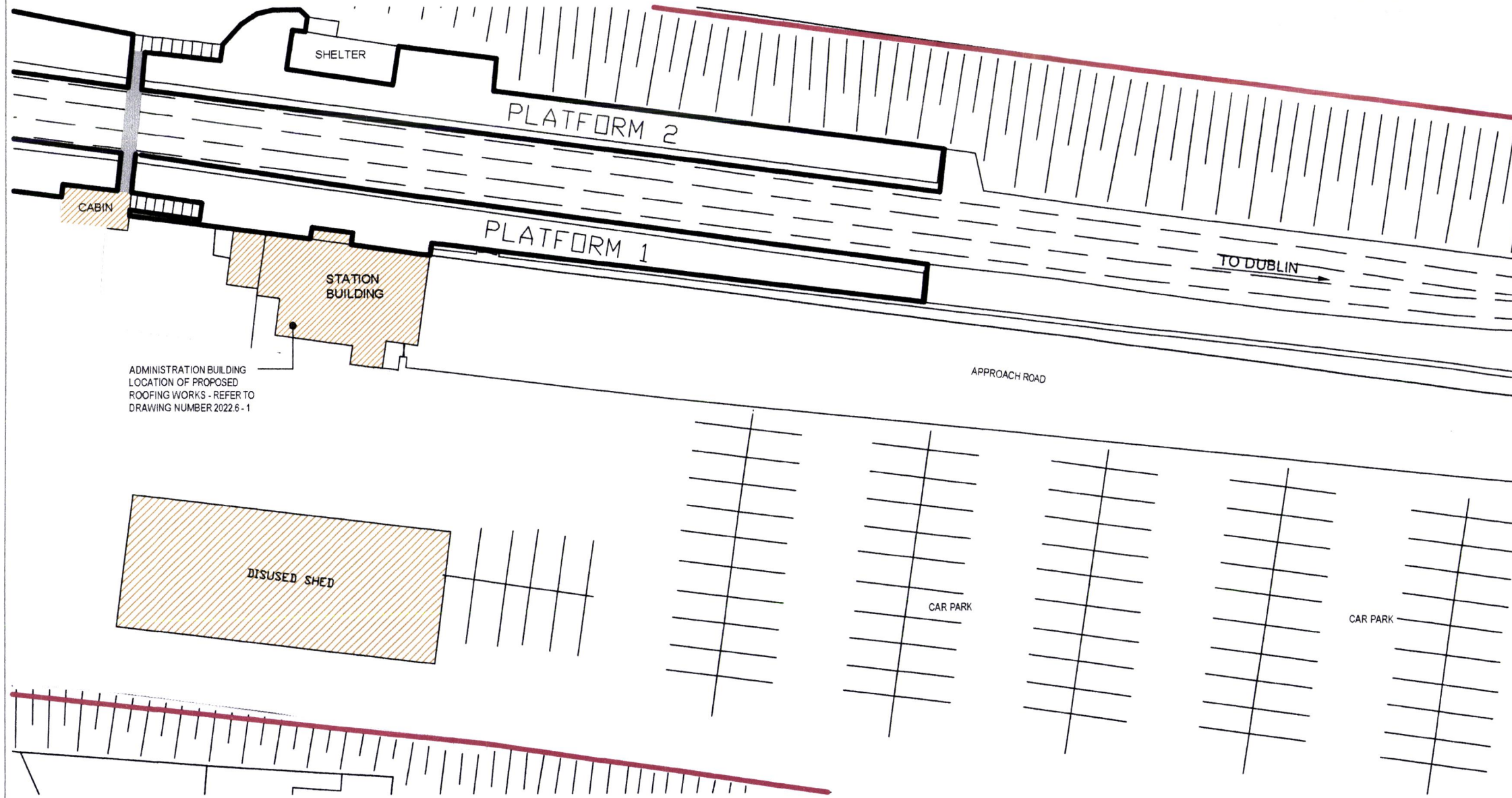
Email: uairnet.craig@irishrail.ie Phone: (01738) 2511

Project: RESLATING MONOPITCHED ROOFS OF ADMIN BUILDING AT ARKLOW RAILWAY STATION			Work Request Ref: CMD / GL
Drawn By: BOM	Checked By:	Registered By: CMD/GL	
Date: JUNE 2022	Date:	Date:	
Title: EXISTING / PROPOSED ROOF PLAN PROPOSED TYPICAL RIDGE AND EAVES DETAILS			
Drawing No: 2022.6 - 1			
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LOCATION PLAN
Scale 1:1250



SITE/BLOCK PLAN
Scale 1:500

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ADMINISTRATION BUILDING
LOCATION OF PROPOSED
ROOFING WORKS - REFER TO
DRAWING NUMBER 2022.6 - 1

Iarnród Éireann
Irish Rail
Buildings & Facilities Dept. 69900
Kent Station Cork
Email: infocent@rail.ie Phone: (47) 361 011

Project: RESLATING MONOPITCHED ROOFS OF ADMIN BUILDING AT ARKLOW RAILWAY STATION		
Drawn By: BOM	Checked By:	Work Request Ref: CMD / GL
Date: JUNE 2022	Date:	Registered By: CMD/GL
Title: LOCATION PLAN SITE / BLOCK PLAN		
Drawing No: 2022.6 - 2		
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