Comhairle Contae Chill Dara
Kildare County Council

Date: 26th January 2024.
Our Ref: ED/1079.

Fr. Liam Rigney,
c/o Vivian Cummins,
Stanhope Street,
Athy,
Co. Kildare.
R14 HT25.

RE: Application for a Declaration of Exempted Development under Section 5 of the Planning and Development Act 2000 (as amended) for development at the existing Church of the Blessed Trinity, Moone, Co. Kildare.

Dear Sir,

I refer to your correspondence received on 10th November 2023 and 19th December 2023 in connection with the above.

Please find attached declaration made under Section 5 of Planning and Development Acts 2000 (as amended) in this regard. Please also find enclosed Receipt No. FIN1/0/493287 in relation to the fee paid.

Yours sincerely,

Senior Executive Officer,
Planning Department.

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

ED/001079.

WHEREAS a question has arisen as to whether the structural repair works to the roof of the existing Church of the Blessed Trinity, Moone is exempted development,

AS INDICATED on the plans and particulars received by the Planning Authority on 10th November 2023 and 19th December 2023

AND WHEREAS Fr. Liam Rigney requested a declaration on the said question from Kildare County Council,

AND WHEREAS Kildare 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) Planning and Development Act 2000 (as amended); and
(b) Planning and Development Regulations 2001 (as amended);

AND WHEREAS Kildare County Council has concluded that the proposal comprises of development to which the provisions of the following applies:

(a) Sections 2, 3, 4, 5 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);

NOW THEREFORE Kildare 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 *"(...) essential repairs or works for the main roof and the roof over north transept that must be carried out urgently due to any health and safety concerns persons in or around the building or to prevent any serious further structural damage to the building."*

IS development and IS EXEMPTED development pursuant to Section 4(1)(h) and Section 57(1) of the Planning and Development Act as amended and Article 6, Article 9 of the Planning and Development Regulations as amended.

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.

26th January 2024.

Senior Executive Officer,
Planning Department.

KILDARE COUNTY COUNCIL

PLANNING & STRATEGIC DEVELOPMENT DEPARTMENT

Section 5 referral & declaration on development & exempted development

Planning & Development Act 2000 (as amended)

Reference No. ED/1079

Name Of Applicant(s):	Fr Liam Rigney
Address Of Development:	Moone, Co Kildare, R14 Y898
Development Description:	Structural Repair Works
Due date	16/01/2024

Introduction

This is a request for a **DECLARATION** under Section 5(1) of the Planning and Development Act 2000 (as amended) to establish whether under Section 5 of the Act the works which include structural repair works to the roof of the Church of the Blessed Trinity, Moone, Co. Kildare is exempted development.

Site Location

The Declaration relates to the existing Church of the Blessed Trinity, Moone which is located within Moone village along a local road serving the village which is just off the R448 (Kilcullen to Naas Road). The site is located to the north of St. Colmcille's National School.

The Church of the Blessed Trinity is on the Kildare County Council Record of Protected Structures, ref. B36-41 and B36-42 apply. The structure is also recorded on the NIAH Reg. No. 11903606.

Description of Proposed Development

The description of development as provided on the application form is as follows:

"*The proposed works comprise of essential repairs or works for the main roof and the roof over north transept that must be carried out urgently due to any health and safety concerns persons in or around the building or to prevent any serious further structural damage to the building.*"

Fig 1: Site Location and context

Fig 2: Aerial view of subject site

Planning History

None on the subject site according to GIS.

Relevant Legislative Background

Planning and Development Act 2000 (as amended)

Section 2(1)

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

Section 3(1)

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

Section 4(1)

The following shall be exempted development for the purposes of the Act-

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 5(7) EIA Screening

The proposed development is not specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001(as amended). In any event, it is considered, having regard to nature, size and location, the proposed development would not be likely to have significant effects on the environment. Therefore, EIA is not required.

Section 57

Section 57 of the Act relates to works affecting the character of protected structures or proposed protected structures. The section states that:

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.

Planning and Development Regulations 2001 (as amended)

Article 6(1)

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such

development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

The following classes of development are relevant to the proposed development:

CLASS 40, Part 1 . Works incidental to the use or maintenance of any burial ground, churchyard, monument, fairgreen, market, schoolgrounds or showground except — (a) the erection or construction of any wall, fence or gate bounding or abutting on a public road, (b) the erection or construction of any building, other than a stall or store which is wholly enclosed within a market building, or (c)the reconstruction or alteration of any building, other than a stall or store which is wholly enclosed within a market building	

Article 9 (1)(a)(i)

Restrictions on exemption.

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—

Assessment

The proposed development comprises repair and maintenance works to the roof of the existing Church of the Blessed Trinity, Moone.

A Conservation Works Method Statement as prepared by Vivian Cummins RIAI Architect Accredited in Conservation Grade III has been received. The works to the Church have been assessed as being urgent repair works.

It is noted that the details provided in terms of the works are limited and it is not clear what the exact repair works proposed would entail.

In this regard, it is considered that further information is required as set out below.

Recommendation

It is recommended to seek **Further Information** as follows:

1. The Applicant is requested to specify/list the repair and maintenance works required to the roof of the church. It is unclear from the detail provided in the Declaration regarding the exact scope of works involved. Further details are required to allow the Planning Authority to determine the Declaration request.

Response to further information request was received on 19/12/2023.

Response and Assessment

It is noted that an Outline Specification report as prepared by Dooley Cummins Architects and Engineers has been received. The report provides details on the specification and workmanship of the proposed repair and maintenance works to the roof of the structure.

The response to the request for further information is considered acceptable.

Section 4(1)(h) of the Planning and Development Act, 2000, as amended, states that development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures, shall be exempted development for the purposes of the Act.

Section 57 of the Act states that notwithstanding section 4(1)(h) and any regulations made under Section 4(2), the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of the structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

It is considered that the proposed works are development and are exempted development.

Conclusion:

Having regard to:

- The information submitted with the application documents and the response to further information received,
- Sections 2, 3, 4, 5 and 57 of the Planning and Development Act 2000 (as amended); and
- Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended.

It is considered that the proposed works **constitutes development** as defined in Section 3(1) of the Planning and Development Act 2000 (as amended) and **is exempted development** as defined under Section 4(1)(h) and 57(1) of the Planning and Development Act 2000 (as amended), as amended.

Recommendation

It is recommended that the applicant be advised that the development as described in the application is development and is exempted development.

Signed: Caitriona Dockery
Assistant Planner
08/01/2024

Signed:

Claire Donohoe
A/Senior Executive Planner

09/01/2024

A. Brangan
Aoife Brangan
A/SP
09/01/24

Declaration of Development & Exempted Development under

Section 5 of the Planning and Development Act 2000 (as amended)

WHEREAS a question has arisen as to whether the structural repair works to the roof of the existing Church of the Blessed Trinity, Moone is exempted development or is not exempted development.

AS INDICATED on the plans and particulars received by the Planning Authority on 10/11/2023 and 19/12/2023

AND WHEREAS Fr. Liam Rigney requested a declaration on the said question from Kildare County Council,

AND WHEREAS Kildare 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;

(1) Planning and Development Act 2000 (as amended); and
(2) Planning and Development Regulations 2001 (as amended);

AND WHEREAS Kildare County Council has concluded that the proposal comprises of development to which the provisions of the following applies:

(1) Sections 2, 3, 4, 5 and 57 of the Planning and Development Act 2000 (as amended);
(2) Articles 6 and 9 of the Planning and Development Regulations 2001 (as amended);

NOW THEREFORE Kildare 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 -

"(...) essential repairs or works for the main roof and the roof over north transept that must be carried out urgently due to any health and safety concerns persons in or around the building or to prevent any serious further structural damage to the building."

IS development and IS EXEMPTED development pursuant to Section 4(1)(h) and Section 57(1) of the Planning and Development Act as amended and Article 6, Article 9 of the Planning and Development Regulations as amended.

Please note that any person issued with a declaration under Section 5 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: _____

Appendix 1: Appropriate Assessment Screening

APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION

(A) Project Details	
Planning File Ref	ED1079
Applicant name	Fr. Liam Rigney
Development Location	Moone, Co Kildare, R14 Y898
Site size	c.2.27 Ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	River Barrow and River Nore SAC c. 4km
Description of the project/proposed development – Structural repair works to roof of existing church	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development	
	Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.

1	**Impacts on sites designated for freshwater habitats or species.** Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	*Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?*	**No**
2	**Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.** Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	*Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?*	**No**
3	**Impacts on designated terrestrial habitats.** Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	*Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?*	**No**
4	**Impacts on birds in SPAs** Sites to consider: Poulaphouca Resevoir	*Is the development within a Special Protection Area, or within 5 km of same?*	**No**

Conclusion:
If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.
No further assessment in relation to habitats or birds is required.
If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT *Selected relevant category for project assessed by ticking box.*		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	**X**
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

Justify why it falls into relevant category above (based on information in above tables)	
Having regard to the proximity of the nearest SAC and given the nature and extent of the proposed works, it is not considered there would be potential for significant effects on the Natura 2000 network.	
Name:	C. Dockery
Position:	Assistant Planner
Date:	08/01/2024

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Director of Services Order

I, Alan Dunney, Director of Services, am duly authorised and delegated by Chief Executive's Order number: CE48043 to make the following Order in accordance with Section 154 of the Local Government Act, 2001, as amended.

ORDER NO: DO50977 **Section:** Planning

SUBJECT: ED/1079.
Application for a Declaration of Exempted Development under Section 5 of the Planning and Development Act 2000 (as amended) for development at the existing Church of the Blessed Trinity, Moone, Co. Kildare.

SUBMITTED: File Ref. ED/1079 with recommendation from the A/Senior Planner and reports from the Council's Technical Officers.

ORDER: **I hereby order the following** Kildare 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 development is development and is not exempted development.

MADE THIS 26 DAY

OF January YEAR 2024

SIGNED: Alan Dunney

DIRECTOR OF SERVICES

Comhairle Contae Chill Dara
Kildare County Council

Date: 11th December 2023.
Our Ref: ED/1079.

REGISTERED POST
Fr. Liam Rigney,
c/o Vivian Cummins,
Stanhope Street,
Athy,
Co. Kildare.
R14 HT25.

RE: Application for a Declaration of Exempted Development under Section 5 of the Planning and Development Act 2000 (as amended) for development at Moone, Co. Kildare.

Dear Sir,

I refer to your application for a Section 5 Declaration received on 10th November 2023. It is noted that the details provided in terms of the works are limited and it is not clear what the exact repair works proposed would entail.

In this regard, it is considered that further information is required as set out below.

1. The Applicant is requested to specify/list the repair and maintenance works required to the roof of the church. It is unclear from the detail provided in the Declaration regarding the exact scope of works involved. Further details are required to allow the Planning Authority to determine the Declaration request.

The time period for the Council's determination shall commence upon receipt of the above information.

Yours sincerely,

pp

Senior Executive Officer,
Planning Department.

DOOLEY CUMMINS
ARCHITECTS + ENGINEERS

Stanhope Street, Athy
Co. Kildare, R14 HT25

Tel 059 8640013
Email info@dcae.ie
Web www.dcae.ie

Planning Department
Kildare County Council,
Áras Chill Dara,
Naas,
Co. Kildare.

Date: 18 December 2023
Your Ref: ED/1079
Our Ref: 2892-FI-00-01

Re: ED/1079 - Section 5 Application
Church of the Blessed Trinity, Moone, Co. Kildare (RPS Ref: B36-41)

Dear Sir/Madam,

We refer to the Request for Further Information (RFI), dated11th December, and wish to respond as set out below. For ease of reference, we have prefaced our response with a copy of the single item from the RFI.

> 1. The Applicant is requested to specify/list the repair and maintenance works required to the roof of the church. It is unclear from the detail provided in the Declaration regarding the exact scope of works involved. Further details are required to allow the Planning Authority to determine the Declaration request.

Prior to making this response, I contacted Caroline O'Donnell, Acting Conservation Officer, to discuss the most appropriate means of dealing with this matter.

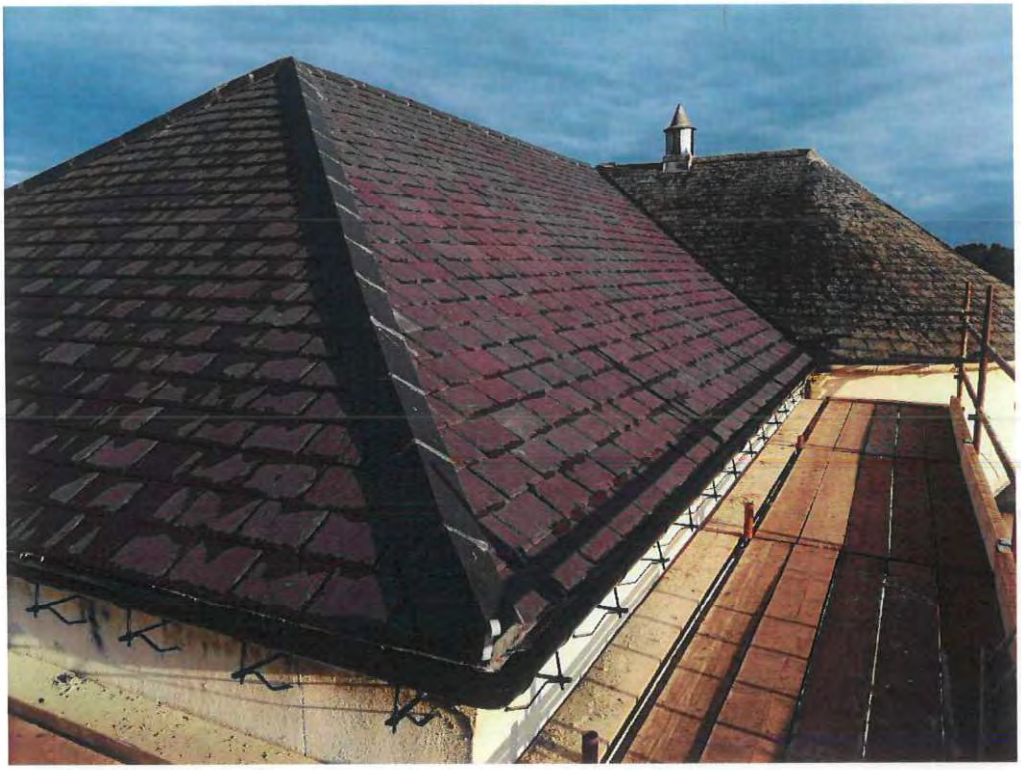
Please find attached an Outline Specification which provides greater detail on the specification and workmanship of the proposed repair and maintenance works to the roof of the above building.
This, in conjunction with the drawings and Conservation Works Methodology statement submitted with the original Section 5 application should describe the proposed works sufficiently to decide on the Declaration request.

We also attach photos of the work undertaken on the north and south transept in 2019 for further context.

We trust the above is in order.

Vivian Cummins

Vivian Cummins B Arch (Sc) FRIAI
Architect Accredited in Conservation G3



South transept

North transept

Presbytery

General view from south east

DOOLEY CUMMINS
ARCHITECTS + ENGINEERS

Stanhope Street, Athy
Co. Kildare, R14 HT25

Tel 059 8640013
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Web www.dcae.ie

Date: 18 December 2023

Your Ref: ED/1079

Our Ref: 2892-2023-12-18

Church of the Blessed Trinity, Moone
Outline Specification
Proposed Roof Maintenance and Repair

PART 1 — ROOF ASSESSMENT

1.1 EVALUATION

A. An evaluation will be conducted by a slate roofer with a demonstrated competency and expertise specifically in repair, restoration, and maintenance of natural quarried slate roofs in conjunction with an Architect Accredited in Conservation.

B. The roof evaluation will first include an examination of the building interior and underside of the roof to determine the type and condition of the roof decking, and to identify signs of water penetration or leakage.

C. A thorough evaluation will require accessing the roof and closely examining the conditions of the slates, substrate, fasteners, flashings, and penetrations.

D. A correctly installed roof that has slates with a reasonable remaining longevity (for example, at least fifteen years), will be a candidate for restoration.

E. Full replacement of all or a section of roof will be part of the restoration process.

F. The type(s) of slate will be determined, and the remaining longevity estimated.

1. Determine the type, size, shape, thickness, color, weathering characteristics, and texture of the slate.
2. Has the roof been well-maintained, or abused and neglected? Have past repairs been correctly executed and appear similar or the same as the original roof.
3. No brush-grade or trowel-grade coatings should be covering the slates.

G. Identify the substrate material and condition. Is it solid wood, laminated or glued wood, nail-able gypsum, or metal?

H. Identify the type and condition of the fasteners. If they are nails, what type and length? Smooth shank or ring-shank? Copper, stainless steel, hot-dipped galvanized, electrogalvanized, cut steel nails, slate hooks, etc.?

I. Determine the existing head-laps and side-laps.

1.2 CONDITIONS

A. Examine the field slates, starter slates, ridge and/or hip slates, valley slates, etc. Determine how many slates need replaced or repaired?

B. Examine the valley metal, chimney flashings, step flashings, cap or counter flashings, ridge and hip metal, pipe vent flashings, parapet wall flashings, turret and/or tower flashings, etc. What flashings need maintenance work, repair, or replacement? Refer to Part 6 - Flashings for additional information on evaluating the conditions of individual types of flashing.

C. When the valley flashing condition cannot be observed, such as on a closed valley, then overlying slates must be removed to expose the flashing. The lower flashings are typically more deteriorated than the higher flashings because they carry more water, so inspect the lower flashings first.

D. What other repairs are needed? Are there flat-lock, soldered metal roofs adjacent to the slate roofs that need replaced? Are there built-in gutter systems? Exterior gutters? Skylights? Chimney or masonry pointing?

PART 2 — GENERAL PROJECT PREPARATION AND EXECUTION

2.1. CONTRACTORS

A. It is recommended that prospective contractors have a minimum of five years of professional experience in the repair and restoration of natural slate roofing, and can provide a resume' demonstrating the successful completion of slate roof repair and restoration projects of a similar size and scope.

B. Contractors shall furnish all insurance, permits, labor, materials, equipment, apparatus, tools, transportation and services necessary for, and incidental to, the repair and restoration of the slate roof, unless otherwise agreed upon.

C. Contractors shall use workmen who are trained and experienced in slate roof repair and restoration, removing and re-installing metal flashing, and all other skills needed to satisfactorily complete the project as specified, or use workmen who are under the full-time supervision of a foreman or supervisor with such training and experience.

D. Contractors shall use workmen familiar with the use of slate hammers for punching and nailing slate shingles, slate rippers for removing slates already installed, slate cutters for trimming and cutting slate shingles, slaters stakes used with slate hammers that have a cutting shank, roof brackets and scaffolding for staging the roof, and hook ladders for accessing areas of the roof not staged.

2.2. CONTRACT DOCUMENTS

A. Contractors shall provide contract documents that include a detailed scope of work and specifications for all materials.

B. Contingency fees or unit prices may be included in the contract for unforeseen work such as roof decking replacement, or replacement of additional slates not identified in the original assessment. A contingency fee allowance may also consist of a credit, where applicable.

C. Contract documents shall include a detailed warranty, when required.

2.3 CODES AND REGULATIONS

A. Contractor shall comply with all federal, state, local and contractual regulations, and abide by applicable building, safety and health codes related to construction practices or use of equipment.

B. Contractor shall comply with the regulations of local governing Historical Societies and the National Registry of Historic Properties, when applicable.

2.4 PROTECTION OF ROOF SURFACES

A. Workers shall not damage slates by walking on them.

B. The roof shall be properly staged to allow safe work surfaces, such as scaffold-grade planks, that prevent unnecessary foot traffic on the slates.

C. Roof ladders, hook ladders, chicken ladders, lifts, or other such devices, shall be used to protect the roof surfaces from foot traffic.

2.5 INSURANCE

A. Contractor shall carry Employer's and Public Liability Insurance

B. Contractor will provide, upon request, Certificates of Insurance to Owner prior to the execution of any work.

2.6 CLEAN UP

A. Tools, equipment, surplus materials, slate scraps, and debris resulting from the work shall be organized and cleaned up, or removed and properly disposed of, on a daily basis.

B. Gutters and roof areas will be cleaned of debris at the end of each work day and upon completion of the work.

C. Dust and dirt may infiltrate into the attic space during installation or removal of roofing slate. Owner shall be advised to remove any valuable items from the attic space and/or to cover such items with plastic, tarps, or other suitable covering prior to the commencement of any work.

2.7 WARRANTY

A. Contractor's warranty terms, when required, shall be clearly detailed in the contract documents.

B. The contractor cannot be held responsible for damage caused by other persons or by unusual and damaging weather events such as large hail, strong winds, lightning, flooding, earthquakes, excessive snow and ice buildup, or other "acts of God."

C. An extended service maintenance agreement is recommended beyond the warranty period.

PART 3 — MAINTENANCE 3.1

GENERAL MAINTENANCE

A. General maintenance on slate roofs includes:

1. Replacement of any broken, missing or defective slates;
2. Removal and replacement of existing faulty repair work;
3. Painting of flashing metal, traditionally with Tinner's Red or Tinner's Green paint;
4. Emergency repairs.

B. Slate repair as well as removal and replacement of faulty repair work is discussed in Part 5.

3.2 PAINTING OF FLASHING

Old ferrous-metal flashings can be preserved with oxide, oil-based metal primer paint or other suitable metal paint. The flashing should be painted with a coat of paint approximately every five years. The most common flashings that require regular painting include hips, ridges, valleys, chimney flashings, built-in gutter linings, pipe vent flashings, and any exposed ferrous-metal flashings.

3.3 SEALING OF FLASHING

A. Existing flashings shall be sealed with a high-grade caulk where needed, such as at mortar joints.

B. Loose flashings shall be riveted or else refastened in a manner that does not leave exposed or unsealed fasteners.

C. Missing flashing pieces shall be replaced with compatible flashing metal.

PART 5 — SLATE REPAIR

5.1 REPLACEMENT SLATES

A. All slate roof surfaces shall be inspected for cracked, broken, missing, perforated, face-nailed, screwed, caulked, or otherwise leaking slates.

B. Defective slates will be removed using appropriate tools such as a slate ripper. When using a slate ripper, the handle of the tool must be held down parallel to the roof surface when hammered on to pull slating nails. If the handle of the ripper is lifted off the roof during use, it can break the overlying slates.

C. Defective slates must be replaced with slates that match the existing slates in type, length, width, thickness, shape, color and, if necessary for a good match, age.

5.2 NAIL AND BIB REPAIR METHOD

A. Replacement slates should be fastened with copper or stainless-steel smooth-shank roofing nails installed through the top of the slot between the two overlying slates, then covered with a minimum 500g copper bib flashing, minimum 100mm wide and minimum 150 mm long, slid underneath the overlying slates, but over the replacement nail head.

B. The bib flashing should overlap the nail head by 75mm and underlap the overlying slate by 75mm.

C. The bib shall be bent slightly lengthwise to allow for a friction fit and/or barbs may be cut into the sides of the bib to improve retention.

D. Alternatively, the same type of slating nails as on the existing roof can also be used to fasten the replacement slates. Many older slate roofs are installed with hot-dipped galvanized steel roofing nails, which can be used when installing replacement slates on these roofs.

E. Painted aluminum bib flashings (dark side facing out), minimum .019 gauge, are suitable for slate repair when the roof only has an estimated 50 or less years remaining.

5.3 SLATE HOOKS

Replacement slates may be installed using either copper or stainless-steel slate hooks.

5.4 STRAP HANGERS

Exposed sheet-metal strap hangers shall not be used as a replacement slate fastening mechanism.

5.5 CAULKING, MASTICS, AND ADHESIVES

A. Caulking, mastic, or adhesives shall not be used to repair the exposed face of the slates.

B. Caulking, mastic, or adhesives are not to be used to fasten slates without additional mechanical fasteners.

C. Caulking, mastic, or adhesives, in conjunction with mechanical fasteners, may be used to help fasten slates in limited circumstances, such as on windward rake edges, on ridges and hips that are subjected to chronic wind pressure, and on small pieces of slate that require additional anchoring.

D. Caulking, mastic, or adhesive is to be applied only underneath the slates, and only in conjunction with mechanical fastening. Otherwise, mastics and adhesives shall not be used underneath slates as they interfere with repair and maintenance.

5.6 FACE-NAILING

Replacement slates shall not be "face-nailed" or screwed. No exposed nail or screw heads, including gasketed or sealed heads, shall be visible on any repaired or replaced slates.

5.7 BIB FLASHING SLATE REPAIR

A. When a slate is split lengthwise (such as with a vertical hairline crack), or has a small hole in it, but is otherwise intact, it can be repaired with a non-corrosive sheet-metal bib flashing slid underneath the defective slate.

B. A slate with a vertical crack can be repaired by slipping an oversized bib flashing underneath the slate so that the bib extends from the bottom edge of the cracked slate up to its slating nails. A second bib flashing of the same size is also slid underneath the slot overlying the defective slate. The bib flashings should be a minimum of 150mm in width and approximately as long as the length of the slate exposure plus three inches.

C. A slight lengthwise bend in the bib flashings, or else barbing the sides, will help to friction fit the bib into place.

5.8 SIDE LAP REPAIR

A. Where there is insufficient side lap, the deficiency can be repaired by sliding an oversized non-corrosive bib flashing underneath the side-butt joint that is too close to an underlying side butt joint. B. The bib flashing should be a minimum of 150 mm in width and approximately as long as the length of the slate exposure plus 75mm.

C. A slight lengthwise bend in the bib flashing, or else barbing the sides, will help to friction fit the bib into place.

5.9 ROOF RECYCLING

A. When matching replacement slates cannot be obtained, identify a section of the existing roof that is:

1) Least visible from the ground,

2) Contains enough slates to repair the entire remaining roof,

3) Has slates that can be removed and used for the repairs.

B. Remove the slates from the identified area and use them for restoring the remaining roof.

C. The "recycled" roof section shall then be slated with either new or salvaged natural quarried roofing slates that match the original roof as closely as possible.

PART 6 — FLASHING REPAIR

6.1 REFERENCES

Refer to the Dept. of Education and Skills Technical Guidance Document 021-7 Minimum Performance Standards of Roof Materials and Finishes.

6.2 FLASHING INSPECTION

A. All flashings, including valleys, step and counter or cap flashings, parapet wall flashings, ridges and hip flashings, chimney flashings, dormer step flashings, apron flashings, finials, vent flashings, skylights and other roof penetrations, and gutters, are to be inspected for cracks, holes, splits, deterioration, exposed nail heads, and looseness.

B. Flashing metal that is perforated and leaking must be removed and replaced.

C. Special attention shall be paid to valley flashings, as these are more likely to be eroded over time than other flashings.

6.3 SOLDER JOINTS

A. Solder joints in flashings shall be inspected and resoldered or repaired as needed, when possible.

B. If solder joint failure is evident, the entire assembly should be examined for expansion and contraction design issues.

C. Refer to reference publication 021-7 above for sheet metal expansion and contraction design recommendations.

6.4 MORTAR JOINTS

A. Mortar joints that have been cut out to allow for the insertion of new flashing may be sealed using a high-grade caulk/sealant.

B. Fully cut out mortar joints may be repointed with mortar.

6.5 POSITIVE FLASHING OVERLAP

All flashings are to be installed to have "positive overlap," such that higher flashings overlap on top of lower flashings, not underneath them.

6.6 APRON FLASHINGS

Lower, exposed edges of apron flashings are to be fastened to the roof with cleats when fastening is required (no exposed fasteners are to be used).

6.7 REUSE OF EXISTING SLATES

Slates overlying flashings should be carefully removed and saved for reuse whenever possible.

6.8 VALLEY FLASHINGS

A. Open Valleys

1. Exposed valley metal that is pitted, split, leaking, tarred or otherwise compromised must be replaced in its entirety. The original, defective valley metal must be completely removed down to the bare roof deck. This is done by carefully removing several slates on either side of the valley to expose the existing flashing.
2. Slates overlying valley flashings must be carefully removed and saved for reuse whenever possible. Number the valley slate courses before removal. Numbering the slates makes the re-installation of the slates quicker and easier.
3. After removal of the original valley flashing, sweep the roof deck and check for nail heads or other obstacles that may impede the proper laying of the new flashing material. Re-nail the roof deck as needed. Install felt underlayment in the valley over the roof decking.
4. Valley metal should be a minimum of 500g copper. The valley metal must be wide enough to extend under the slates on either side of the valley by a minimum of 125mm. Lower slope applications (e.g., 6:12 or less) may require increased overlapping.
5. Nails shall not penetrate more than 25mm from the outer edges of the valley metal.
6. Alternatively, fasten the valley metal using copper cleats.
7. Do not make valley sections longer than 3m, otherwise expansion and contraction problems can occur.
8. Overlap valley sections 150mm in most cases, but more overlap, as much as 300mm, may be required in lower slope situations (e.g., 6:12 or less).
9. Instead of overlapping, valley sections may be seamed and soldered together, using cleats to attach them to the roof deck to allow for thermal movement.
10. Where two valleys meet at a top juncture, they can be folded, soldered, or lock-seamed. 11. When two differing roof slopes come together in a valley (e.g., 6:12 on one side and 10:12 on the other), form the valley metal with a 25mm inverted "V" groove down the centre.
11. When the valley is located between two steep symmetrical slopes, a simple straight-line bend down the centre may be required.

12. Valley metal may be simply forced into the valley using a knee, creating a traditional rounded metal valley configuration. Once one side of the rounded metal valley is fastened to the roof deck, hold the metal down tight with your knee and fasten the other side, starting at one end and working toward the other. Traditional rounded valleys must be nailed rather than cleated.
13. Once new valley metal has been installed, re-slate the valley. The numbered slates will be nailed back into the same place where they were removed.
14. If the original valley had a 150mm exposure (for example), mark lines 75mm out from the centre of the valley metal. When re-installing the slates, align them with the marks to create a straight valley appearance.
15. Valley exposure lines can be parallel, or they can be tapered so that they're wider at the bottom.
16. Any slates that were removed that are broken, tarred, cracked, perforated, or defective, should be replaced with sound, matching slates during the valley replacement process.

B. Closed Valleys

1. Closed valley flashings are to be replaced when any of the existing valley metal becomes pitted and leaking.
2. Slates overlying valley flashings should be carefully removed and saved for reuse whenever possible.
3. The valley slate courses are numbered before removal to facilitate the re-installation of the slates.
4. Closed valleys are flashed with a form of step flashing. A common method is to cut sheets of flashing material (minimum 16-ounce copper) and lay them in the valley with each slate course, on top of the slates, but covered by the overlying slates.

a) Closed valley flashing sections should overlap each other by a minimum of 150mm, and extend out of the centre line of the valley a minimum of 125mm.
b) The step flashing should extend above the top of the slates far enough to allow for nailing without penetrating the slates.
c) Slating nails shall not penetrate the flashings.
d) Flashing sizes vary according to slate size and roof slope. e. The reinstalled valley slates shall be butted in the centre.
e) For a closer fit in the centre of the valley, cut the valley angle on the valley slates on the front face of the slate (rather than cutting them on the back, as is routine when cutting roofing slates).

5. Any slates that were removed that are broken, tarred, cracked, perforated, or defective, should be replaced with sound, matching slates during the valley replacement process.

6.10 PIPE FLASHINGS

A. Pipe flashings that are cracked, pitted, tarred, or otherwise defective, should be replaced in their entirety. The old pipe flashing is to be removed and a new flashing, either shop fabricated or purchased, is to be installed in its place. Non-corrosive metal pipe flashings are recommended.

B. The slates surrounding the pipe flashing must be carefully removed and saved for reuse, whenever possible.

C. The pipe flashing baseplate shall be sized to maintain a minimum of three inches of head lap with underlying and overlying slates, as well as minimum three inches side lap with adjacent slates.

D. Any slates that were removed when replacing the pipe flashing that are broken, tarred, cracked, perforated, or defective, should be replaced with sound, matching slates during the flashing replacement process.

6.11 STEP AND COUNTER FLASHINGS

A. Step flashings may not be subjected to the exposure and wear that other flashings endure. For example, step flashings along parapet walls may still be serviceable although the valley flashings have worn out on the same roof. If so, the step flashings can remain original while other flashings are replaced.

B. Step flashings lower on a roof will wear out sooner than the upper ones and it may be necessary to only replace the lower flashings.

C. When step flashings are replaced, the procedure is the same as with most flashings. Slates overlying step flashings shall be carefully removed and saved for reuse. The original flashings are then removed in their entirety and replaced with minimum 500g copper.

D. Step flashings shall be installed immediately underneath the overlying slates such that the bottom edge of the step flashing is flush with the bottom edge of the overlying slate.

E. Step flashings shall extend vertically underneath the second course of overlying slates a minimum of 75mm. The lengths of the step flashings shall be equal to the length of the slate exposure plus a minimum 75mm, thereby allowing the step flashings to overlap each other by a minimum of 75 mm (100mm when the roof slope is less than 8:12, two inches when the slope is 20:12 or greater).

F. Step flashings shall extend a minimum of 100mm onto the roof and a minimum of 100mm vertically, wherever possible.

G. Nail the step flashing to the roof above the underlying slate so that the slating nails do not penetrate the step flashing.

H. If replacement of the overlying counter flashing or cap flashing is necessary, remove the original counter flashings by pulling or prying them out of the mortar joints or anchor points.

1. Replace counter flashings as needed using minimum 500g sheet lead.
2. Wedge the counter flashings into mortar joints at least 18mm deep, using galvanically compatible metal wedges, such as lead or copper.
3. Mortar joints that have been cut out to allow for the insertion of the new flashing may be resealed using a high-grade caulk/sealant.
4. Fully cut out joints can be repointed with mortar.

6.12 RIDGES AND HIPS

A. Slate ridges/hips are repaired by removing and replacing the defective slate(s). These can sometimes be pulled out using a slate ripper. Replacement slates may be installed using a pair of slate hooks rather than nails. This is a situation where an adhesive underneath the replacement slate may be beneficial.

B. Saddle slate ridges may need to be completely or partially disassembled and reassembled to avoid face-nailing.

C. Worn metal ridges and hips are to be completely removed and replaced in their entirety. There are often no slates overlying metal ridges and hips, but the underlying slates are typically in need of repair. These repairs should be conducted when the metal is removed.

D. When replacing metal ridges and hips, it is recommended to use wider replacement metal to cover the old nail holes, if the original ridges and hips had been nailed.

E. It is recommended that new ridge/hip metal be installed with concealed fasteners such as cleats, not with exposed nails.

F. If ridge/hip metal is being nailed into place, the nail heads should be gasketed.

G. New ridge/hip metal must be sized to maintain correct headlap with underlying slate.

6.13 GENERAL ROOF PENETRATIONS

There may be other roof penetrations that have not already been discussed here that may need flashing replacement. These can include such things as air vents, skylights, and cupolas. Generally, these can be reflashed in the same manner as chimneys and the other flashing systems discussed herein.

6.14 THROUGH-WALL FLASHINGS

If non-ferrous metal through-wall flashings are found properly installed and in good condition, they may be reused when underlying flashings are replaced.

6.15 RECYCLING FLASHINGS

Old flashing metal, when removed for replacement, should be taken to a scrap yard or otherwise recycled, whenever possible.

PART 7 — GUTTERS 7.1 BUILT-IN GUTTERS

A. Built-in gutters include box gutters, flush gutters and standing gutters, among others. Built-in gutters are built into and below the roof plane, or on the plane of the roof, usually at or near the eaves. These types of gutters are common on older slate roofs.

B. When built-in gutters wear out and leak, the metal linings must be removed and replaced in their entirety.

C. Built-in gutter liner replacement can be delayed with temporary or emergency patching as discussed in the Maintenance and Temporary Emergency Repairs sections of this specification.

KILDARE COUNTY COUNCIL

PLANNING & STRATEGIC DEVELOPMENT DEPARTMENT

Section 5 referral & declaration on development & exempted development

Planning & Development Act 2000 (as amended)

Reference No. ED/1079

Name Of Applicant(s):	Fr Liam Rigney
Address Of Development:	Moone, Co Kildare, R14 Y898
Development Description:	Structural Repair Works
Due date	8/12/2023

Introduction

This is a request for a **DECLARATION** under Section 5(1) of the Planning and Development Act 2000 (as amended) to establish whether under Section 5 of the Act the works which include structural repair works to the roof of the Church of the Blessed Trinity, Moone, Co. Kildare is exempted development.

Site Location

The Declaration relates to the existing Church of the Blessed Trinity, Moone which is located within Moone village along a local road serving the village which is just off the R448 (Kilcullen to Naas Road). The site is located to the north of St. Colmcille's National School.

The Church of the Blessed Trinity is on the Kildare County Council Record of Protected Structures, ref. B36-41 and B36-42 apply. The structure is also recorded on the NIAH Reg. No. 11903606.

Description of Proposed Development

The description of development as provided on the application form is as follows:

"*The proposed works comprise of essential repairs or works for the main roof and the roof over north transept that must be carried out urgently due to any health and safety concerns persons in or around the building or to prevent any serious further structural damage to the building.*"

Fig 1: Site Location and context

Fig 2: Aerial view of subject site

Planning History

None on the subject site according to GIS.

Relevant Legislative Background

Planning and Development Act 2000 (as amended)

Section 2(1)

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

Section 3(1)

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

Section 4(1)

The following shall be exempted development for the purposes of the Act-

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 5(7) EIA Screening

The proposed development is not specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001(as amended). In any event, it is considered, having regard to nature, size and location, the proposed development would not be likely to have significant effects on the environment. Therefore, EIA is not required.

Section 57

Section 57 of the Act relates to works affecting the character of protected structures or proposed protected structures. The section states that:

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.

Planning and Development Regulations 2001 (as amended)

Article 6(1)

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such

development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

The following classes of development are relevant to the proposed development:

CLASS 40, Part 1 . Works incidental to the use or maintenance of any burial ground, churchyard, monument, fairgreen, market, schoolgrounds or showground except — (a) the erection or construction of any wall, fence or gate bounding or abutting on a public road, (b) the erection or construction of any building, other than a stall or store which is wholly enclosed within a market building, or (c)the reconstruction or alteration of any building, other than a stall or store which is wholly enclosed within a market building	

Article 9 (1)(a)(i)

Restrictions on exemption.

9. (1) Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) if the carrying out of such development would—

Assessment

The proposed development comprises repair and maintenance works to the roof of the existing Church of the Blessed Trinity, Moone.

A Conservation Works Method Statement as prepared by Vivian Cummins RIAI Architect Accredited in Conservation Grade III has been received. The works to the Church have been assessed as being urgent repair works.

It is noted that the details provided in terms of the works are limited and it is not clear what the exact repair works proposed would entail.

In this regard, it is considered that further information is required as set out below.

Recommendation

It is recommended to seek **Further Information** as follows:

1. The Applicant is requested to specify/list the repair and maintenance works required to the roof of the church. It is unclear from the detail provided in the Declaration regarding the exact scope of works involved. Further details are required to allow the Planning Authority to determine the Declaration request.

Signed: Caitriona Dockery
Assistant Planner
06/12/2023

Signed:

Elaine Donohoe
A/Senior Executive Planner

08/12/2023

A. Brangan

Aoife Brangan
A/sp
08/12/23

Appendix 1: Appropriate Assessment Screening

	APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION

(A) Project Details	
Planning File Ref	ED1079
Applicant name	Fr. Liam Rigney
Development Location	Moone, Co Kildare, R14 Y898
Site size	c.2.27 Ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	River Barrow and River Nore SAC c. 4km
Description of the project/proposed development – Structural repair works to roof of existing church	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	**Impacts on sites designated for freshwater habitats or species.**	*Is the development within a Special Area of Conservation whose qualifying interests include freshwater*	**No**

	Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	*habitats and/or species, or in the catchment (upstream or downstream) of same?*	
2	**Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.** Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	*Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?*	**No**
3	**Impacts on designated terrestrial habitats.** Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	*Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?*	**No**
4	**Impacts on birds in SPAs** Sites to consider: Poulaphouca Resevoir	*Is the development within a Special Protection Area, or within 5 km of same?*	**No**

Conclusion:
If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.
No further assessment in relation to habitats or birds is required.
If the answer is **Yes** refer to the relevant sections of **C.**

(G) SCREENING CONCLUSION STATEMENT *Selected relevant category for project assessed by ticking box.*		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	**X**
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		

Having regard to the proximity of the nearest SAC and given the nature and extent of the proposed works, it is not considered there would be potential for significant effects on the Natura 2000 network.	
Name:	C. Dockery
Position:	Assistant Planner
Date:	06/12/2023

Kildare County Council

Declaration of Exempt Development under Section 5, of the Planning and Development Act 2000

ED1079

Rec'd 10/11/23

Incomplete application forms will be deemed invalid and returned

All responses must be in block letters

Section 1	Details of Applicants

1. Name of Applicant(s) A. Surname..RIGNEY..... Forenames..FR. LIAM.....
Phone No..[redacted]..... Fax No..N/A.....
2. Address PAROCHIAL HOUSE, 1 STANHOPE PLACE, ATHY, CO. KILDARE.....
.....

Section 2	Person/Agent acting on behalf of applicant (if applicable)

1. Name of Person/Agent: Surname..CUMMINS..... Forenames..VIVIAN.....
Phone No..059 914 5928..... Fax No..N/A.....
2. Address..STANHOPE STREET, ATHY, CO. KILDARE, R14 HT25.....
.....

Section 3	Company Details (if applicable)

1. Name of Company .....
Phone No..... Fax No.....
2. Company Reg. No.....
3. Address.....
.....

Kildare County Council
Planning Department
10 NOV 2023
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Section 4	Details of Site

1. Planning History of Site..N/A.....
2. Location of Proposed Development..MOONE, CO. KILDARE, R14 Y898.....
.....
3. Ordnance Survey Sheet No..4066-B.....
4. Please state the Applicants interest in the site ..OWNER.....
.....
5. Please state the extent of the proposed development..NECESSARY STRUCTURAL REPAIR WORKS.....

6. Under what Section of the Planning and Development 2000 and/or what provision of the Planning and Development Regulations 2001 is exemption sought *(specific details required)*. EXEMPTED DEVELOPMENT SCHEDULE 2 - CLASS 40

7. Please give a detailed description of the Proposed Development (*Use separate page if necessary*).....
THE PROPOSED WORKS COMPRISE OF ESSENTIAL REPAIRS OR WORKS FOR THE MAIN ROOF AND THE ROOF OVER NORTH TRANSEPT THAT MUST BE CARRIED OUT URGENTLY DUE TO ANY HEALTH AND SAFERTY CONCERNS PERSONS IN OR AROUND THE BUILDING OR TO PREVENT ANY SERIOUS FURTHER STRUCTURAL DAMAGE TO THE BUILDING.

Section 5	**The following must be submitted for a valid application**

(Please Tick)

1.	Site Location Map (1:2500 Rural Areas) (1:1000 Urban Areas)	✓
2.	A Site Layout Plan (Scale 1:500) in full compliance with Article 23 of Planning and Development Regulations 2001	✓
3.	Drawings of the development (Scale 1:50) in full compliance with Article 23 of Planning and Development Regulations 2001	✓
4.	All drawings to differentiate between the original building, all extensions and proposed development	✓
5.	Fee of 80 Euro	✓

Section 6	**Declaration**

I, VIVIAN CUMMINS certify that all of the above information is correct and I have submitted all the required documents as outlined at Section 6 above.

Signature: _____ Date: 08/11/2023

Kildare County Council
Planning Department
10 NOV 2023
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Comhairle Contae Chill Dara
Kildare County Council

Date: 17th November 2023.
Our Ref: ED/1079.

Fr Liam Rigney,
C/o Dooley Cummins,
Stanhope Street,
Athy,
Co. Kildare

RE: Application for a Declaration of Exempted Development under Section 5 of Planning and Development Act 2000 (as amended) for development at Moone, Co. Kildare.

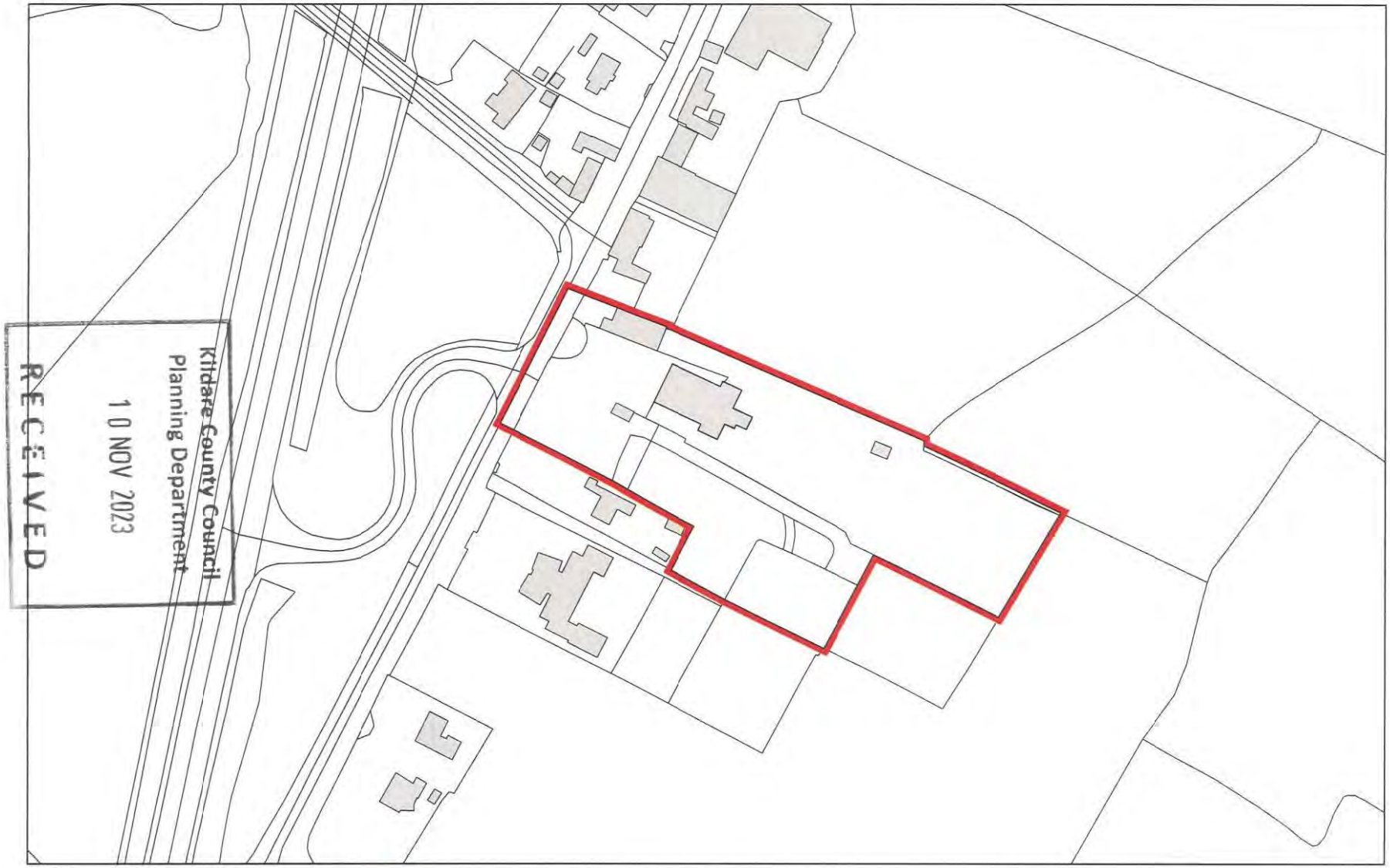
Dear Sir/Madam,

I acknowledge receipt of your application for a Declaration of Exempted Development under Section 5 of the Planning and Development Act 2000 (as amended) received on 10th November 2023 in connection with the above.

Please find enclosed Receipt No. FIN1/0/493287 for €80 application fee.

Yours sincerely,

pp Ciara Pierce
Senior Executive Officer,
Planning Department.



SITE LOCATION MAP

SCALE 1:2500

ENTIRE LANDHOLDING OUTLINED IN RED

ORDNANCE SURVEY REFERENCE 1:2,500 | 4066-B
ORDNANCE SURVEY LICENCE CYAL50318494

X,Y= 679582, 692104

DOOLEY CUMMINS
ARCHITECTS + ENGINEERS

STANHOPE ST., ATHY,
CO. KILDARE, R14 HT25

(059) 8640013
info@dcae.ie

ISSUE	DETAILS	CHK	DRN	DATE
0	PLANNING EXEMPTION ISSUE	VC	DH	08/11/23

CLIENT	FR. LIAM RIGNEY
PROJECT	MOONE RC CHURCH MOONE, CO. KILDARE, R14 Y898
DRAWING	SITE LOCATION MAP

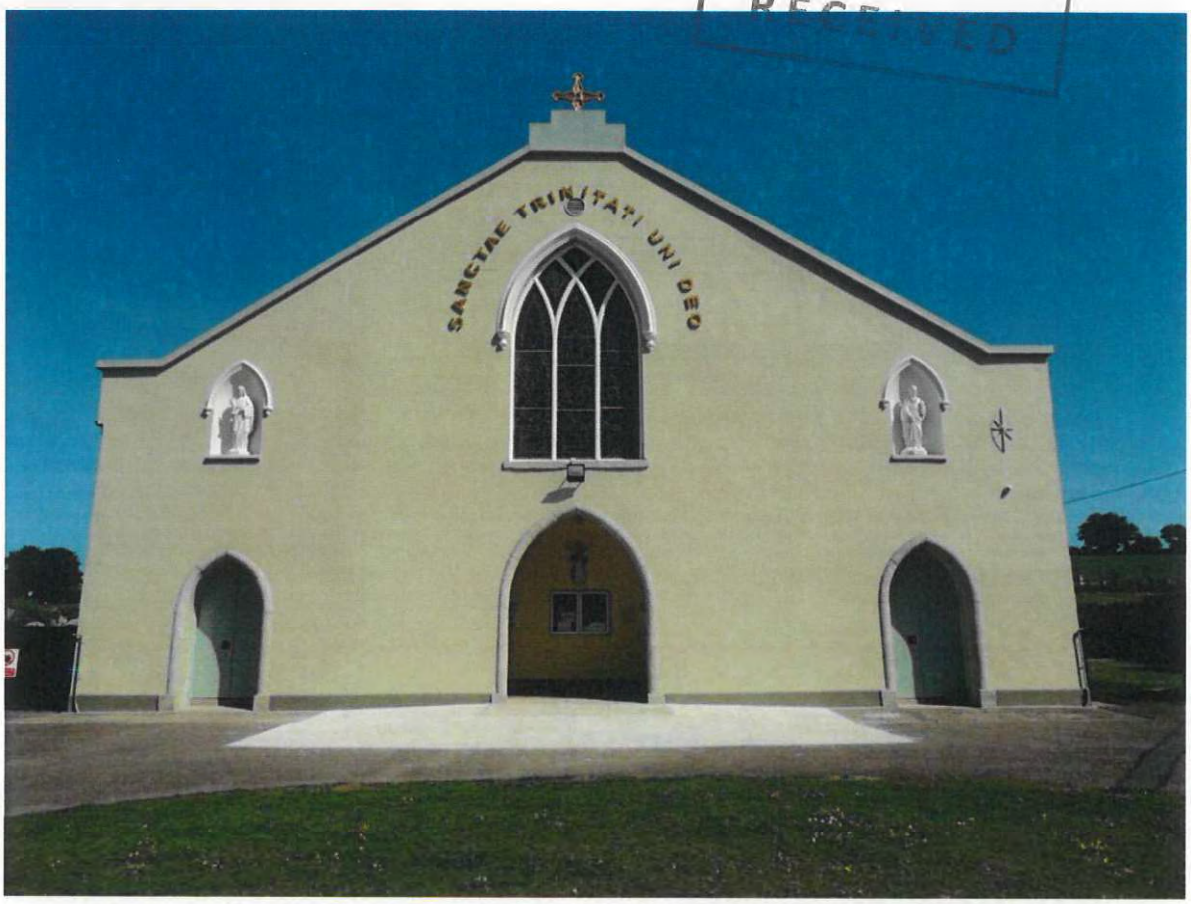
PROJECT	P2892
REVISION	0
PHASE	PLANNING

DRAWING NO
01/01

SCALE	1:2500 A4
DATE	NOV' 2023

DOOLEY CUMMINS
ARCHITECTS + ENGINEERS

Conservation Works Method Statement



For proposed development @

Church of the Blessed Trinity, Moone

On the instructions of Fr. Liam Rigney P.P.

06 November 2023

REF: 2892-00-02, Conservation Works Method Statement

CORE DATA

Client:

Fr. Liam Rigney P.P.
The Parish of Athy
The Parochial House
Stanhope Place
Athy
Co. Kildare R14 CH90

Address of Property:

Church of the Blessed Trinity
Moone
Co. Kildare
R14 Y898

General Description:

Detached six-bay double-height Catholic church c. 1830

O.S. Map:

6" / 36

National Grid:

679581, 692105

Statutory Protection

The building is a protected structure in the Kildare County Development Plan 2017-2023 RPS Ref: B36-41

NIAH Registration Number:

The structure is recorded in the Co. Kildare survey of the National Inventory of Architectural Heritage Reg. No. 11903606.

Date of Inspection:

03 August 2018

3.8 Date of Report:

31 July 2019

Planning Authority

Kildare County Council
Aras Chill Dara
Devoy Park
Naas
Carlow

Declaration / Planning History

A Section 57 Declaration has not been sought.

3.14 Report Writer:

Vivian Cummins B. Arch. (Sc.), Dip. Arch., Dip. Arch. Tech., MRIAI
Vivian Cummins & Associates Ltd.
RIAI Architect Accredited in Conservation Grade III

Stanhope Street
Athy
Co. Kildare
R14 HT25

Image Two: North-West Façade mid-20th century

Conservation Works Method Statement

This outline methodology applies to all proposed works to the houses, although the detailed proposals in relation to the interior and some exterior elements have yet to be agreed subject to ongoing research and design development in consultation with the Client, Agent, Conservation Architect and Planning Authority.

Conservation Methodology

The proposed conservation works are to be carried out in accordance with the principles of the Venice and Burra Charters produced by the ICOMOS Australia in 1979 and amended in 1981, 1968 and 1999. This document defines current conservation terminology and makes sensible recommendations for its practice. These include Principles, Processes Preservation, Restoration, Reconstruction, Adaptation and Preservation, all of which will be followed. The works must adhere to the conservation principles set out in the Department of Government Protections Guidelines for Local Authorities (2004) and the Department of Culture, Heritage and the Gaeltacht's advice series publications.

General Principles

The work is to be based on an understanding of the buildings and their development.

It is an objective that the highest conservation principles will apply to the project. The aim will be to recover and retain the significance of the buildings while allowing alterations that provide a use that will ensure their survival. All features of importance to maintain the structure's character and special interest will be retained including features of all ages.

The objective is stabilising the buildings and to slow down the deterioration of their structure as far as practicable. The structure should not look very different after conservation works except that the structure is more stable and secure. All effort is to be taken to ensure that necessary new work on the historic structures looks appropriate and is in keeping with the fabric, materials and style of the original work. However, it should be possible to 'read' changes to a wall, both historic and modern, through close inspection. No important architectural features, later changes or other features of the building will be masked, including original mortar, where this is sound.

All intervention will be restricted to the minimum that is consistent with the established philosophy and the appropriate use, reuse and continued survival of the building.

The philosophy of 'doing as little and as much as necessary' applies. The objective is to carry out works limited to these essential for the survival of the property and its conversion.

Where possible repairs will be undertaken rather than replacing materials, with as much of the original material as possible to be retained and reused in its present location.

Any new work required to the structure will use processes and materials that are reversible. Repairs are to be carried out without any attempt to disguise or artificially age materials, allowing new materials to be discernible without detracting from the structure.

Unsatisfactory alterations that disfigure earlier works of greater merit will be reversed, where feasible, including the removal of exposed services. Only appropriate materials and methods of construction and contemporary methods or materials will be used where alternatives do not exist.

Detailed inspections and investigative works will be carried out prior to commencement of the programme of conservation works under the direction of the Conservation Architect. Who will advise on conservations aspects of the works throughout all stages.

Where decay is uncovered, a thorough analysis will be made of the defects and the nature of the decay in these materials before repairs commence. Salvaged materials from other sources will only be reused in the repair works such as bricks that have been bedded in lime mortar and slates provided, they are from reputable sources. Unless salvaged slates are in very good condition they may not be used.

GENERAL DIRECTION TO CONTRACTOR

The buildings are historic, and care must always be taken to protect any items and any parts of the building fabric, fittings etc. that could be damaged due to the works.

The contractor will be required to carry out an inspection of the site including a condition and structural inspection of the site, with the Conservation Architect prior to the commencement of the works and to prepare a pre-works inspection report of the visit including scans, special inspection reports and a contractor's photographic

condition survey for the approval of the Conservation Architect.
The main contractor will take overall responsibility for the works and for the protection of the historic fabric identified in this specification and on the accompanying drawings. Works will be advised and inspected by the Conservation Architect and must be carried out to his approval.
No taking down, opening up or removal of any feature or fitting is to be undertaken without the Conservation Architect's approval. The contractor is to facilitate access for the Conservation Architect to inspect the works and any fabric which has been removed from the building which is stored on the site.
The contractor is to inform the workforce, other parties, subcontractors and suppliers of what is expected of them and to enforce good practice in relation to standards, health and safety and waste management.
All contractor's site personnel and their staff will be required to have read this method statement. Detailed daily records including photographs are to be kept of the works at all stages and the Conservation Architect will be kept informed of progress with regular reports.

SCAFFOLDING
All access scaffolding to be used must be of a free-standing self-supporting nature, i.e. 'retention scaffolding'. Scaffolding should be erected in a manner which is not reliant on a historic structure for stability. The scaffolding must not touch, lean on or use the historic structure for support (or leverage) at any time without approval. Through ties may be permitted through window openings, ONLY if the scaffolding does not come in to contact with the masonry at any time.

PROTECTION OF HISTORIC FABRIC
It is not permissible to fix anything such as temporary door frames etc. to the building fabric. No contact with the building is allowed and no screwing or fixing to the walls is permitted under any circumstances. Hand operated equipment only will be allowed except as agreed with the Conservation Architect.
The contractor is required:
- to take all necessary precautions to ensure no damage occurs to the building fabric.
- to provide such protection as is necessary to prevent the ingress of rainwater and or ground / surface water to the building or staining, splashing etc.
- to confirm items and elements that are to be protected in position before commencement of work. These include historic windows and window surrounds, historic doors and door surrounds and historic skirting boards, dado and picture rails etc. Protection of these items is to be in place to the satisfaction of the Conservation Architect prior to the commencement of works. Protection measures may include the provision of hard board, soft wood or other support protections, wrapping with bubble wrap etc.
- to properly blank off or seal services such as drains, water supply etc. to prevent damage directly or indirectly to the building fabric.

DEMOLITIONS AND REMOVALS
Demolition works which come into contact with the historic fabric will be indicated on the accompanying demolition drawings prepared by MCD Consulting Engineers.

FEATURES TO BE RETAINED
Except as indicated on the demolition drawings, no features, fixtures of fittings are to be removed from the structure unless specifically instructed by the Conservation Architect.

MECHANICAL AND ELECTRICAL INSTALLATION
The mechanical and electrical installation shall be in accordance with this methodology. Use existing pipe and wiring runs where available. Hot water cylinders are to be well insulated and hot water pipes lagged. Avoid pipe runs in original masonry walls, especially chasing for pipes. Use modern partitions where available of where dry lining is occurring ensure adequate space for pipes.

CARPENTRY AND ROOFING
TIMBER DECAY
Where decay is found, the timbers will be replaced where necessary with like for like and treated with a VacVac timber treatment. Structural members will be spliced where necessary. Beams showing decay will be replaced and spiked with engineer's approval with timber matching the existing. Roof timbers will be thoroughly inspected as the work proceeds. Any discovery of dry rot will be reported immediately to the Conservation Architect.

OUTLINE SPECIFICATION FOR TIMBERS:
Any rotten structural timbers will be replaced with new spliced members retaining as much of the original timber as

is sound. All existing timbers to be treated with 'Protim', VacVac or similar by a specialist timber treatment company where directed. All new timber used throughout the work shall be well seasoned and dry, free from sap shakes, large or loose knots and waney edges or other imperfections. All timbers found defective in these respects shall be removed from the site. White deal shall be spruce, straight, well-seasoned and free from sapwood. Red deal for joinery etc. shall be red wood. The moisture content of all timber shall not exceed the permitted maxima set out in IS 95. All timber shall be free from surface moisture at time of treatment with preservative. The moisture content of all timber shall not exceed the permitted maxima set out in IS 96. All new structural timbers including joists, rafters, bridging, studding etc. shall comply with Irish Standard Recommendation SR 1988. Timber shall be Strength class B stress graded and marked SCB.

TIMBER PRESERVATIVES
All new (structural and carpentry) timbers shall be pre-treated by double vacuum process using a solvent-based treatment (e.g. "Protim" or other equal and approved) in strict accordance with the manufacturer's instructions. The reduction in size of pre-treated timbers on the job shall be kept to a minimum and timbers so cut, together with all cut ends, notches etc. shall be treated by liberally brushing on two coats of distinctively coloured preservative. Small pieces of timber for use as grounds etc. shall also be treated. Suitable precautions shall be taken by the Contractor by way of the provision of PVC gloves etc. to ensure that any men in contact with timber preservatives in their wet state are protected from any possible skin irritation, which might result from direct contact.

WORKMANSHIP
Any new timber splitting or opening to the extent of 1 mm within the Contract maintenance period shall be replaced. All joinery work to be properly wrought and framed together and finished in a workmanlike manner. All framing to be mortised and tenoned. Tonguing to be cross-grained.

ROOFS
Slate roof. Like for like repairs as required to slate roof (presumed to be natural slate – Blue Bangor).

Provide for retaining existing valleys and gutters with lead.
Replace flashings to abutments parapets and stacks, lead flashings only to be used on this section of roof.
Clear out debris from roof space and provide attic insulation to architect's specification.
Roof ventilation may be required, details to later agreement.

PROTECTION DURING ROOF WORKS
Support and protect the ceiling from water ingress the existing lath and plaster and timber ceilings before and during the works. Protect the upper floor ceilings from falling debris resulting from roofing works.

ROOF TIMBERS
Remove perished sections of wall plates, rafters and ceilings joists, ridge boards, purlins, roof truss ends, and replace with treated timber splicing to existing sound timbers. Any rotten structural timbers will be replaced with new spliced members retaining as much of other original timber as is sound. All timbers to be treated by approved specialists. All new timbers to be VacVac treated. Replace all battens with new VacVac 50mm x 40 mm treated battens fixed with copper nails. There should be minimum intervention and maximum retention of the historic timbers in a roof. New timber should not be replaced in direct contact with masonry but should be isolated from the masonry by either supporting or new brackets away from the wall or by placing a damp-proof membrane between the timber and masonry.

SLATING AND RIDGE TILES
The existing natural slate roof is to be repaired on a like for like basis. Original coursing to be followed. All salvaged slates to make up the shortfall to be similar in colour and size. Larger slates may be cut down. Replace balance of slates with recycled slates sized as existing. Relay original Blue Bangor slates using aluminium copper or section bronze nails and provide additional slates as necessary to match the existing. Re-bed ridges to chapel where required in a hydraulic lime mix.

VALLEYS AND FLASHINGS
Allow for the retention of lead and copper valleys and flashings. Where they are to be replaced, replace lead valleys and flashings with code 5 lead laid in accordance with the Lead Development Association printed

instructions, or with the Conservation Architect's approval with copper. Allow for reinstatement of valleys and flashing to chimneys and parapets with lead. Fit lead soakers, apron and cover flashings on stacks and parapet walls. Replace valleys as required with lead valleys linked in accordance with manufacturer's instructions. Provide for the replacement of all outlets. Provide lead upstands. New metal valleys are to be constructed using an isolating membrane between the valley timbers and the copper or lead valley.
New lead work is to be in accordance with the Lead Development Association Instructions, including maximum sheet sizes, lead specification, abutting and fixing details with laps to suit roof pitch and edge clips according to exposure.
Masonry surfaces and substrates are to be free of undulations. Plywood substrates are to be minimum 18mm WBP with an even, smooth and dry surface before the lead is laid. Sloping circular valley boards to be built up in layers using 6mm WBP plywood, a building paper underlay to BS C1521 Class A is to be used for plywood underlays with polyester geotextile felt 200 to 230 g/m² for uneven surfaces.
A min. 50mm clear ventilation is to be provided between the surface of the lead substrates and thermal insulation.

INSULATION
The attic spaces are to be insulated to the architect's detail with isover quilt insulation allowing free flow of air for ventilation at the edges. Internally, the application of any insulating material to walls is to be avoided as it results in a negative impact on architectural features such as skirtings, architraves, door frames and cornices.

FLOORS
Timber suspended floors to be insulated and fireproofed where they occur. Lifting of floorboards should only be undertaken if no damage is caused. Insulation can be supported between joists either with chicken wire or other proprietary trays fixed in accordance with the manufacturer's instructions. At ground floor level, where the insulation is most effective, cross ventilation requirements must also be adhered to.

FLOOR REPAIRS
The floors will be patched and repaired where necessary. Timber boards will be lifted carefully, labelled and stored on site or a store. The joists are to be carefully examined and repaired as per structural engineer's drawing. Previous installation of services may have caused weakening of the joists and these will need to be repaired. Allow for provision of props to all floor supporting beams and to all timber roof trusses from ground floor where applicable. Provide safe working platform at attic level. Due to the severely dilapidated condition of some of the existing roof areas, allow for propping of working platform off ground floor where applicable.

LIFTING FLOOR BOARDS
Only take floorboards up if there is little alternative. When new pipes or cables are installed employ a competent carpenter to lift boards instead of leaving this to plumbers or electricians. Number boards as they are lifted to assist re-laying in their exact previous positions. Where regular access to service runs is required, floorboards can be discretely screwed down rather than nailed. This also avoids vibration from nailing above fragile ceilings. The use of timber or beeswax plugs reduces the visual impact of screws. Broken edges can be remedied by splicing in timber of a similar type and grain, as can damaged board ends where they are not replaced by shorter boards. It is sensible to introduce battens beneath unsupported board ends.

MASONRY REPAIRS
Masonry and lime render repairs are to be carried out by a specialist approved by the Conservation Architect. Historic masonry specialists should be experienced in this type of work and should be able to show that they have undertaken work of this nature before. A method statement detailing the proposed repairs works and techniques is required to be submitted for approval at least 10 working days prior to the commencement of works.

RAKING OUT
Any spalls dislodged in raking out should be retrieved and reused.
Mortar should be raked out using hand tools only. Sample sections of raking out, 1m x 1m square are to be prepared for the approval of the design team.
The use of mechanical tools in the hands of specialist conservators may be appropriate for the removal of later cement repointing but this must be agreed with the design team prior to their use on the walls.

HYDRAULIC LIME MORTAR
Mortar is to be St. Astier NHL (or similar approved) and aggregate at 3:1.
NHL 3.5 is to be used for general walling with NHL 5 for base course and coping.

HYDRAULIC LIME RENDER
Render is to be St. Astier NHL (or similar approved) and aggregate at 3:1 applied in two base coats mixed with NHL 3.5 and a further top coat of NHL 2.5.

AGGREGATES
5mm Wexford beach sand (or similar approved) up to 75% of the total mix. Substitute sand will not be accepted solely on compliance with a British Standard as the grading of these sands is too wide making some sands unsuitable for making lime mortars.
In addition to sand, 6mm washed gravel from the same source is to added, up to 5% by volume of the aggregate, with brick fragments and other material.
Sand should be already washed clean of very fine particles of silt and free from salts. It should be well graded, with a range of particles sizes, with the highest proportion around the mid-range. It should be 'sharp' that is a high proportion of angular grains, which will fit closely together, producing a well-bonded mortar.
The proportion of voids in the sand should be around 33-35%.

MAKING MORTAR AND RENDER
Measure materials by volume using clean gauge boxes. Under no circumstances is a shovel to be used. Proportions of mixes are for dry sand, allow for bulking if sand is damp.
A conventional cement mixer can be used although a roll pan or paddle mixer is preferable. Switch the mixer on and dampen down the inside of the drum. Switch the mixer off before adding two-thirds of the water and half the sand followed by all the lime. Switch the mixer on, allow the water to fully disperse throughout the mixture (15 – 20 mins.) before adding the rest of the sand and more water if required.
Use mortar within about two hours of mixing at normal temperature. Do not use after the initial set has taken place and do not re temper. Plant and banker boards should always be kept clean.
Natural hair or synthetic fibre may be added to reinforce the mix.

SURFACE PREPARATION FOR HYDRAULIC LIME RENDER
Remove any loose material, leaving the walls clean and free of vegetation. Dub out large voids and dampen the surface with a mist spray.

APPLICATION
Base coat to be laid using the normal techniques, 8-10mm thick. Leave to stiffen up before using a float over the whole area to compress the render. Allowance to be made for dubbling out where there are depressions in wall surface, After 1-2 hrs. scratch over using a wire comb.
The second coat is to be applied as for the above once the base coat has stiffened sufficiently. Drying out times will vary depending on temperature and may be as little as 24 hrs. in warm conditions. Base coat to be dampened down if found to be drying out more quickly than this. The top coat should be weaker than the background mixes and is to be applied as above and floated up as it stiffens.

PROTECTION
Spray the finishing coat with a fine mist to keep the render damp for 4-7 days following application of the final coat, paying particular attention to the upper sections. Damp hessian to be laid over the work throughout this period maintaining a circulation of air between the cloth and the render.

COLD WEATHER
Do not work while the air shade temperature is below 2°C on a rising thermometer or below 5°C on a falling thermometer. Ensure that temperature of coatings remains above 4°C for at least 24 hours after setting.

PAINTING
Limewash or breathable paint only to be applied over lime mortars and renders. Synthetic paints prevent carbonation of the lime and are not to be used.

INTERNAL LIME PLASTER FINISHES
There is some evidence of rising damp in the internal walls at ground floor. Existing historic joinery (skirting boards, dado and picture rails, architraves and window surrounds) to be retained. Damp treatment to later agreed detail. Finishes to architect's specification.
Decorative cornices, ceiling roses and straight run cornices are to be carefully protected as required by a plaster repair specialist.
Lath and plaster ceilings are in poor condition and the ceiling has collapsed at several locations. No lath and plaster ceilings may be removed. Ceiling repairs to be advised by specialist.
Ceilings in the flat roof extensions are modern and may be replaced to architect's detail. Floor to ceiling heights to be agreed

and must accommodate existing window surround heights.

PAINTING LIME PLASTER WALLS INTERNALLY

A water dispersion of inorganic pigments (primarily Titanium dioxide) in a binder consisting of casein but with linseed oil added applied to manufacturer's instructions. All surfaces are to be firm and clean with an adequate key. Suitable to be applied straight to bare plaster or on to previously Casein Distemper surfaces. It is not suitable to be applied to soft distempered surfaces or oil paint surfaces without special preparation. Plaster walls that have salt problems will stain and blister off all paints. Apply with brush or spray for fragile plaster work. The product is unstable if applied too thickly and should therefore not to be applied with a roller and should be thinned down as appropriate to the porosity of the surface it is applied to. Due to the traditional nature of this distemper touching should be avoided.

Coverage: 65 square meters per 5 litres depending on thickness of paint and porosity of surfaces.

Drying time 1 -23 hours surface dry though casein takes 10 days to obtain optimum strength.

Thinners (water) Always stir distemper before adding water. Casein Distemper, as supplied, requires between 5% and 20% water added. This may be increased but at over 10% the effects of the binder will start to dilute. When applied to bare plaster extra thinning may be required.

Storage: The product is not flammable. It must be protected from frost and kept in a cool, dry place between 5° and 10°. It will settle out if left standing. Stir to regain standard. Best used within 6 months.

Note manufacturer's disclaimer. The colour will change according to the surface applied to.

SAGGING CEILINGS

Support affected sagging ceiling from below where necessary using expanded metal to cushion the ceiling from supports. Remove any rotten or defective timber and replace with new treated timbers. Re-fix the plaster to the joists with stainless steel wire bedded into the plaster, threaded through the laths and tied around all the joists at intervals. Use non-ferrous screws with expanded metal bedded into the ceiling securing laths to the joists. Any loose areas of plaster work are to be tied back to the joists with stainless steel screws and washers and / or stainless-steel wire or mesh. Cut out cracks seal and fill with lime plaster. Clean out debris between joists and seal with PVA. Fix netting material folded over and laid between joists and carefully flood with plaster of Paris brushed in to fill any gaps between plaster and laths. The original ceilings are lath and plaster throughout, and care is to be taken with carrying out the work to protect the ceilings. Damaged areas, areas in which the laths have perished, or holes are to be carefully cut back to the supporting joists and new riven laths are to be fixed to the joist and the ceiling plastered and all cracks cut out and filled with a lime-based plaster by a specialist plasterer.

CORNICES

No cornice work is to be removed or damaged. No services are to be carried through them. The cornices are to be protected while working close to them or where work is being carried our that could cause damage, by narrow strips of hardboard fixed to timber battens. Any loose cornice is to be supported temporarily by bags of loose polystyrene supported on timber posts and the cornice is to be supported by stainless steel wire or screws and washers fixed to the joists. An approved specialist shall repair the existing plain run cornices by running moulds using a template matching the existing section of cornice in all respects.

Retain all sound sections of running cornice and extend where cornice missing with a running mould using a metal template.

JOINERY

Window and door repairs and painting is to be carried out by a specialist approved by the Conservation Architect. Joiners should be experience in this type of work and should be able to show that they have undertaken work of this nature before. Joinery is to be repaired in-situ and only as agreed with the Conservation Architect. A method statement detailing the proposed repair works and techniques is required to be submitted for approval at least 10 working days prior to the commencement of works. Removal of joinery items for repair may only be undertaken with written instruction for the design team.

FRAME AND ARCHITRAVE REPAIRS

Frames and architraves are to be repaired in-situ on site without taking them apart except as agreed with the Conservation Architect.

SHUTTER REPAIRS

No shutters were identified where access was possible. Repair existing shutters if identified during inspection, detailed in the specialist contractor's methodology and agreed with the conservation architect. Shutter repairs include splicing new rail or stile ends, gluing split timbers, tightening and wedging the joints, replacing damaged timber behind the hinges and repairing or refitting the timbers. Stripping and re-painting shutters and surrounds is to be carried out as directed above.

DRAFT PROOFING

Draught proof strips are to be applied to the historic and replica windows – meeting rails, parting beads and baton rods in the positions indicated on the architect's drawings. The contactor is to propose a proprietary system of silicone rubber tubes, polypropylene and nylon finned pile brushes or rubber, polyester or sprung metal fins for agreement with the Conservation Architect. The proposed system may involve the removal of some timber to accommodate the draft stripping.

STAIRS

Existing stairs to be repaired and restored to original layout on site without taking them apart except as agreed with the Conservation Architect.

RAINWATER GOODS

All rainwater goods to be thoroughly inspected paying attention to joints, bends, feet collars and fixings, to identify all areas of leaks and blockages. Gutters, hoppers and pipes are to be cleaned out. Misaligned or loosened pipes are to be repaired and cracked pipes are to be replaced like for like with the existing. Missing cast iron brackets, collars and bolts are to be replaced to match the originals in design and material, ironwork is to be cleaned, preparing and re-painted. (See above).

Wire balloons and leaf guards are to be fixed in place at all outlets.

REPLACEMENT RAINWATER GOODS

Replacement rainwater pipes, half round and profiled gutters, fittings and accessories, where damaged beyond repair are to be cast iron replacements to BS EN 8530 (Formerly BS 1997) Specification for traditional style half round, beaded half round, Victorian ogee and moulded aluminium rainwater systems, BS 460, 2002. Cast iron rainwater goods, Specification and BS 437 2008 Specification for cast iron drain pipes, fittings and their joints for socketed and socketless systems.

Castings shall be in all respects sound, good and free from pinholes, taps or other imperfections. They shall be neatly dressed and carefully fettled and all surfaces shall be smooth. The ends shall be finished reasonably square to the axis. The thickness of the barrels of straight pipes of and the thickness of gutters shall be not less than 3mm. The thickness of fittings shall be not less than the corresponding darts of straight pipe and gutters. Replacement cast iron holderbats and fascia brackets shall be of the dimensions to match existing. They shall be provided with brass bolts and nuts.

Every pipe shall ring clearly when struck at any point with a light hammer.

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Cheque	80.00
Change :	0.00

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