

9 March 2018

REGISTERED POST

GORDON & LIZ JONES
C/O David O' Brien, O' Brien Design
11A Selskar Street
Wexford

PLANNING AND DEVELOPMENT ACTS 2000 (as amended)

Planning No: 20180037

Applicant: GORDON & LIZ JONES

**Proposed: PERMISSION FOR THE FOLLOWING WHICH IS A RECORDED
ARCHAEOLOGICAL MONUMENT RMP REF: WX053-001 &
WX053-001001: 1. NEW ENTRANCE AND ACCESS ROAD 2.
SEWAGE TREATMENT SYSTEM 3. NEW ROOF AND
REFURBISHMENT OF TOWER HOUSE 4. NEW ROOF AND
REFURBISHMENT OF MAIN HOUSE 5. CONSTRUCTION OF AN
EXTENSION TO THE MAIN HOUSE INCORPORATING EXISTING
WALLS OF AN ADJOINING AGRICULTURAL BUILDING 6.
ASSOCIATED SITE WORKS**

Location: SIGGINSTOWN, TACUMSHIN

A Chara,

I wish to refer to the above application for **PERMISSION** under the above Acts. To enable your application to be considered, it will be necessary for you to submit the following:

1. The Department of Culture, Heritage and the Gaeltacht have requested that the following information be requested; (copy of letter attached)

Tower House

- A full set of plans including measured floor plans for each stage of the tower house and roof plans.
- A full set of elevations including details for the proposed doors and windows for the tower house and attached house.
- A full set of sections including relevant details such as the proposal for the

'original doorway' (of the tower house) which was blocked in the twentieth century.

- Specifications for the proposed roof including slate and roof lights.
- A method statement for the reconstruction of the parapets including the form and finish of the proposed chimney.
- Specifications for the proposed floors including beams and floor boards.
- Specifications for the proposed windows.
- A method statement for the repair, repointing and rendering of the walls.

Attached House

- A method statement for the preservation in situ of the remains of the internal walls.
- Specifications for the proposed roof tiles (the Department recommends that a traditional slate, colour and size matched to the surviving slate be used).
- A method statement for the repair, repointing and rendering of the walls including source and /or specifications for replacement red brick.
- Specifications for the proposed windows, the Department notes that due to the irregular size of windows (p.12 of the Architectural Heritage Impact Assessment), the standard six-over six glazing pattern, as set out under (The Proposed Development p.13) may not be suitable for the openings.
- Specifications for the proposed roof including slate and roof lights for the outbuilding.

Revised Archaeological Impact Assessment which contains the following information.

Archaeological

- Further archaeological testing within the proposed development area where groundwork's are proposed, proposed testing strategy shall be based on the site layout, plans and engineering drawings provided by the applicant.

- Where archaeological material / features are shown to be present, preservation in situ, revision of site layout to establish 'buffer areas' and apposite mitigation measures included in the Revised Archaeological Impact Assessment.
- Engineering design details and specifications for the new floor area are not provided in the Archaeological Impact Assessment and as a result a archaeological strategy cannot be finalised without this information.
- Proposed plans and engineering details relating to the proposed reduction of current floor levels within the tower house and 17th Century house shall be provided to the archaeologist and archaeological mitigations in this regard shall be outlined in the revised Archaeological Impact Assessment report.

Note: The applicant is advised that this request for further information does not necessarily indicate that permission would be subsequently granted.

NOTE: 6 no. copies of all documentation must be submitted. All plans/maps/drawings/ specifications must bear the full name and address of the person by whom they were prepared. In accordance with Article 33(4) of the Planning and Development Regulations 2001 (as amended), please note that where there is failure to reply to a request for further information within 6 months of the date of the request, the application shall be declared withdrawn.

Please note that **James Lavin**, Case Officer, is dealing with this matter and can be contacted at the *Planning Department*, tel. **(053) 919 6000** if you have any queries.

Mise, le meas,



Staff Officer
Planning and Development

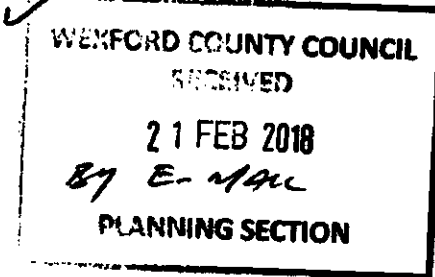


An Roinn
Cultúir, Oldhreachta agus Gaeltachta

Department of
Culture, Heritage and the Gaeltacht

Planning Ref: 20180037
(Please quote in all related correspondence)
20 February 2018

Director of Services-Planning
Wexford County Council
County Hall
Carricklawn
Wexford



Re: Notification to the Minister for Culture, Heritage and the Gaeltacht under Article 28 (Part 4) or Article 82 (Part 8) of the Planning and Development Regulations, 2001, as amended.

Proposed Development: Planning application 20180037 by Gordon & Liz Jones for permission for the following which is a recorded archaeological monument RMP ref: WX053-001 & WX053-001001: 1. New entrance and access road 2. Sewage treatment system 3. New roof and refurbishment of tower house 4. New roof and refurbishment of main house 5. Construction of an extension to the main house incorporating existing walls of an adjoining agricultural building 6. Associated site works at Sigginstown, Tacumshin.

A Chara,

On behalf of the Department of Culture, Heritage and the Gaeltacht I refer to correspondence received in relation to the above.

Outlined below are heritage-related observations/recommendations of the Department under the stated heading(s).

Architecture

The Department has no objections in principle to the proposed renovation of the tower house and attached house and welcomes any considered attempt to secure the future of two historic buildings included on the Record of Monuments and Places (RMP). However, given the importance of the historic buildings, the Department is concerned that the applicant has not engaged an appropriately qualified and competent conservation professional with experience in the repair and reuse of historic buildings to give advice on the proposed design and renovation.

The Department is concerned that there is no evidence of a comprehensive survey of the extant buildings and recommends that such a survey is made. The survey should include, minimally, a full set of measured elevations and plans, indicating phasing, and a photographic survey annotated and cross-referenced with the drawings.

The Department is concerned that the proposals for the façade of the attached house will have an impact on the symmetry of the façade and is keen that the symmetry of the façade is preserved. The Department recommends that Wexford County Council seeks a revised scheme eliminating the glazed re-entrant porch linking the attached house and outbuilding, instead linking the attached house and outbuilding via an opening in the north wall as per the Visual Impact Assessment (p.15). The Department also recommends that Wexford County Council seeks clarification on the

proposals for the openings of the façade as the Proposed Elevation on Drawing SC01 PP006 is inconsistent with the Proposed Plan on Drawing SC01 PP05, the accompanying visualisations and the stated Proposed Development in the Architectural Heritage Impact Assessment (p.14).

The Department is also concerned that the documentation accompanying the application is incomplete and/or lacks sufficient detail. This may be a consequence of the applicant not engaging an appropriately qualified and competent conservation professional with experience in the repair and reuse of historic buildings to give advice on the proposed design and renovation.

Drawings and specifications to indicate forms and finishes are critical and, while these could be conditioned, for developments of this nature it is standard practice to submit elevations, plans and details to a standard of working drawings prepared by a conservation architect. It is also standard practice to submit method statements and a schedule of works.

The Department therefore recommends that Wexford County Council seeks the following Further Information:

- A full set of plans including measured floor plans for each stage of the tower house and roof plans.
- A full set of elevations including details for the proposed doors and windows for the tower house and attached house.
- A full set of sections including relevant details such as the proposal for the 'original doorway [of the tower house] which was blocked in the twentieth century' (p.13).
- Tower House: Specifications for the proposed roof including slate and rooflights.
- Tower House: A method statement for the reconstruction of the parapets including the form and finish of the proposed chimney.
- Tower House: Specifications for the proposed floors including beams and floor boards.
- Tower House: Specifications for the proposed windows.
- Tower House: A method statement for the repair, repointing and rendering of the walls.
- Attached House: A method statement for the preservation *in situ* of the remains of the internal walls.
- Attached House: Specifications for the proposed roof. The Architectural Heritage Impact Assessment (p.12) states that 'there are a few scattered slates remaining from the roof... Where slates remain they are attached to the eaves'. Drawings SC01 PP06 and SC01 PP07 give the proposed slate finish as Rio Frio Blue-Black 6-7mm grained cut at 500mm x 250 mm. The Department recommends that a traditional slate, colour- and sized-matched to the surviving slate, is sourced rather than an off-the-peg Spanish slate.
- Attached House: A method statement for the repair, repointing and rendering of the walls including source and/or specifications for replacement red brick.
- Attached House: Specifications for the proposed windows. The Architectural Heritage Impact Assessment (p.12) states that 'not all of the windows are the same size; those on either side of the main door, and the corresponding windows on the first floor, are smaller than the remaining windows'. A standard six-over-six glazing pattern, as set out under *The Proposed Development* (p.13), may not be suitable for all openings.
- Outbuilding: Specifications for the proposed roof including slate and rooflights.

The Department draws the applicant's attention to *Architectural Heritage Protection – Guidelines for Planning Authorities* (2011) available online at:

<https://www.chg.gov.ie/app/uploads/2015/07/Architectural-Heritage-Protection-Guidelines-2011.pdf>

and the *Advice* series booklets including *Bricks* (2009)

<https://www.chg.gov.ie/app/uploads/2015/07/Bricks-A-Guide-to-the-Repair-of-Historic-Brickwork-2009.pdf>;

Energy Efficiency (2010)

<https://www.chg.gov.ie/app/uploads/2015/07/Energy-Efficiency-in-Traditional-Buildings-2010.pdf>:

Roofs (2010)

<https://www.chg.gov.ie/app/uploads/2015/07/Roofs-A-Guide-to-the-Repair-of-Historic-Roofs-2010.pdf>;

Ruins (2010)

<https://www.chg.gov.ie/app/uploads/2015/07/Ruins-The-Conservation-and-Repair-of-Masonry-Ruins-2010.pdf>;

Windows (2007)

<https://www.chg.gov.ie/app/uploads/2015/07/Windows-A-Guide-to-the-Repair-of-Historic-Windows-2007.pdf>

Archaeological

The proposed development site is located within the confines of Recorded Monument WX053-001 *towerhouse and 17th century house*, which is subject to statutory protection in the Record of Monuments and Places, established under section 12 of the National Monuments (Amendment) Act 1994.

An archaeological assessment report prepared by Catherine McLoughlin, Stafford McLoughlin (licence 16E0519) was submitted with the planning application. Reference is also made to a geophysical survey funded by the Heritage Council and carried out by Leigh Surveys (17R0125). Having examined the findings of the archaeological assessment carried out to date and the documentation provided in the planning application, it is recommended that further archaeological assessment be carried out in advance of any planning decision. This will enable the Planning Authority and this Department to formulate an informed archaeological recommendation before a planning decision is taken.

Revised Archaeological Impact Assessment should be compiled as follows and submitted as further information:

1. An archaeological impact assessment report prepared by Stafford McLoughlin Archaeology (licence 16E0519) was submitted with the planning application. Further detailed archaeological assessment should be carried out and a revised archaeological impact assessment report should be submitted to the relevant authorities as further information. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent.
2. Further archaeological testing shall be carried out (licensed under the National Monuments

Acts) within the proposed development areas of the site where groundworks are proposed. Any proposed testing strategy shall be based on the site layout, plans and engineering drawings provided by the applicant. Results of the geophysical survey (Leigh Surveys 17R0125) should also be taken into consideration when preparing plans and an archaeological strategy. Testing should be carried out along the proposed driveway, proposed extension (agricultural building), services runs/drainage and percolation areas/septic tank, hardstanding areas, etc.

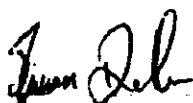
3. The archaeologist shall then prepare and submit a written report, including an archaeological impact statement, to the Planning Authority and to the Department of Culture, Heritage & the Gaeltacht in advance of the planning decision. Where archaeological material/features are shown to be present, preservation *in situ*, revision of site layout to establish 'buffer areas', preservation by record (excavation) or monitoring may be required. Mitigatory measures to ensure the preservation and/or recording of archaeological material/features shall be suggested in the archaeological assessment report and the Department of Culture, Heritage & the Gaeltacht will advise further with regard to any archaeological requirements following receipt of the assessment.
4. The applicant should be aware that any resulting and associated archaeological costs shall be borne by the developer. This will include the full archaeological excavation of the footprint of the 17th century house (Recorded Monument WX053-001) if required, pending the finalising of plans and engineering specifications for the new floor within this building. Design details are not provided in the archaeological impact statement submitted with the planning application and an archaeological strategy cannot be finalised without this information.
5. Detailed plans and engineering details relating to the proposed reduction of current floor levels within the towerhouse and 17th century house shall be provided to the archaeologist. Proposed archaeological mitigation in this regard shall be outlined in the revised archaeological impact assessment report.

It should be borne in mind that, if significant archaeological remains are found, refusal might still be recommended, and/or further monitoring or excavation required. It is this Department's view that a final decision should not be made on this application until the Planning Authority and this Department has had the opportunity to evaluate the Archaeological Assessment. This Department will forward a recommendation based on the Archaeological Assessment to the Planning Authority.

You are requested to send further communications to this Department's Development Applications Unit (DAU) via **eReferral**. Correspondence may alternatively be sent to:

The Manager
Development Applications Unit (DAU)
Department of Culture, Heritage and the Gaeltacht
Newtown Road
Wexford
Y35 AP90

Is mise, le meas



Simon Dolan
Development Applications Unit