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CARLOW COUNTY COUNCIL

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COUNTY BUILDINGS, ATHY ROAD, CARLOW.

Tel: Phone: 059-9170300/ Fax: 059-9170836

Website: www.carlow.ie

Application Form for Section 5 Declaration on Development & Exempted Development

1. Name of applicant: William Bunbury
2. Address of applicant: [REDACTED]
3. Name & address for correspondence: William Bunbury, Lisnavagh, Rathvilly, Co. Carlow
Tel. No: [REDACTED] Fax No: [REDACTED] E-mail: [REDACTED]
4. Location of Development: Townland: Lisnavagh
Postal address: (if different from Townland): Farmyard, Lisnavagh, Rathvilly, Co. Carlow R93 RK07
5. Name & address of Agent: James Powell, Baurnafeea, Castlewarren, Co. Kilkenny 087 668-6090
james@jamespowell.ie
6. Outline clearly the description of the development / proposal: See att. Method Statement
7. Is this a Protected Structure or within the curtilage of a Protected Structure: YES CW367
8. List any previous applications relating to the site: None
9. Are you aware of any enforcement proceedings relating to this site: None
10. Please state applicant's interest in this site: Managing Partner of the Lisnavagh Farm Partnership
11. List of plans, drawings etc. submitted with this application:

Method Statement dated 9th June 2023

Signed:

(Signature of Applicant)

Date:

19/6/23

Note: This application must be accompanied by:

4/1/1



Payment of Fee: This application must be accompanied by the statutory fee of €80

Lodgement: The application should be forwarded to:
Planning Department
Carlow County Council
Athy Road
Carlow

OFFICE USE ONLY

Date Received: _____ **Date Decision Due:** _____

Date of Decision: _____ **Recommendation:** _____

Advice Note:

This is a non-statutory advice note prepared by Carlow County Council for the purposes of advising applicants what information is required for a decision to be made under Section 5 by the Planning Authority.

Under Section 5 of the Planning and Development Act 2000 as amended any person may request in writing from the Planning Authority as declaration as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of the Planning and Development Act 2000 as amended.

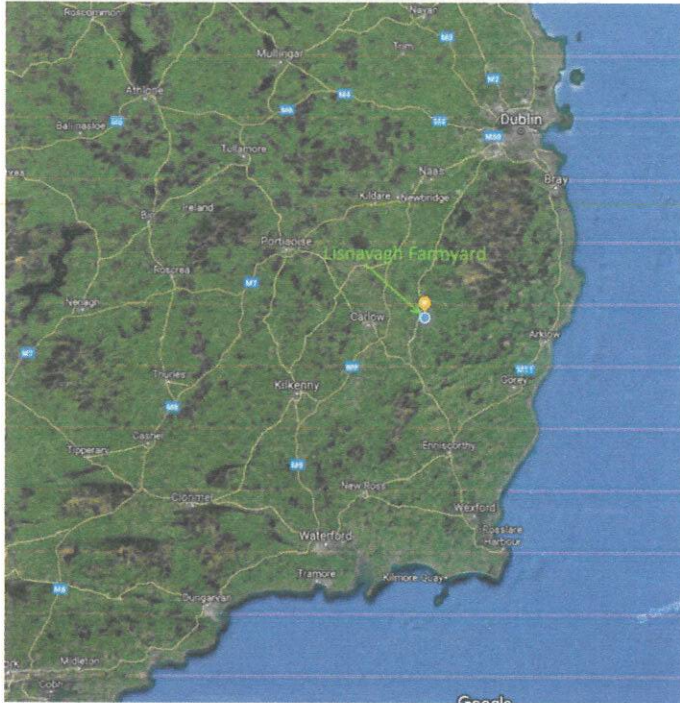
The Planning Authority is required to make a decision within 4 weeks of receipt of a Declaration Request under Section 5, along with the prescribed fee, however the Planning Authority can also request Additional Information if it is considered that insufficient information has been submitted.

Therefore, it is advised that the following information should be submitted to enable the Planning Authority to make a qualified decision within the prescribed period:

- **A site location map** (Scale 1:2500 in rural area and 1:1000 in an urban area), with the site clearly outlined in red
-
- **Site Layout Map** (Scale 1:500) in compliance with Article 23 of the Planning and Development Regs 2001 as amended.
-
- **Drawings** (Scale 1:50) Where development involves any construction of a new structure, increase in size of existing structure or alterations to an existing structure, scaled floor plans and elevations. Drawings should differentiate between the original building, all extension and proposed development.

Lisnavagh Farmyard Location

Lisnavagh, Rathvilly, Co Carlow, R93 RK07

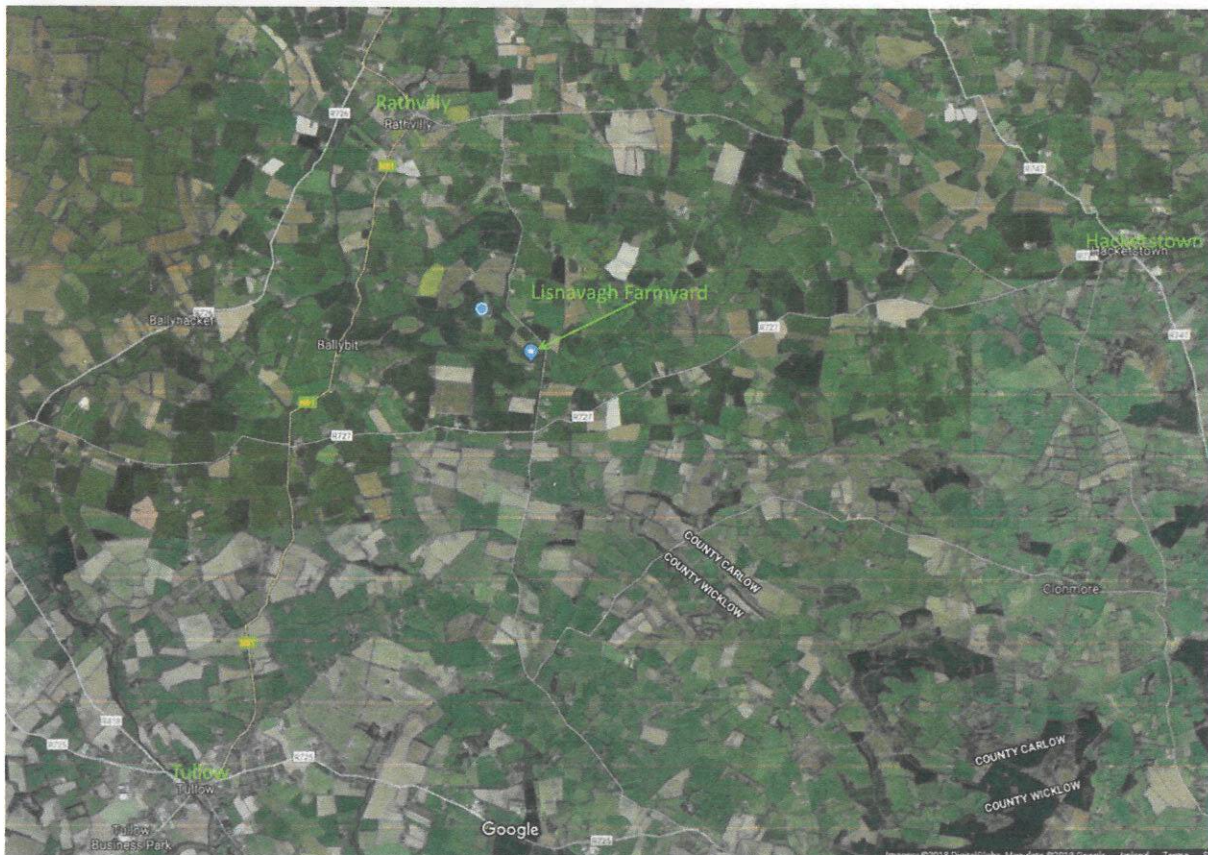


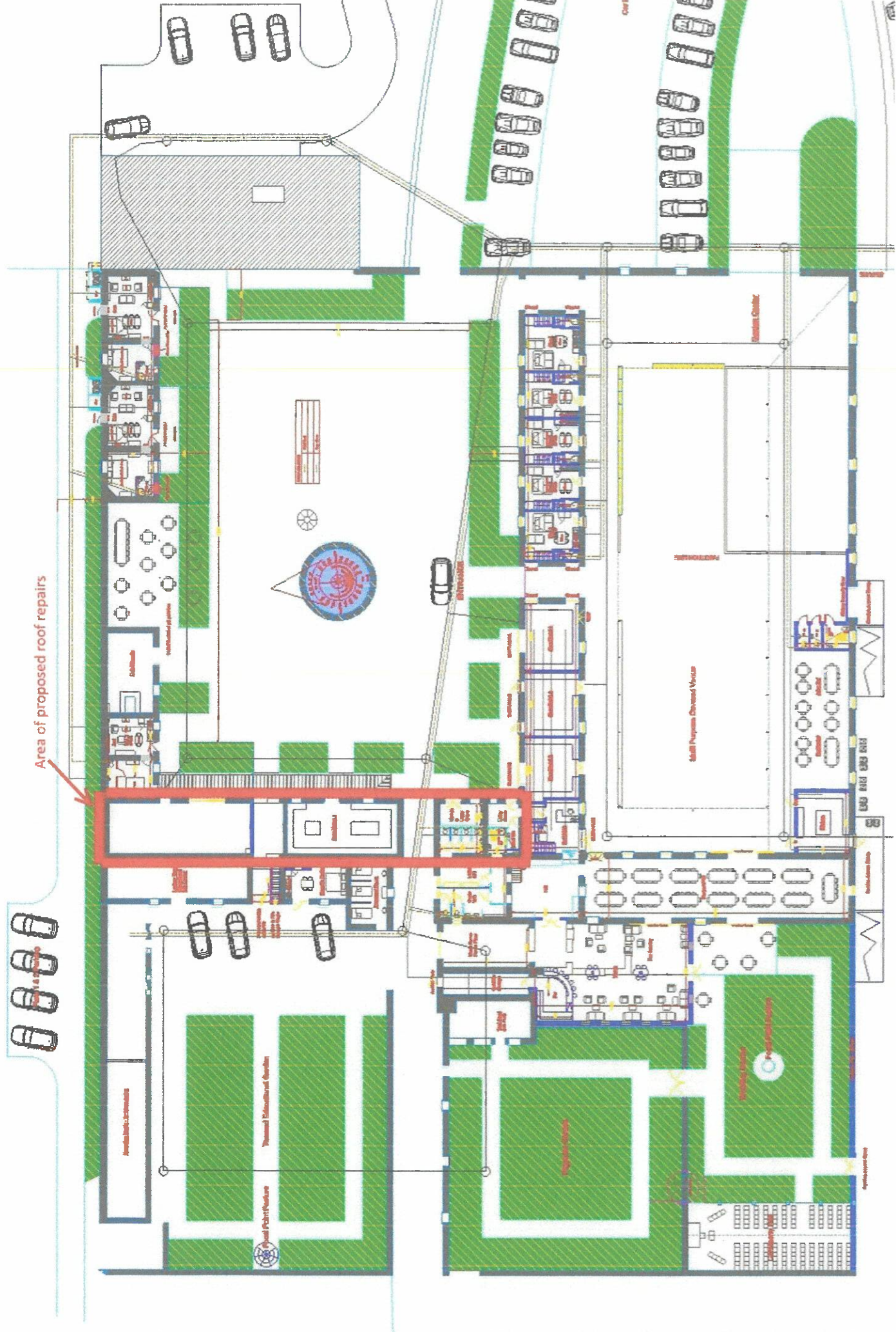
Google Maps:

<https://goo.gl/maps/26pW55srFcH2>

Bing Maps: <https://binged.it/2Dhk21o>

Co-ordinates: 52.851982, -6.672466





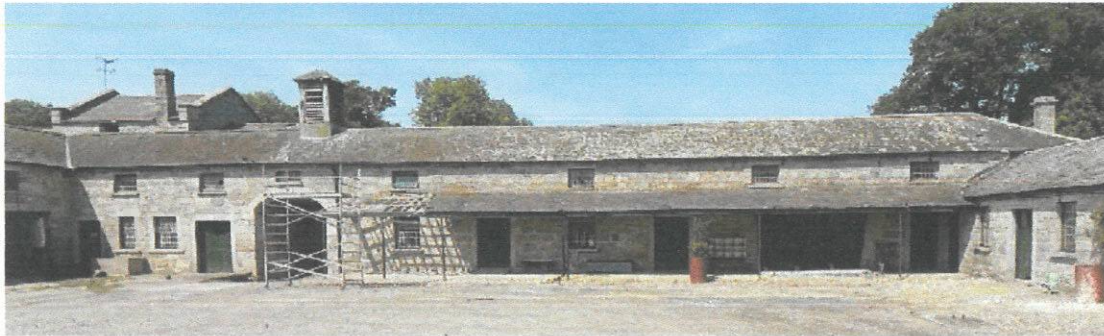
Area of proposed roof repairs



Method Statement

Property:	Farm Buildings Complex, Lisnavagh, Rathvilly, Carlow
Status:	Protected Structure CW60
NIAH No.	10300412
Project:	ACRES Traditional Farm Buildings Grant 2023
Location:	Townland: Lisnavagh
Coordinates:	689389, 678740
Owner:	William McClintock Bunbury

Date: Friday 9 June 2023



1.0 Introduction

The Heritage Council in partnership with the Department of Agriculture run a grant scheme, ACRES TFB for the repair of traditional farm buildings, and proposed works to repair the roof on a range of outbuildings has been shortlisted for funding. This report is to satisfy the requirement for a Method Statement.

2.0 Short Description of the Structure

Lisnavagh is a Tudor-Revival country house built in 1847 for William McClintock-Bunbury, brother of the 1st Lord Rathdonnell, to the designs of Daniel Robertson (c.1778 - 1849). The house was later greatly reduced in size by the 4th Lord Rathdonnell around 1953 and the remaining portion consists of the original service wing adapted to provide all the accommodation the family required.

The farmyard complex which lies around a kilometre south east of Lisnavagh House forms a quadrangle around a circular water trough and consists of a farm manager's house, labourer's cottages and numerous other farm buildings. This was also designed by Daniel Robertson.

The works proposed under the grant are to the west range of buildings facing onto the courtyard. This is a two storey eleven bay range, incorporating a carriage arch, a belfry and a chimney. The upper storey has been used for storing grain, the lower for stabling horses and other uses.

The roof is natural slate and the walls are roughly squared granite blocks. Cut granite is featured around all the windows and doors. The windows are cast iron casements with a large number of small rectangular panes. There is a lean-to roof sheltering a section of the front elevation, part of which recently collapsed due to impact from a farm vehicle. The slates from this section have been collected for re-use.

To the rear are two lean-to sheds with corrugated roofs, these are not part of the present works. The building is attached at either end to other buildings in the complex, but these are not part of the present project.

The roof to the left of the belfry in the front elevation was re-slatted relatively recently and it is proposed that this will be left undisturbed.

3.0 History of the Structure

The farm complex appears on the Second OS map, which was surveyed 1873-4, but not on the First OS map c. 1839.

Lisnavagh Estate is rich in architectural heritage having nine structures identified in the Record of Protected Structures (CW367) in Co. Carlow Development Plan 2015-2021. The National Inventory of Architectural Heritage has deemed the buildings to be of Regional importance with both Architectural and Artistic significance. Despite the fact that the Farmyard complex is dated c.1870 on the AHIA record - where the complex is attributed to Architect John McCurdy, the Lisnavagh farmyard does not appear among his list of works in the Dictionary of Irish Architects 1720-1940 held by the Architectural Archive.

In fact, the plans confirm that the farmyard was designed by Daniel Robertson c.1847 and built to his design. Lisnavagh Estate is an important example of his prolific contribution of well-designed tudor-style country mansions in S. Leinster. The FarmYard buildings demonstrate Robertson's skill for a multitude of disciplines ranging from residential to agricultural buildings and general site master planning of rural landscapes. The buildings are an important example of 19th century agricultural architecture & contribute greatly to the 19th-century industrial heritage of Co. Carlow.

Writer and historian, Turtle Bunbury states on his website "*The first stone of the new house was laid on 23rd January 1847, an event marked by the presentation of a silver ebony-handled trowel by Henry Kingsmill, contractor, to Mrs. McClintock Bunbury. A pair of unicorn doorstops at Lisnavagh are said to be taken from an oak tree planted by Captain and Mrs McClintock Bunbury on the laying of this foundation stone. Kingsmill and the Captain subsequently ended up in Court after Lisnavagh was built. As well as building what would surely become the biggest house in County Carlow, Robertson was commissioned to build new stables, haylofts, farm buildings, a sawmill, a laundry house, a schoolhouse, several outbuildings, new formal gardens and a cut-stone wall around the entirety of the estate.*

In the Irish Farmers Gazette (1857), it was hailed as a model farmyard of its day - and for the next half century it became a leading example of innovation and renowned for its ethos and building design.

Building upon that legacy, the farmyard, which had gradually fallen into decline, is being slowly restored and the buildings revived for use as a public space where it will be home to a museum of antique agricultural farm equipment & an innovation and events hub for workshops focused on heritage, arts, ecology & environment, climate & biodiversity, community resilience and regenerative farming.

Historical information supplied by William Bunbury.

Method Statement

Works proposed under the ACRES Traditional Farm Buildings Grant 2023. It is suggested that these works are basically heavy maintenance and should not require planning permission.

1. Strip and re-slate the roof, front and rear, to the right of the belfry as seen from the front elevation, the belfry itself and the roof of the lean-to shelter.
2. Repair lead valley and replace skylight
3. Repair and or replace the rainwater goods where they exist at present.
4. Repairs to belfry.

1.0 Conservation.

It is to be assumed that the works should be carried out in accordance with the agreed specification and under the supervision of a suitably qualified/accredited professional experienced in conservation who can demonstrate a commitment to working in accordance with the following:

- International and European Charters and Conventions
- RIAI Conservation Guidelines
- Department of the Environment Heritage and Local Government Guidelines and Advice Notes.”

Strict conservation principles will apply throughout the work and in all aspects of workmanship. The *Architectural Heritage Protection – guidelines for planning authorities* (2004), published by the DoEHLG will be observed, as well as Conservation Guidelines (Numbers 1 –16) Further, the works shall use traditional materials where practical taking due regard of the status of the structures, and shall be generally carried out in accordance with good Structure conservation principles as stated in ICOMOS Charters (1979-88).

The overall specification, at all times, will be the faithful repair or replacement of what exists, or did exist, as is appropriate to good conservation practice, i.e; repair with like materials or replace *with what was – and in like manner* – where at all possible. Exceptions and upgrades to be as specified with detailing as appropriate, after prior consultation with the conservation consultant.

2.0 SAFETY:

All work shall comply with the relevant legislation and regulations of the statutory authorities concerned. In particular, the Health and Safety Authority’s requirements shall be fully observed throughout any work that may be undertaken

- Demolition or removal of existing fabric shall be restricted to what is absolutely necessary. All demolition materials shall be retained.
- Replacement of fabric shall use materials salvaged from demolition works as far as possible. Where additional materials are required similar salvaged materials from other sites shall be used.
- Mortars, pointing, grouting and renders are to be lime / sand mixes, to be approved by the conservation engineer prior to commencement of the works.
- For safety; all operatives using or coming into contact with lime mortars to have been trained in their use and must wear recommended personal protective equipment at all times.

3.0 Surveys

3.1 Recording and Measured Survey

A full photographic record should be taken at each stage of the works; before, during and after completion.

3.2 Bat Survey.

It is anticipated that a Wildlife Survey will be carried out and the results forwarded to the Heritage Council. The schedule of works will if necessary be altered to include mitigation measures including works commencing later in the year, works being limited to some parts of the building until nesting season is over etc. Any mitigation measures necessary will be incorporated into the schedule of works.

4.0 Specification of Works

The proposed works include erection of scaffolding, stripping of slates, removal of battens, replacement of battens, re-slating. In addition re-painting and any needed repairs to windows and doors will be carried out if funds allow.

Note: Take all measurements of the existing structure *as is* on site. The overall specification, at all times, is the faithful replacement of what exists, or did exist, as is appropriate to good conservation practice, ie; replace *with what was* – and in like manner – where at all possible. Exceptions and alternate upgrades are to be as noted. These and other detailing are to be agreed after prior consultation with the conservation engineer.

Note: All works must be carried out in accordance with:-
HSA 'Guide to the Safety, Health & Welfare at Work (General Application - Work at Height) Regulations 2007'
HSA 'Code of Practice for Safety in Roof work'
HSA 'Code of Practice for Access and Working Scaffold'

Scaffolding & supports:

Scaffolding to be supplied where necessary and erected by contractor, to provide access to roof and higher areas of masonry where work is required.

Specification

4.1 Strip & Re-slate

- 4.1.1 Carry out any mitigation measures required by Bat and Bird survey recommendations.
- 4.1.2 Carefully remove the ridge tiles clean and set aside, store safely for possible re-use
- 4.1.3 Carefully strip existing slates from roof, avoiding damage, thoroughly clean, store & stack graded to level sequence as they come off roof (for replacing on reuse).
- 4.1.4 Strip timber battens. Try to retain lath and plaster where it exists.
- 4.1.5 * NOTE carry out any necessary works to masonry in gable walls and eaves while the roof is off.
Conservation Consultant to inspect timber roof structures, particular attention to be paid to the timbers on the wall plate and any timber lintels. Inform Conservation Consultant once slates have been removed for inspection to be carried out, give 24 hours notice.
Carry out other repairs to joinery etc as directed by Conservation Consultant, where possible existing timbers will be retained and 'doubled up' if structurally significant deterioration has occurred. Where this is not possible timbers may need to be replaced.
All removed timbers to be retained for inspection until the grant has been paid.
Using Boron based or other Bat friendly treatment (Check Bat report), paint toes of rafters, ends of any purlins where they contact the masonry and wall plates and prepare roof timbers generally for re-slating. Provide continuous 10mm gap above eaves stones for ventilation and bat roosting
Structural defects and incidences of severe rot to be brought to the attention of the conservation engineer.
- 4.1.6 Install new 50 x 25 mm pressure treated deal battens, fixed to the existing/new rafters with 75mm galvanized nails. Install packers as required to help flatten irregular existing timbers, it is not necessary to make roofs completely flat. Do not retain or use any felt or other membrane as this will cause grant monies to be denied.

4.1.7 Re-install original natural roofing slates from storage in sorted/level sequence, re-hole and fix with copper nails. If slates are presently top hung this arrangement should be used in the re-slatting. Café side first, replace damaged slates with suitable from rear of roof, re-slate remaining roof areas with salvaged slates from else where on the farm. *Slate choice to be agreed with Conservation Officer prior to purchase of slates/work commencing.*

4.1.8 Reinstall ridge tiles. Mortar to be heaped at joints of tiles only, seat tiles well and point between. DO NOT 'butter horizontal edges'.

4.2 Stone Replacement and Consolidation of Masonry - (where needed)

4.2.1 All masonry work to be carried out under the supervision of suitably qualified stonemasons with conservation experience. It is important to stress that the style of the finished wall is to reproduce the existing wall as it was early in its life.

4.2.2 Where it is clear that individual masonry blocks have become dislodged these may be removed, the deteriorated mortar brushed out and the original block replaced in identical position on a fresh bed of lime mortar as specified in section 4.3.1 Ensure remaining mortar and masonry are suitably wet to prevent suction on the fresh mortar prior to its application.

4.2.3 Where it is necessary to replace stones or infill areas of lost masonry, use loose stones found on the far side of the wall in the field by preference, as these will match the existing masonry.

4.2.4 All areas where replacement stones are applied should be fully recorded both photographically and on drawings.

4.2.5 The bedding and pointing mortar for the replacement stone shall generally be a 3:1 quicklime:sand, or lime stabilised earth mortar or 6:1:1 sand : NHL 3.5 : quicklime mix using a sharp coarse sand with 15% particles 5-10mm in size (free of soil, organic matter, soluble salts and other impurities) to be mixed and used hot. See section 4.3.1 for further information

4.2.6 All stone faces and existing mortar should be moist prior to bedding, the mortar should be laid evenly on the faces of the stonework. No hard lumps should be present in the mortar that could interfere with even bedding.

4.2.7 The stone is to be firmly bedded in the mortar. The position of the original block is to be maintained (where relevant). The thickness and style of joints to match those of adjacent blocks. Use pinnings to suit usage in existing mortars.

4.2.8 The stone is to be orientated in the correct bedding planes. During replacement, no damage is to be caused to the edges or the face of new or existing stones.

4.2.9 The joints shall be hand finished, slightly recessed with the stone surface. No trace of mortar should be left on the exterior of the stone and the mortar should not exhibit any signs of shrinkage or cracking.

4.2.10 All areas of stone replacement shall be protected from rain to prevent mortar washout. Work in progress should also be protected from rain using tarpaulins or other waterproof sheets.. When any working platform is not in use, the inner board should be turned away from the wall to prevent water splash back onto the face of the wall

4.3 Masonry Repairs - Pointing: (if needed)

Note: Eye protection should be used at all times during raking and preparation and use of lime mortar. Other protective clothing such as dust masks should be worn where necessary.

Retain all organic algae, moss and lichen growth on stonework (masonry to observe and protect as far as possible particularly avoiding migration of lime onto stone surface).

Inspect all crevices with a torch prior to raking out to check for the presence of bats. Only areas that need pointing should be pointed. If bats are found, all work should cease and a wildlife ranger should be contacted immediately. The number for the NPWS bat helpline is 1800 405000.

Pointing and Bedding Mortar Specifications

- 4.3.1 Quicklime/sand-hot mix, Important; consult Conservation Consultant before attempting hot mix if you do not have experience of this technique. Sand to be covered upon delivery and stored on a surface such as to ensure there is no contamination with other materials possible. Sand to be chosen to match as far as possible existing mortar, and be 4-5 mm max sharp well graded medium-coarse. Lime to be stored under cover and wrapped in plastic, new quick lime to be purchased for this project do not use lime that has been stored. Water to be clean and free from organic matter do not add plasticisers. Use no Portland cement. Quicklime is available as Growmax from agricultural suppliers such as Glanbia. Ensure bags are undamaged, do not accept any bag where air has been allowed to contact the lime. You can tell this as the lime pebbles break down into powder. Note Quicklime is highly reactive with water and must be kept dry. It is supplied in waterproof bags but care must be taken to transport it safely and store it under cover at all times. Field tests are available to check reactivity of quicklime: contact Conservation Consultant.
- NOTE: Quicklime is designated as a hazardous material but not dangerous, and can be used on site providing appropriate health and safety procedures are followed. It is a highly caustic, reactive material which can cause irritation or burns if it is blown into eyes, inhaled or comes into contact with skin during slaking mixing or use. Wear appropriate PPE, including goggles, dust masks that are half face respirators not paper and gloves. Barrier cream may also be used. A sugar eyewash should be available at all times whenever mortars are being prepared, for instance: Diphoterine®. Note other materials such as cement are similarly hazardous and similar precautions should always be observed.

Mortar Specification using Quicklime and sand only

Here, Irish quicklime is being used as an alternative to using imported Hydraulic Lime. The quicklime is produced at Clogrennane near Bagenalstown and produces a soft mortar which is much closer in consistency to the historic mortar found in the walls of historic buildings than is mortar made of Natural Hydraulic Lime (NHL) from France, Portugal or Germany. The techniques for mixing this mortar are different to those used for NHL or cement based mortars and there are important safety issues to consider. The use and aftercare of NHL and Hot Mixed Mortar are essentially the same.

Important: Where masons experienced in the use of Hot Mixed Lime Mortar are available on site, mix according to their instructions. Their experience will determine the correct technique and mix ratios appropriate to the site.

Mix mortar by volume using buckets or other containers to batch. Mix ratio to be 1:3 Quicklime:sand. Mix by hand on a board preferably under cover but with very good ventilation, measure out the appropriate quantity of sand, make a well and add the quicklime into the well, the lime may start to slake, steaming and heating if enough water is present in the sand. Add water, then cover the lime with sand to contain the slaking lime. Where the sand cracks and parts as the lime expands draw sand up to close the gaps. Allow the slake to take place, (10-15 mins). Then shovel and chop the mix to combine the sand and lime adding water carefully only if necessary, ensuring the mix is not over-wetted, mixing and

beating the mix. As the lime completes slaking the mix will stop consuming the water, at this point it is easy to add too much, keep beating and compressing using the back of a shovel and until a working consistency is achieved. The mix may be used hot or allowed to cool.

Allow mortar to stand for 15 to 20 minutes before final mixing.

It is also possible to mix in a drum mixer, see Conservation Consultant for further information.

Alternative Mortar using Hybrid 6:1:1, sand : NHL 3.5 : quicklime

If preferred a mix using a combination of NHL and Quicklime may be used: Mix mortar by volume using buckets or other containers to batch. Mix ratio to be 1:1:6

Quicklime:NHL3.5:sand. Mix by hand on a board preferably under cover, measure out the appropriate quantity of sand and add the quicklime and NHL3.5, mix to an even consistency, the lime may start to slake, steaming and heating if enough water is present in the sand, do not be concerned by this. Add water mixing and beating the mix. As the lime slakes the mix will get hot and consume the water, keep adding water and beating and compressing using the back of a shovel until a working consistency is achieved. The mix may be used hot or allowed to cool, but the hydraulic action of the NHL will be somewhat accelerated by the heat and the mortar should not be left overnight and knocked up as this will result in a very weak mortar.

4.4 Pointing - if required.

- 4.4.1 Rake out those joints where the mortar has disintegrated to at least twice the width of the joint, this may be supplemented by washing out with water at mains pressure or less to remove dust or debris. Raking out may reveal larger voids which need grouting, consult conservation consultant should this occur. Where mortar is hard enough to need to be chiselled out it is preferable to leave it in place.
- 4.4.2 The most desirable depth of joint for pointing is 2-2.5 times the width of the joint, where mortar is very soft and comes out to a greater depth, firmly pack in fresh mortar in layers to bring the joint to this depth as preparation for pointing.
- 4.4.3 Wet the joints prior to applying new mortar so that the old mortar and stones are no longer liable to suck moisture out of the new mortar.
- 4.4.5 Working from top to bottom, pack mortar into the joints using suitably sized pointing keys. Ensure mortar is packed tightly in layers from the back of the joint to a point beyond the face of the surrounding masonry.
- 4.4.6 Insert pinnings if joints are wide and only if this **practice** is typical of the existing masonry. Where pinning is typical follow existing frequency, orientation and stone choice
- 4.4.7 To finish the joint, once initial stiffening has taken place, hammer the joint face with a stiff bristle brush to leave the mortar sub flush the surrounding masonry, to suit the approved sample.
- 4.4.8 Cover surface with damp hessian or other cover to protect it from excessive drying due to sun or wind and from wetting due to rain. Do not point if outside temperatures are likely to fall below 4 degrees centigrade day or night. Occasional fine spraying may be necessary in very hot conditions. Ventilate covers. Aftercare to persist for at least two weeks and longer if required.

4.5 Chimney

- 4.5.1 Point chimney as required. Use mortar as specified in 4.3.1
- 4.5.2 Chimney may be capped by covering the opening with slate and adding a low flaunching to secure. Flaunching to be NHL3.5/sand at 1:3 as quicklime mix is unsuitable for flaunching. Keep the flaunching low so as to reduce visual impact from ground level. It is advisable to allow some ventilation up the chimney to keep the structure dry.

4.6 Parging

- 4.6.1 Full Parging or Torchng to be applied to the underside of the slates. Suggested mixes to be either: quicklime:sand 1:3, or; NHL2:sand 1:2. Hair or polypropylene fibres should be added, available from the same suppliers as NHL. Fibres to give good distribution along the edge of a trowel when mortar is cut. Mortar mix specification, see 4.3.1 below.
If quicklime is to be used it is advisable to premix the mortar and allow it to sour for 24 hours or preferably longer, so as to avoid the problem of late slaking lumps causing popping. It is also possible to make a mix from fresh hydrated lime (White Rhino) Sieved wood ash can be added to the non hydraulic mix to improve setting at about a ratio of 1:10 in the mix.
It is suggested that a competent plasterer is employed to carry out parging, who should observe the existing parging prior to slate removal so that a note of the style of application may be recorded and reproduced on reapplication.
- 4.6.2 Brush down area to be parged, dampen timber if very dry. Do not over wet underside of slates as this may reduce adhesion of mortar. Apply mortar onto side of battens, downwards and upwards to completely cover the slate. Parging with quicklime should not be attempted in the winter months as the mortar may not easily dry enough to start the carbonation necessary to provide a set.
- 4.6.3 Control drying to minimise cracking

4.7 Rainwater Goods

- 4.7.1 Cast iron gutters and downpipes exist on the front elevation of the two storey part of the building of the building and part of the rear. These should be cleaned down and checked for cracks. Great care should be taken if the gutters are dismantled not to crack the joints. It is suggested the bolts be cut off with a grinder to minimise this risk. Joints to be sealed with a low modulus non acidic sealant such as low modulus neutral setting silicone. Where gutter irons have failed, replace with identical. these must be fabricated steel to match existing and painted with at least three coats of zinc rich paint, they may also be galvanised.
All metal to be painted with primer and two further coats of suitable zinc rich paint.
- 4.7.2 For the front elevation lean-to, discard all sheet metal guttering, replace with solid metal such as cast aluminium, cast iron or fabricated extruded aluminium suitable for use on period buildings. Do not use continuous aluminium. Gutters should be half round 4-5". Use the existing gutter irons where they are in suitable condition, or source matching gutter irons. Do not fit fascia boards.
- 4.7.3 Ensure all down pipes are secure in place and flowing well. Ensure all outflow from down pipes flows into suitable gullies and that these gullies are draining freely. Any plastic or sheet metal downpipes are to be replaced with cast iron, cast aluminium or fabricated aluminium to mimic cast iron.

4.8 Belfry

- 4.8.1 Roof of belfry to be stripped and re-slatted as described in section 4.1

- 4.8.2 Structure of belfry to be inspected once it is accessible and any necessary repairs carried out
- 4.8.3 Replace missing louvres. Timber choice to be matched to existing.
- 4.8.4 Repair bell mechanism if possible to allow tolling.

5.0 **General Cleaning of the Site**

- 5.1 The immediate area around all sites is to be given a careful clean on completion of the works. The sites are all to be left tidy and presentable. All rubbish, surplus materials and equipment are to be removed and disposed of in an appropriate and legal manner.

James Powell CEng MIEI
Conservation Consultant
087 6686090
059 9726330

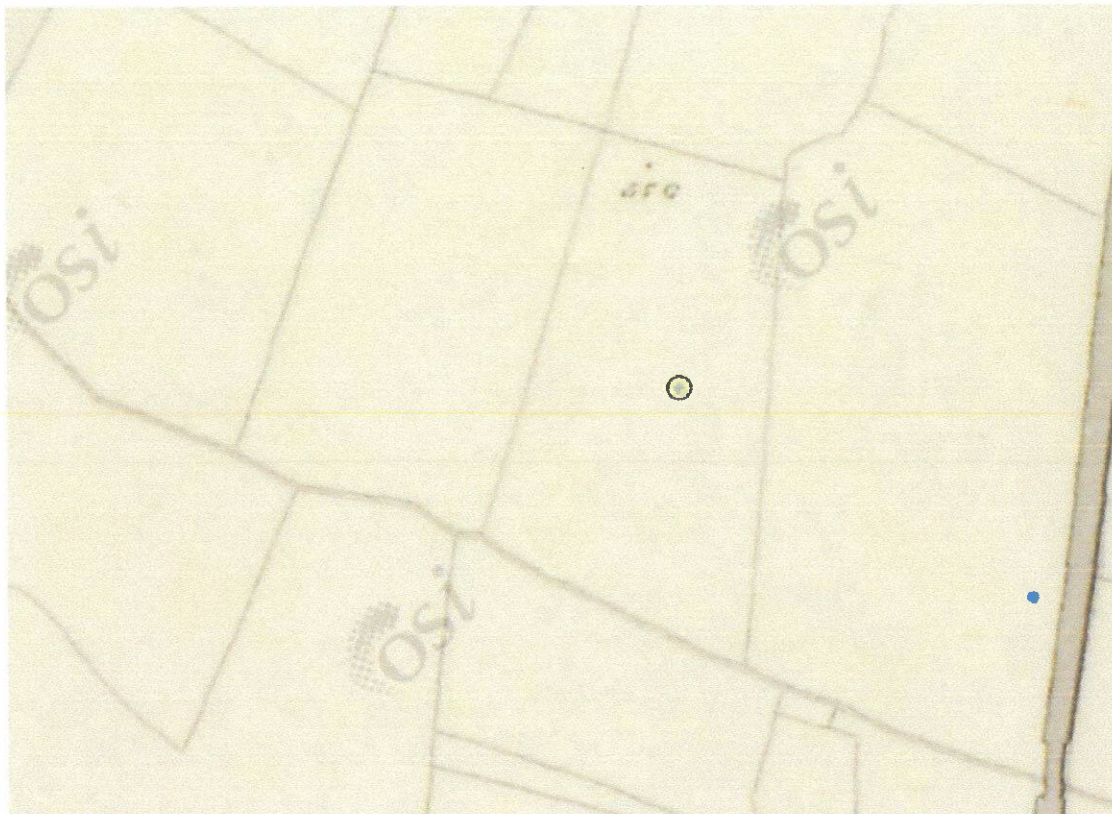


Fig 2 Detail from the First OS map c.1839. No sign of the farmyard.
CYAL50255520 © Ordnance Survey Ireland/Government of Ireland.

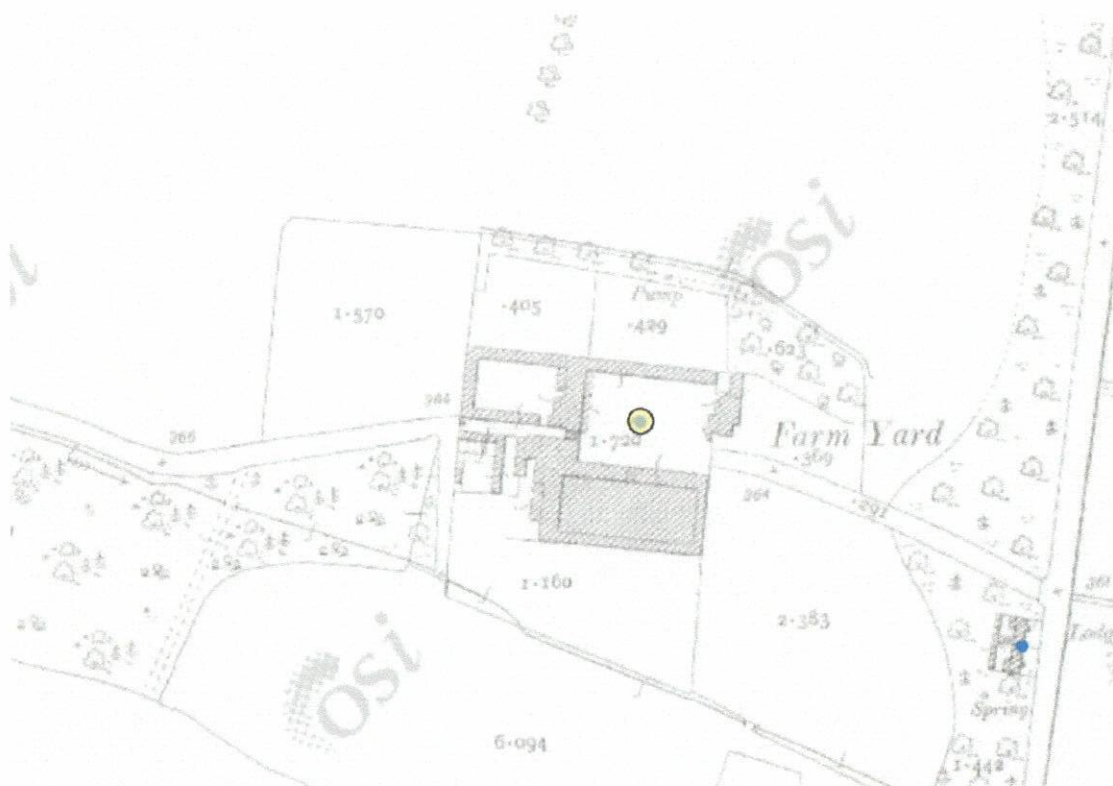


Fig 3 Detail from the second OS map c. 1873-4. Complete farmyard now appears.
CYAL50255520 © Ordnance Survey Ireland/Government of Ireland.



Fig 4 Front elevation of two storey building with lean-to shelter over the doors. Cast iron window glazing can be seen. Collapsed section of lean-to to the left.



Fig 5 View of carriage arch and belfry. Belfry needs re-slating and repair.



Fig 6 Underside of lean-to.



Fig 7 Rear elevation of the building. Lean-to buildings on this side are not part of the present works



Fig 8 Gable of the building with chimney. Lower building in the foreground is not part of the present works.



Fig 9 Interior of roof to be re-slatted



Fig 10 Interior of belfry



Fig 11 Interior of roof in further section including the hip and the base of the chimney. It is not proposed to re-instate the lath and plaster at this stage. It will be left in place as far as possible.

**CARLOW COUNTY COUNCIL
PLANNING DEPARTMENT**



COMHAIRLE CONTAE
CHEATHARLACH
CARLOW COUNTY COUNCIL

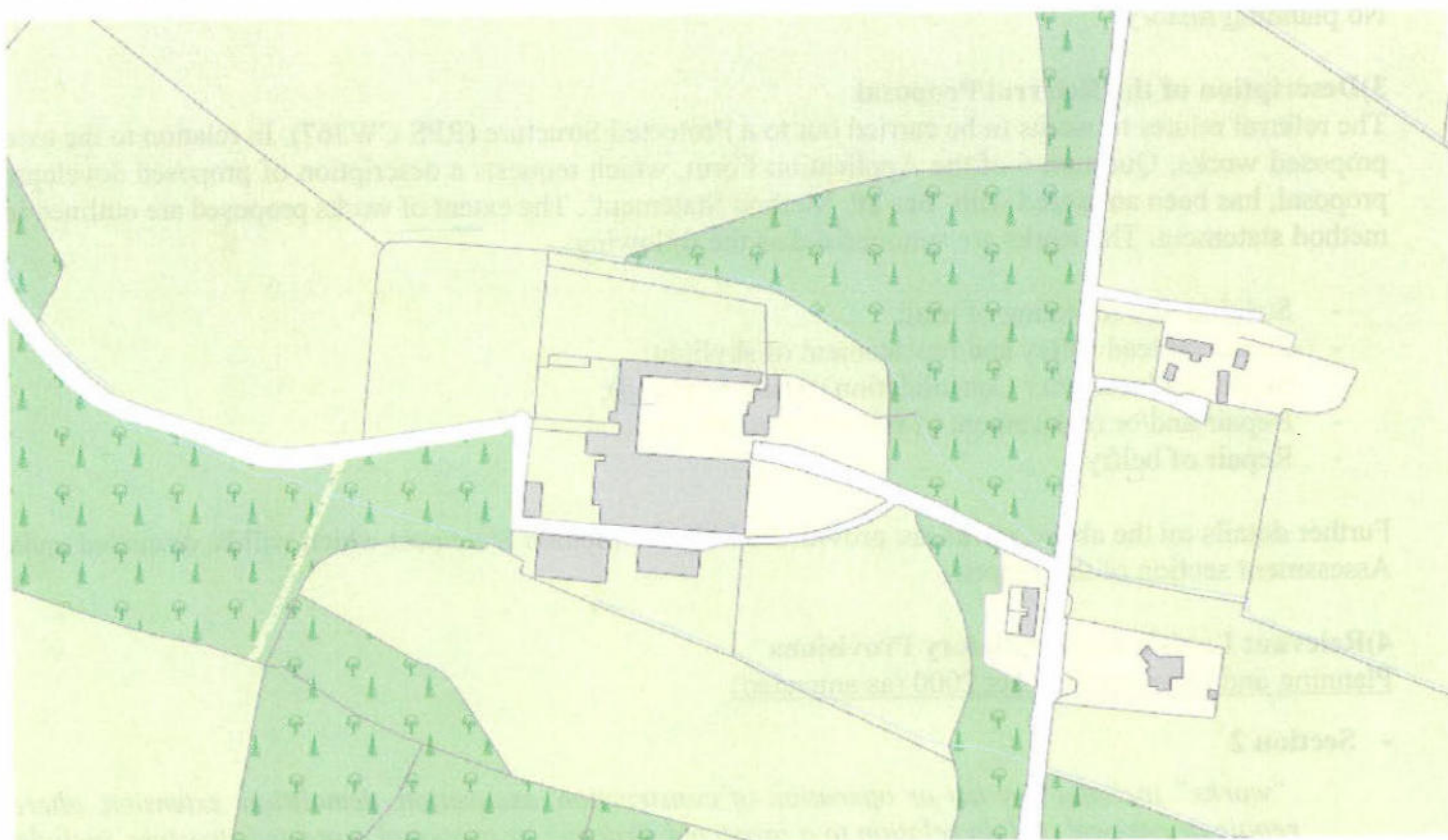
SECTION 5 DECLARATION

Reg. Ref.	SEC5/23/24
Name of Applicant	William Bunbury
Address of Development	The FarmYard, Lisnavagh, Rathvilly, Co. Carlow.
Development Description	Works to roof of a Protected Structure (RPS. CW367)

1) Site Location/Context

The Section 5 declaration application relates to a site at Lisnavagh, Rathvilly, Co. Carlow. The site is within the attendant grounds of Lisnavagh House Farm (RPS CW367). The protected structure is designated as of regional significance. The site area of the declaration site has not been stated. The house and farm complex are also contained within the National Inventory of Architectural Heritage and are described as follows:

'Farmyard complex, c.1870, on a quadrangular plan incorporating two-storey farm manager's house, labourers' cottages, cattle sheds, dairy, stables and workshops. Designed by John McCurdy.'



Site Location



Aerial View of Site Location

2) Relevant Planning History

No planning history.

3) Description of the Referral/Proposal

The referral relates to works to be carried out to a Protected Structure (RPS CW367). In relation to the extent of proposed works, Question 6 of the Application Form, which requests a description of proposed development / proposal, has been answered with 'See att. Method Statement'. The extent of works proposed are outlined in said method statement. The works are summarised as the following:

- Striping and re-slating of roof;
- Repair of lead valley and replacement of skylight;
- Stone Replacement / Consolidation (where required);
- Repair and/or replacement of rainwater goods; and
- Repair of belfry.

Further details on the above works are provided within the Method Statement which will be discussed under the Assessment section of this report.

4) Relevant Legislative/Regulatory Provisions

Planning and Development Act 2000 (as amended)

- Section 2

"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 57(1)

Notwithstanding section 4 (1)(h), 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.

5) Assessment

The application is accompanied by a 'Lisnavagh Farmyard Location' sheet to identify the site; a drawing indicated the area of proposed roof repairs; an aerial / drone photograph outlining the area of proposed works; and a Method Statement which outlines the proposed works and provides photographs of the existing structure. I note the title of the Method Statement refers to RPS CW60 which relates to Lisnavagh House', located c800m from the application structure. As stated above, the development for which a declaration is being sought comprises works to roof of a Protected Structure (RPS. CW367) which have been summarised by the Applicant as:

- Striping and re-slatting of roof;
- Repair of lead valley and replacement of skylight;
- Stone Replacement / Consolidation (where required);
- Repair and/or replacement of rainwater goods;
- Repair of belfry;
- Scaffolding / Supports.

Does the proposal constitute development?

'Works' are defined under Section 2 of the Planning and Development Act 2000 (as amended) as including '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.'

The proposal relates to a Protected Structure and comprises works alterations, repairs, renewals and removal of tiles / other material from the structure. Accordingly, the proposal would constitute works.

Section 3(1) of the Planning and Development Act 2000 (as amended) defines development as "the carrying out of works on, in, over or under land or the making of any material change in the use of any structures or other land".

It is considered having regard to the above definitions that the proposal subject to this referral constitutes 'works' and 'development' within the meaning of the Act.

Does the proposal constitute exempted development?

Section 57(1) of the Planning and Development Act 2000 (as amended) notes that 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.

Accordingly, the exemption afforded under Section 4(1)(h) may only be applicable if the works do not materially affect the character of the structure or any element of the structure which contributes to special interest. The proposed works are assessed as follows:

Stripping and Re-Slating of Roof

The proposed works include stripping and re-slating of the roof. The Method Statement states that the ridge tiles shall be cleaned and set aside for reuse where possible. Slates from the roof shall be removed, cleaned and stored in order of removal for re-use. Timber battens to be stripped and lath / plaster being retained where possible. Existing timbers shall be reused where possible and reinforced where structurally deteriorated. Where not possible, timbers to be replaced. Toes of rafters and ends of purlins to be treated with bat-friendly treatment, deal battens to be fixed with nails to flatten irregular existing timbers. Slates to be re-installed and fixed with copper nails. Ridge tiles to be reinstated. The underside of slates to be parged / torched and dried to prevent cracking.

It is considered that the above works would not materially affect the character of the structure, nor the structure's special interest. Accordingly, the works are considered exempt pursuant to 4(1)(h).

Repair of Lead Valley and Replacement of Skylight

Page 2 of the submitted Method Statement indicates, under point 2, 'Repair lead valley and replace skylight'. The method of the proposed works has not been indicated in the contents of the Method Statement. Accordingly, it is not possible to ascertain any impact on the protected structure. It is considered appropriate for further information to be requested in this regard.

Stone Replacement / Consolidation (where required)

The Applicant also proposes works to the masonry if required. Works shall be carried out under the supervision of suitable qualified stonemasons with conservation experience. Dislodged blocks shall be removed, deteriorated mortar shall be brushed out and original block reinstated on fresh lime mortar. If necessary, replacement stones located on-site shall be used to match. Joints shall be hand finished and mortar shall not be left on the exterior. The proposed works to the masonry are considered to constitute exempt development pursuant to 4(1)(h) as they would not materially affect the character of the structure, nor the structure's special interest.

Repair and/or Replacement of Rainwater Goods

Existing cast iron gutters and downpipes are to be cleaned. Gutter irons that have failed shall be replaced with identical downpipes. On the front elevation lean-to, existing sheet metal guttering shall be discarded and replaced with solid metal (aluminium or cast iron). Plastic / sheet metal downpipes shall be replaced with cast iron, cast aluminium or fabricated aluminium to mimic cast iron.

I note that the Applicant proposes multiple materials. It is considered that the use of aluminium sheet metal roofing and cast / aluminium downpipes may impact the special interest of the protected structure. I consider it appropriate for the Applicant to revise the submitted Method Statement in regards proposed materials to the rainwater goods.

Repair of Belfry

It is proposed to strip and reinstate an existing belfry. Works include replacement of missing louvres to match existing and repair of the bell mechanism.

It is considered that the above works would not materially affect the character of the structure, nor the structure's special interest. Accordingly, the works are considered exempt pursuant to 4(1)(h).

Scaffolding / Supports

The Method Statement notes that scaffolding may be supplied where necessary for access to the roof and higher areas of masonry work. This is considered necessary for safe access and protection. Details on the method of scaffold erection has not been confirmed, i.e. that best conservation practice shall be followed, fixings shall be minimal etc. I consider it appropriate for a further information request to be issued in this regard.

6) Recommendation

It is recommended that further information is requested from the Applicant as follows:

1. You are advised that the RIAI Skills Matrix for Conservation Projects recommends the use of a Grade 2 Conservation Architect for significant repair works to a protected structure or NIAH of Regional Importance. The Method Statement does not include any reference to the Grade of the Author with reference to the foregoing. Having regard to the importance of the structure as of Regional Significance you are requested to confirm same and ensure that the Method Statement has been prepared having regard to the Skills Matrix for Conservation Projects as referenced above.
2. In order for the Planning Authority to issue a declaration on the proposed works subject to the Section 5 application, and to enable a comprehensive assessment of the proposed works by particular reference to:
 - (a) the meaning of 'development' in Section 3 of the Planning and Development Act 2000 (as amended) and of 'works' in Section 2 of the Planning and Development Act 2000 (as amended),
 - (b) the provisions of Section 57 of the Planning and Development Act 2000 (as amended) regarding works to a protected structure,

You are hereby requested to submit a revised Method Statement or an addendum of submitted Method Statement to provide the following information to enable the Planning Authority to assess the proposed works:

- i. Page 2 of the Method Statement includes 'repair lead valley and replace skylight' under proposed works. The Method Statement fails to inform the Planning Authority on the method of carrying out said works. The Applicant is requested to provide details on method for aforementioned works.
 - ii. The Method Statement indicates the use of scaffolding. The Applicant is requested to expand on the method of erecting required scaffold structures by way of reference to best conservation practice as outlined in Architectural Heritage Protection – Guidelines for Planning Authorities (2011).
 - iii. In relation to the Repair and/or Replacement of Rainwater Goods, the Planning Authority have concerns regarding the proposed use of aluminium and the potential impact on the character of the Protected Structure. The Applicant is requested to justify the proposed use of aluminium by way of reference to best conservation practice as outlined in Architectural Heritage Protection – Guidelines for Planning Authorities (2011) and / or amend the Method Statement accordingly.
3. The applicant is requested to provide an Ordnance Survey (OS) map at scale 1:2500 with area of proposed works outlined in red.

Signed Bryan Joyce

14/07/2023

Assistant Planner


S.P.
14/7/23.

Appendix 1

APPROPRIATE ASSESSMENT SCREENING REPORT

Planning Application Reg. Ref: SEC5/23/24

A. DESCRIPTION OF PROJECT AND LOCAL SITE

Site Location:	Farm Yard, Lisnavagh, Rathvilly, Co. Carlow
Total Site Area :	Not available
Floor Area of Proposed Development:	Not available
Identification of Natura 2000 site(s):	Slaney River Valley SAC
Is the application accompanied by an EIS?	No.

B. IDENTIFICATION OF RELVANT NATURA 2000 SITE(S):

The reasons for the designation of the Natura 2000 site:(A site synopsis can be obtained from www.npws.ie)The conservation objectives/qualifying interests of the site and the factors that contributes to the conservation value of the site:

C. NPWS ADVICE:

Summary of advice received in written form:	None Received.
Advice received over the over phone:	None Received.

D. ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

(Purpose of this is to identify if the effect(s) identified could be significant – if uncertain assume the effect(s) are significant).If answer yes to any of the questions, below then the effect is significant.

1.1	Would there be any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance)	No.
1.2	Would there be a reduction in habitat area on a Natura 2000 site?	No.
1.3	Would there be direct/indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in the Natura 2000 site?	No.
1.4	Would there be serious/ongoing disturbance to species/habitats for which the Natura 2000 site is selected (e.g. because of increased noise, illumination and human activity)?	No.
1.5	Would there be direct/indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site?	No.
1.6	Would the project interfere with mitigation measures put in place for other plans/projects? (Look at in-combination effects with completed, approved but not completed, and proposed plans/projects. Look at projects/plans within and adjacent to Natura 2000 sites and identify/)	No.

E. SCREENING CONCLUSION

At its closest point, the Slaney River Valley SAC is circa 1.5km southeast of the site. The proposed works relate to repair / restoration of an existing structure. There is no evident connecting pathway (direct or indirect) between the referral site and the European site. The development as proposed has been assessed having regard to the requirements of the EU Habitats Directive. Given the proximity of the nearest European Site and the nature and extent of the development on the site and intervening land uses located in the area, it is considered reasonable to conclude on the basis of the information available, that the development on its own or in combination with other plans or projects, would not be likely to result in any potential significant effects on the European Site. Therefore, a Stage 2 Appropriate Assessment is not required.

Signed: *Bryan Joyce*
Position: Assistant Planner

Date: 14/07/2023

CARLOW COUNTY COUNCIL
PLANNING DEPARTMENT



COMHAIRLE CONTAE
CHEATHARLACH
CARLOW COUNTY COUNCIL

SECTION 5 REFERRAL

Ref:	SEC5/23/24
Name of Applicant:	William Bunbury
Address of Development:	The FarmYard, Lisnavagh, Rathvilly, Co. Carlow.
Development Description:	Works to roof of a Protected Structure (RPS. CW367)

1) Further Information Requested 17/07/23

Further information was requested from the applicant as follows:

- You are advised that the RIAI Skills Matrix for Conservation Projects recommends the use of a Grade 2 Conservation Architect for significant repair works to a protected structure or NIAH of Regional Importance. The Method Statement does not include any reference to the Grade of the Author with reference to the foregoing. Having regard to the importance of the structure as of Regional Significance you are requested to confirm same and ensure that the Method Statement has been prepared having regard to the Skills Matrix for Conservation Projects as referenced above.*

Response

In response to the above, the Applicant has submitted details of the agent's credentials and experience in conservation. An email from the Heritage Council has also been submitted which states that the agent has served as a conservation consultant on behalf of the Heritage Council.

Assessment

The applicant has satisfactorily demonstrated the expertise of the agent and I am satisfied that the Method Statement has been prepared by an experienced conservation consultant. Accordingly, the response is acceptable.

- In order for the Planning Authority to issue a declaration on the proposed works subject to the Section 5 application, and to enable a comprehensive assessment of the proposed works by particular reference to:*
 - the meaning of 'development' in Section 3 of the Planning and Development Act 2000 (as amended) and of 'works' in Section 2 of the Planning and Development Act 2000 (as amended),*
 - the provisions of Section 57 of the Planning and Development Act 2000 (as amended) regarding works to a protected structure,*

You are hereby requested to submit a revised Method Statement or an addendum of submitted Method Statement to provide the following information to enable the Planning Authority to assess the proposed works:

- i. *Page 2 of the Method Statement includes 'repair lead valley and replace skylight' under proposed works. The Method Statement fails to inform the Planning Authority on the method of carrying out said works. The Applicant is requested to provide details on method for aforementioned works.*
- ii. *The Method Statement indicates the use of scaffolding. The Applicant is requested to expand on the method of erecting required scaffold structures by way of reference to best conservation practice as outlined in Architectural Heritage Protection – Guidelines for Planning Authorities (2011).*
- iii. *In relation to the Repair and/or Replacement of Rainwater Goods, the Planning Authority have concerns regarding the proposed use of aluminium and the potential impact on the character of the Protected Structure. The Applicant is requested to justify the proposed use of aluminium by way of reference to best conservation practice as outlined in Architectural Heritage Protection – Guidelines for Planning Authorities (2011) and / or amend the Method Statement accordingly.*

Response

The Applicant has submitted a revised Method Statement to address the above concerns.

Assessment

In response to Item (i), a new section has been added to the Method Statement, Section 4.9. This section confirms that the valley shall be carefully removed and stored for possible reuse. The underlying timber shall be repaired or replaced, boarded with 19mm thick nails, tilting battens installed and then overlaid with waterproof building paper. The Method Statement continues to outline the method of proposed works. It is considered that the works will not impact the character of the protected structure.

In response to Item (ii), the revised Method Statement includes additional commentary within Section 4.0 which outlines the scaffolding and supports methodology. The scaffolding is to be erected by a competent person and without any attachments to the Protected Structure. It has also been stated that the scaffolding shall be certified and will accord with requirements under the Health and Welfare at Work (Construction) Regulations 2013. The response is satisfactory as it has been demonstrated that the scaffolding shall not impact the structure.

In response to Item (3), Section 4.7 (Rainwater Goods) as been amended and the use of aluminium is no longer being proposed. The Method Statement now states that the guttering shall be replaced with solid metal such as cast iron with existing gutter irons being reused where possible or replaced with matching.

It is considered that the works specified in the revised Method Statement clearly demonstrate that the works will not impact the character of the protected structure. The response to Item 2 is therefore considered satisfactory.

3. *The applicant is requested to provide an Ordnance Survey (OS) map at scale 1:2500 with area of proposed works outlined in red.*

Response

The Applicant has not submitted the above.

Assessment

Whilst the applicant has not provided the requested drawing, I note that sufficient information has been submitted to confirm the location of the proposal, including Record of Protected Structures reference number. Accordingly, it is considered that the requirement for the site location map may be negated in this instance.

Declaration on Development & Exempted Development

Section 5 of the

Planning and Development Act 2000 (as amended)

WHEREAS a question has arisen as to whether proposed works to the roof of a Protected Structure) RPS. CW367), at the Farm Yard Lisnavagh, Rathvilly, Co. Carlow, is or is not development and is or is not exempted development;

AS INDICATED on the plans and particulars received by the Planning Authority on 21/06/23 and the further information received on 25/08/23;

AND WHEREAS William Bunbury, [REDACTED] requested a declaration on the said question from Carlow County Council;

AND WHEREAS Carlow County Council as the Planning Authority, in considering this application for a declaration under Section 5 of the Planning and Development Act 2000 (as amended), had regard to;

- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act 2000 (as amended);
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended);

AND WHEREAS Carlow County Council has concluded that:

- (a) the works to the roof of the Protected Structure, as specified in the Method Statement received by the Planning Authority on 21/06/2023 and revised Method Statement received by the Planning Authority on 25/08/23, would constitute development pursuant to the meaning ascribed to 'development' in Section 3 of the Planning and Development Act 2000 (as amended)
- (b) The carrying out of the works specified in the Method Statement received by the Planning Authority on 21/06/2023 and revised Method Statement received by the Planning Authority on 25/08/23 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 and would, therefore, come within the scope of the exempted development provisions in Section 4(1)(h) of this Act.

NOW THEREFORE Carlow County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the proposed works to the roof of the Protected Structure, as specified in the Method Statement received by the Planning Authority on 21/06/2023 and revised Method Statement received by the Planning Authority on 25/08/23 **constitutes development, which is exempted development.**

Recommendation

It is recommended that declaration is issued to the applicant as set out on the following page of this report, which concludes that:

- The proposed works to the roof of the Protected Structure, as specified in the Method Statement received by the Planning Authority on 21/06/2023 and revised Method Statement received by the Planning Authority on 25/08/23 **constitutes development, which is exempted development.**

Signed: Byron Joyce

A/Executive Planner

Date: 12/9/23

Signed: A.S.

Senior Planner

Date: 12/9/23.

Please note that any person issued with a declaration under subsection 2(a) of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.

Signed: _____



**Declaration on Development & Exempted Development
Section 5 of the
Planning and Development Act 2000 (as amended)**

Reg Ref.: S5.23.24

WHEREAS a question has arisen as to whether proposed works to the roof of a Protected Structure (RPS. CW367), at the Farm Yard Lisnavagh, Rathvilly, Co. Carlow, is or is not development and is or is not exempted development;

AS INDICATED on the plans and particulars received by the Planning Authority on 21/06/23 and the further information received on 25/08/23;

AND WHEREAS William Bunbury [REDACTED] requested a declaration on the said question from Carlow County Council;

AND WHEREAS Carlow County Council as the Planning Authority, in considering this application for a declaration under Section 5 of the Planning and Development Act 2000 (as amended), had regard to;

- (a) Sections 2, 3, 4 and 57 of the Planning and Development Act 2000 (as amended);
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended);

AND WHEREAS Carlow County Council has concluded that:

- (a) the works to the roof of the Protected Structure, as specified in the Method Statement received by the Planning Authority on 21/06/2023 and revised Method Statement received by the Planning Authority on 25/08/23, would constitute development pursuant to the meaning ascribed to 'development' in Section 3 of the Planning and Development Act 2000 (as amended)
- (b) The carrying out of the works specified in the Method Statement received by the Planning Authority on 21/06/2023 and revised Method Statement received by the Planning Authority on 25/08/23 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 and would, therefore, come within the scope of the exempted development provisions in Section 4(1)(h) of this Act.

NOW THEREFORE Carlow County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the Planning and Development Act 2000 (as amended), hereby decides that the proposed works to the roof of the Protected Structure, at the Farm Yard, Lisnavagh, Rathvilly, Co. Carlow, as specified in the Method Statement received by the Planning Authority on 21/06/2023 and revised

Method Statement received by the Planning Authority on 25/08/23 constitutes development, which is exempted development.

Please note that any person issued with a declaration under subsection 2(a) of the Planning and Development Act 2000 (as amended) may on payment to the Board of the prescribed fee, refer a declaration to An Bord Pleanála within 4 weeks of the issuing of the decision.

Signed: Shirley O'Neill

Date: 13th September 2023