

Our Ref: 21-344/S5 L1

Planning Department,
Tipperary County Council,
Civic Offices,
Clonmel, Co. Tipperary.

11th May 2026

Tipperary County Council
RECEIVED
12 MAY 2026
C S D
Civic Offices, Clonmel

By Email only

Re: Application for Section 5 Declaration – The Cathedral of the Assumption (Protected Structure TRPS 2449)

Applicant: Very Rev. Jim Purcell P.P.

Description: Re-roofing of the Cathedral of the Assumption and related works

Dear Sir/Madam,

I refer to the above matter and enclose an application seeking a Section 5 declaration for the above works. The application includes:

1. Cover letter
2. Payment of statutory fee of €80 (postal order)
3. Completed application form
4. 2 copies of site location map (scale 1:1000)
5. 2 copies of survey drawings of the Cathedral of the Assumption
 - Drawing no. SK-1: Site Layout Plan, Scale 1:200
 - Drawing no. SK-3: Ground Floor Plan (3 metres above nave floor level), Scale 1:100
 - Drawing no. SK-4: Floor Plan at clerestorey level, Scale 1:100
 - Drawing no. SK-5: Sections B-B and D-D, Scale 1:100
 - Drawing no. SK-6: Sections C-C and E-E, Scale 1:100
6. 2 copies of conservation report, including specification for the works, annotated photographs and drawings.

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FILE NO. SS/26/69

The proposed works are limited to essential repairs only and will not materially impact on the significant fabric, features or character of the Cathedral of the Assumption. The scope of work and specification follows a philosophy of minimal intervention and will be carried out under the direction of a RIAI Grade 1 Conservation Architect. Although the cathedral is a substantial building, the roof does not include complex shapes and internal valley gutters. The primary objective of the project – to replace inappropriate man-made slates and modern rainwater goods with historically accurate natural slate and cast-iron gutters – is directly comparable with the re-roofing projects on smaller protected structures that are routinely carried out as exempted development in line with the provisions of Section 57 of the Planning and Development Act 2000. The granting of a Section 5 declaration for the above works would remove an element of uncertainty and facilitate forward planning for this important and highly urgent conservation project. We appreciate your careful consideration of this application.

Please don't hesitate to contact me if you wish to discuss the enclosed.

Yours sincerely,

[REDACTED]
Michael O'Boyle B.ARCH MUBC FRIAI
RIAI Grade 1 Conservation Architect
MICHAEL O'BOYLE ARCHITECTURE + CONSERVATION

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Comhairle Contae Thiobraid Árann
Tipperary County Council

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PLANNING SECTION
FILE NO. 55/26/69

PLANNING & DEVELOPMENT ACT, 2000 (as amended)

Application for a Section 5 Declaration
Development / Exempted Development

1. Applicant's address/contact details:

Applicant	Very Rev. Jim Purcell PP
Address	Parish Office, Cathedral Street, Thurles, Co. Tipperary E41 DY64
Telephone No.	
E-mail	

2. Agent's (if any) address:

Agent	Michael O'Boyle FRIAI, RIAI Grade 1 conservation Architect
Address	Michael O'Boyle Architecture + Conservation, The Studio, 13 Hawthorn Manor, Blackrock, Co. Dublin A94 H3K2
Telephone No.	
E-mail	

Please advise where all correspondence in relation to this application is to be sent;

Applicant [] Agent [X]

3. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	Cathedral of the Assumption, Cathedral Street, Thurles, Co. Tipperary E41 A528 NOTE: The Cathedral of the Assumption is a protected structure RPS ref. TRPS 2449
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Receipt No 203 636
issued 12.05.2026
€80.00 Postal Order

4. Development Details:

Please provide details of the proposed development for which an exemption under Section 5 of the Planning and Development Act is applied for.

(Note: only works and uses listed and described under this section will be assessed under this Section 5 Application. Use additional sheets if required.

Removal of fibre cement slates (c.1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory; local spliced repairs to roof timbers; and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour-matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned).
Proposed floor area of proposed works/uses: 1558 sqm RC Parish Church

5. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	X	B. Occupier
	C. Other		
Where legal interest is 'Other', please expand further on your interest in the land or structure			
If you are not the legal owner, please state the name and address of the owner	Name: Address:		

Signature of Applicant

Date:

Note: If the proposed development consists of works to a (Proposed) Protected Structure and/or any structure within the curtilage of a (Proposed) Protected Structure, an application for a Section 57 Declaration may be more appropriate.

GUIDANCE NOTES

- (1) All queries on the form must be completed and the form must be accompanied by the relevant fee. The amount of the fee is currently **€80.00**.
- (2) This application should be accompanied by **TWO COPIES** of the following documentation
- OSI Site Location Map with the site outlined clearly – 1:1000 in urban areas and 1:2500 in rural areas
 - Floor Plans & Elevations at a scale of not less than 1:200
 - Site layout plan indicating position of proposed development relative to premises and adjoining properties
 - Other details e.g. brochures, photographs if appropriate.
- (All dimensions must be given in metric scale and drawings should be accompanied by a brief description outlining the use of the proposed development)
- (3) Where a proper and complete application is received, a decision must be conveyed to the applicant within four (4) weeks except where additional necessary information is required.

This application form and relevant fee should be submitted to:

Planning Section, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary	<u>OR</u>	Planning Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary
Enquires:		
Telephone 0818 06 5000		
E-Mail planning@tipperarycoco.ie		

FOR OFFICE USE ONLY

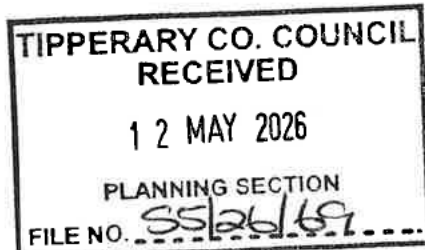
Fee Recd. € <u>80.00</u> Receipt No <u>203638</u> Date <u>12/05/2026</u> Received by <u>C. Anzen</u>	DATE STAMP TIPPERARY CO. COUNCIL RECEIVED 12 MAY 2026 PLANNING SECTION FILE NO. <u>55/26/69</u>
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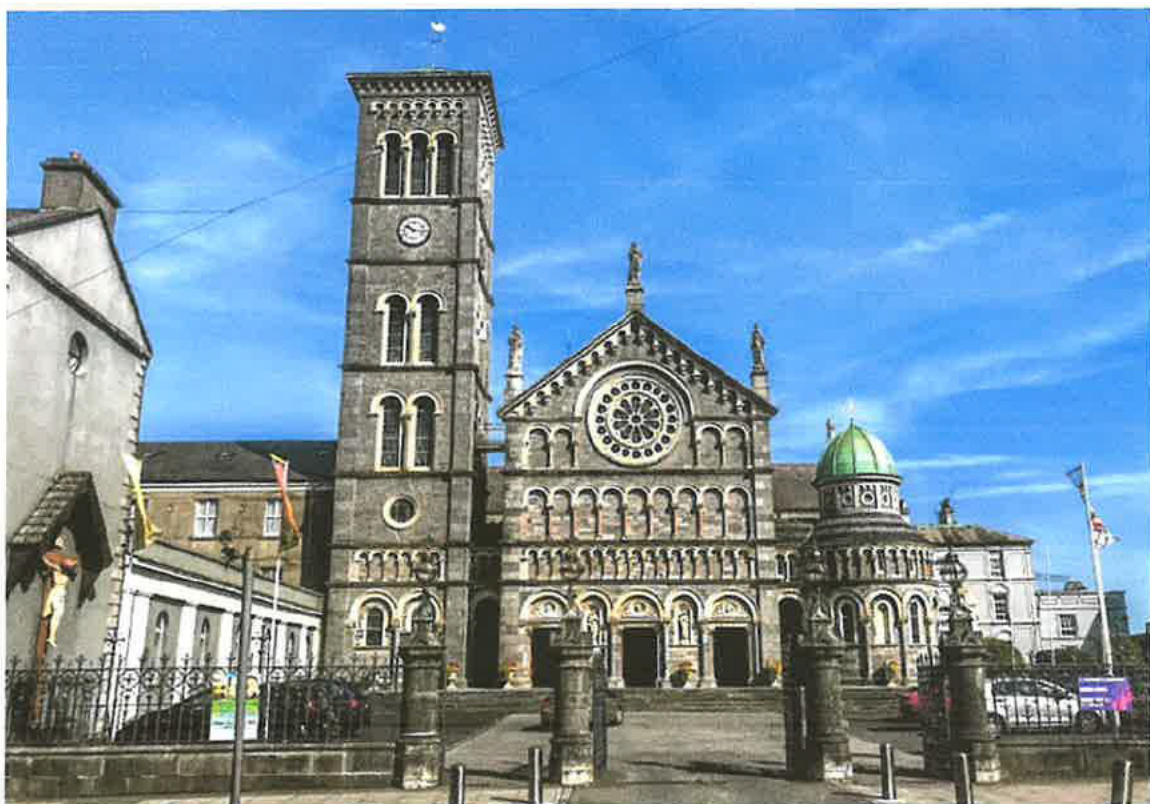
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Cathedral of the Assumption, Thurles
Site location map to accompany application
for Section 5 Declaration of Exemption
in respect of proposed re-roofing



**Conservation Architect's Report &
Method Statement to Accompany
Application for Section 5 Declaration
for
proposed re-roofing and associated works at
The Cathedral of the Assumption, Thurles**



**Prepared by
Michael O'Boyle, RIAI Grade 1 Conservation Architect**

Date: 20th July 2021

Ref.: 21-322

Michael O'Boyle
Architecture + Conservation

The Studio, 13 Hawthorn Manor, Blackrock, Co. Dublin A94 H3K2
Phone: [REDACTED] Email: [REDACTED]

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3.	Justification for and assessment of the impact of the proposed works on the protected structure	
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5.	Conclusion	
6.		

1. INTRODUCTION

This report has been prepared to accompany an application for a Section 5 Application for the proposed re-roofing of the Cathedral of the Assumption, Cathedral Street, Thurles. The existing roof finish, comprising modern fibre-cement slates, dates from 1979 and replaced the mid-nineteenth century natural slate roof. The report incorporates the findings of a series of ongoing conservation-led condition surveys, prepared by Michael O'Boyle RIAI Grade 1 Conservation Architect, that recorded the deteriorating condition of the cathedral roof over the period 2017 to 2025. These inspections have tracked the progressive failure of the fibre cement roof slates in recent years.

The Cathedral of the Assumption is a protected structure (RPS TRPS 2449) and has a National rating on the NIAH survey (NIAH ref. 22312054), which notes the building's archaeological, architectural, artistic, historical and social special interest. The proposed works comprise:

- a) The erection of scaffolding to the roof of the cathedral to facilitate the works
- b) The removal of the existing slates, which are man-made fibre cement slates. These slates date from a full re-roofing of the cathedral, which took place in 1979. The existing timber battens and sarking felt will be removed as part of this work. The roof will be temporarily weathered with a vapour permeable membrane following the removal of the slates.
- c) All roof timbers (including rafters, trusses, and wall plates, will be inspected following removal of the existing roof finish. Local spliced repairs will be carried out, where these timber components are found to have been weakened through dry rot. From initial visual inspection, the roof timbers are generally in good condition and it is anticipated that only a small number of spliced repairs will be required.
- d) Re-roofing will be carried out using natural slate to comprise Bangor blue slates, on new battens on a new vapour permeable roof membrane. The roof finish will incorporate two bands of light grey slate to replicate and reinstate the bands of Killaloe grey slate, which were a feature of the original mid-nineteenth century design and were removed as part of the 1979 works.
- e) Removal of concrete ridge tiles, which were introduced in 1979, and reinstatement of a decorative cast iron ridge to replicate the original mid-nineteenth century design of the cathedral.
- f) Removal of pressed copper box-section eaves gutters and square downpipes, which were introduced as part of the 1979 works. Reinstatement of ogee section cast iron gutters and square cast iron downpipes, to replicate the original mid-nineteenth century detailing of the cathedral.
- g) Replacement of existing external ladder and velux-type window on west slope of nave roof. This ladder provides the only access point to the interior of the attic over the cathedral and is accessed from a nineteenth century cast iron bridge between the bell tower and the west roof slope. As part of the works, a new stainless-steel ladder will be introduced and the existing velux-type modern roof window will be replaced. The new external ladder will be similar in design to the existing. The new roof window will be a heritage-style velux-type side hung roof window and will be more flush with the roof.
- h) Removal of existing mineral wool quilt insulation from the existing roofs and replacement with hemp batt insulation.
- i) Local adjustments to the existing lightning conductor system to facilitate the re-roofing. The lightning conductors will be reinstated and tested on completion of the works.
- j) Local removal of cement mortar strap pointing (dating from c.1979) and introduction of replacement lime mortar to the external walls. This work will be limited to locations where water ingress and associated salt damage has been identified on the interior of the cathedral.

- k) Re-painting of the interior of the cathedral. The cathedral interior includes decorative painted stencilling to the ceiling and walls, which was conserved and restored during a major refurbishment project in 2002-03. This decorative stencilling will be carefully cleaned and will not be overpainted. The proposed redecoration will focus on the plain (unstencilled) areas of wall and ceiling paintwork, using the same colour scheme.
- l) Removal of the existing carpet and installation of new carpet to the interior of the nave, transepts and side aisles. The existing carpet, which comprises a modern treford-type goat's hair carpet, was introduced during the refurbishment of the interior in 2002-03. This carpet is now worn and stained. The proposed new carpet will comprise a treford-type carpet, to match the finish and colours of the existing carpet. It is proposed to omit the carpet from a section of the east transept, where there are surviving nineteenth century terra cotta tiles.
- m) Removal and replacement of inappropriate polished red granite columns (installed c.2000) from front façade. The highly ornate front (south) façade of the cathedral, together with the exterior of the bell tower and (circular) baptistry, incorporates decorative columns of Irish marble, most notably (green) Connemara marble and (red) Cork sandstone. A number of the polished red (Cork) sandstone columns above the entrance doors were replaced with imported red granite in c.2000 (prior to the refurbishment work carried out in 2002-03). It is intended to replace these modern decorative columns with the historically correct polished red sandstone columns.

This report incorporates the following required information as outlined on the Section 5 application form:

Accompanying information	Location in this report
Brief outline of history and significance of the Cathedral of the Assumption	Section 2
An outline explaining justification for and assessment of the impact of the proposed works on the protected structure.	Section 3
A method statement outlining the proposed works to include a specification of the materials to be used.	Section 4
NOTE: This report is illustrated by annotated photographs and drawings, sufficient to describe the scope of work for which a declaration of exemption is being sought. A set of survey drawings, at scale 1:100, will accompany the Section 5 application for information.	

2. Brief outline of history and significance of the Cathedral of the Assumption

2.1 Thurles, Co. Tipperary

The Catholic buildings in Thurles project a powerful presence onto the Town, which reflects its importance as the modern seat of the Catholic Archbishop of Cashel and Emly. Historically, the Archdiocese had been centred on the Town of Cashel, some 15 miles to the south. In 1750, Archbishop James Butler established a presence in the Town. He lived in a thatched cottage close to the site of the present Archbishops residence, adjoining the Parish Chapel, which is generally described at the "Old Chapel" in local history books. The Ursuline Sisters founded their convent in 1787 in a thatched house on the banks of the River Suir close to the old Chapel.¹

¹ Sister Mercedes Lillis, 200 years agrowing : the Story of the Ursulines in Thurles 1787 – 1987 (Thurles : Ursuline Convent 1987) P.11
Ordnance Survey Sheet 41 of Tipperary, published in 1843, scale 1:10,560
Michael O'Boyle RIAI Grade 1 Conservation Architect

Although these early buildings have long been demolished, the later Archbishops Residence, Convent and Cathedral remain in roughly the same location and form the nucleus of a Catholic campus in the Town on the east side of the River Suir from the established town Centre. The first Ordnance Survey map, surveyed in 1840 – 1841 shows this campus to be well established.

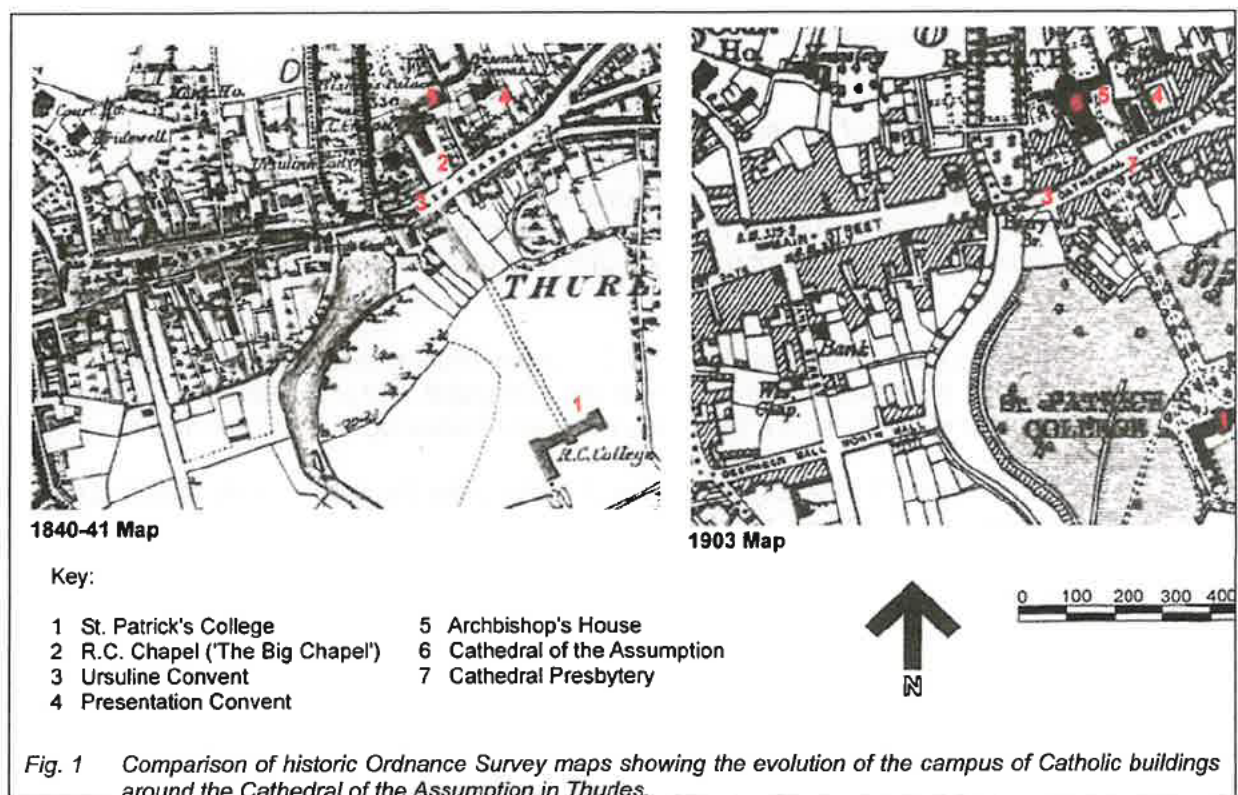
The Cathedral stands on the site of a Carmelite Priory which was established on the east bank of the River Suir in the 14th. Century and continued to exist up to the dissolution of the Monasteries under King Henry VIII.

During the mid 18th. Century the 'Old Chapel' was built on the site of the formal Carmelite Priory by a Mr. Mathew, a member of the local Protestant Gentry who sympathised with the Catholic people. This chapel, which was also known as the "Mathew Chapel", was replaced by a more spacious building in 1807 under the direction of Dr. Bray, Archbishop of Cashel and Emly. This new Chapel was referred to as the "Big Chapel".

The "Big Chapel" is shown in the first edition Ordnance Survey Map, which was surveyed in 1840 – 1841. It was cruciform in shape and extended from the front door of the present Cathedral to the north wall of the transept. It was the venue for the Catholic Synod of Thurles, which took place in 1850. A description at the time appeared in the London Illustrated News:

"The Cathedral is, in ornament, within nearly as plain as without, save and except the high alter, which is rich and florid in the extreme; but is of more importance, the buildings are large and convenient and were upon this occasion, fitted up with much care and costly taste".

As noted above, the Cathedral site forms part of a Catholic campus on the east side of Thurles Town. Other notable buildings immediately adjacent to the site include the Presentation Convent to the east of the Cathedral, which was founded in 1870 and occupied an adjoining site to the east of the archbishop's residence. St. Patrick's Diocesan College, founded in 1831 is located on substantial grounds to the south. The College entrance is opposite the forecourt of the Cathedral, although the College entrance gates and its long avenue were not completed until the College Host of the National Synod of 1850.



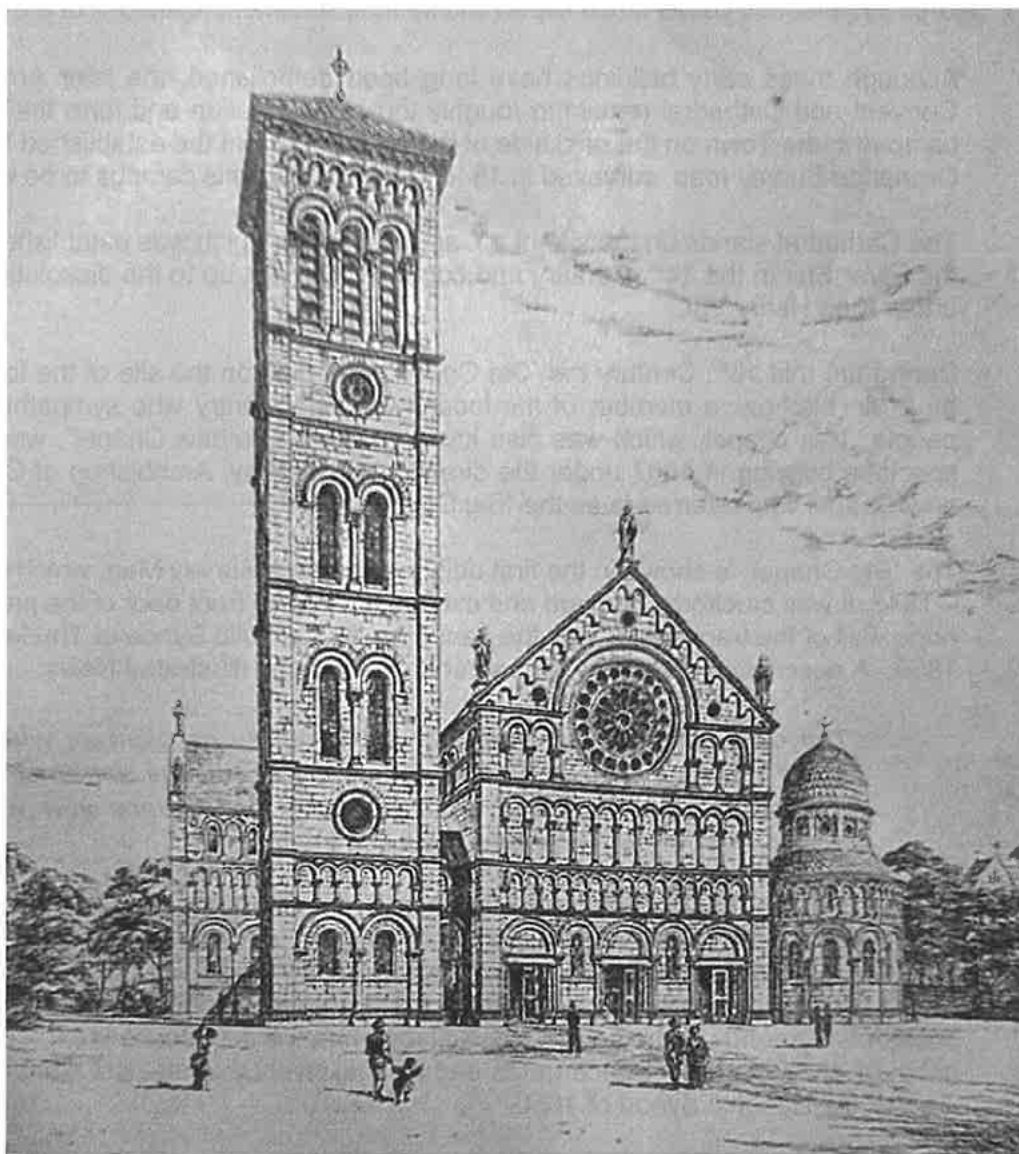


Fig. 2 Nineteenth century drawing showing J.J. McCarthy's design for The Cathedral of the Assumption

2.2 The Cathedral of the Assumption

The principal driving force in the construction of a new Cathedral on the site of "Big Chapel" was Dr. Patrick Leahy (1806 – 74) who was appointed Archbishop of Cashel/Emly in 1857. Dr. Leahy came from an engineering background and was the Son of the County Surveyor for Cork West Riding.

There is considerable evidence of Dr. Leahy lifelong fascination with Italian Architecture, which was the evolution of the design of the Cathedral of the Assumption. He visited Rome in the summer of 1845 and subsequently twice as Archbishop in 1867 and 1869.²

The Architect for the Cathedral was J.J. McCarthy the noted gothic Architect who had previously worked on St. Patrick's Cathedral in Armagh and St. Macartan's in Monaghan. The Italianate design of the Cathedral is a departure from McCarthy's more established work which was in the gothic revival style. Jeanne Sheehy in her study of McCarthy notes that the Cathedral of the

² James O'Toole, *The Cathedral of Assumption : an outline of its history in Thurles, The Cathedral Town*, edited by William Corbett and William Nolan (Dublin – Geography Publications 1989), p. 120

Assumption is based on the design of the Duomo, Pisa with a circular Baptistry and campanile on either side of the main front.³

Dr. Leahy attended the First Vatican Council in Rome during the 1860's and purchased a tabernacle and other items of marble for the Cathedral at that time. The most important internal element of the Cathedral is the tabernacle which Dr. Leahy brought back from the Gesù in Rome. This tabernacle is reputedly the work of Giacomo della Porta, a Renaissance sculptor who studied under Michaelangelo. He is also reputed to have received a gift of precious marbles from the Pope. These marbles were used to form panels in different colours around the ambulatory to the east, west and rear of the Chancel area.

Archbishop Leahy died in 1875 and was succeeded by Dr. Thomas Croke (1824 – 1902). Dr. Croke appointed George C. Ashlin as Architect for the completion of the Cathedral. Ashlin's drawings for the choir stalls and Archbishops throne survive to this day in the Architectural Archive.

The Cathedral was consecrated on Sunday, 22nd. June 1879. The NIAH appraisal of the building notes:

The style of this cathedral is informed by North Italian Romanesque architecture, and the baptistry is a smaller-scale version of that at Pisa. The exterior was designed by J.J. McCarthy, later replaced by George Ashlin who completed the interior. The variety of stone and the high-quality masonry in the façade are striking. The Italian baroque tabernacle is of apparent artistic value and was brought from the Gesù in Rome and is said to have been designed by Giacomo della Porta in the sixteenth century. The cathedral stands on the site of a medieval Carmelite priory and forms part of a group with the other ecclesiastical buildings on Cathedral Street, including the Bishop's Palace, the former seminary, the presbytery and the convents.

2.3 History of repair, refurbishment and alterations to the cathedral (1879 – 2025)

As with most Catholic Churches in Ireland there have been a number of significant modifications to the interior of the Church over the years:

- The original highly detailed stencilled wall and ceilings of the Cathedral were over-painted with a more restrained Italianate stencilled scheme in c. 1920.
- There were significant alterations to the Cathedral in the 1950's which included the replacement of the timber wainscot along the side walls of the side aisles and transepts with a mosaic dado tiled band.
- As part of the 1950's works the three high level windows in the west transept gable and east transept gable were replaced with 20th century stained glass windows by Earley & Sons of Dublin. These windows are now regarded as the most significant elements of stained glass in the Cathedral.
- The Sanctuary was substantially altered in the late 1970s' as part of a post Vatican II refurbishment of the Cathedral. The original high altar was dismantled to form a new lower altar at the front of the Sanctuary. The cylindrical form of the tabernacle remains in situ at the rear of the Chancel as a free-standing object. The choir stalls and Archbishops throne remain in the Chancel area. The altar rails at the Chancel arch were removed and a new set of curved steps were formed leading from the main aisle to the sanctuary area.

³ Jeanne Sheehy J.J. McCarthy and Gothic Revival in Ireland (Belfast : Ulster Architectural Heritage Society : 1977), p.63

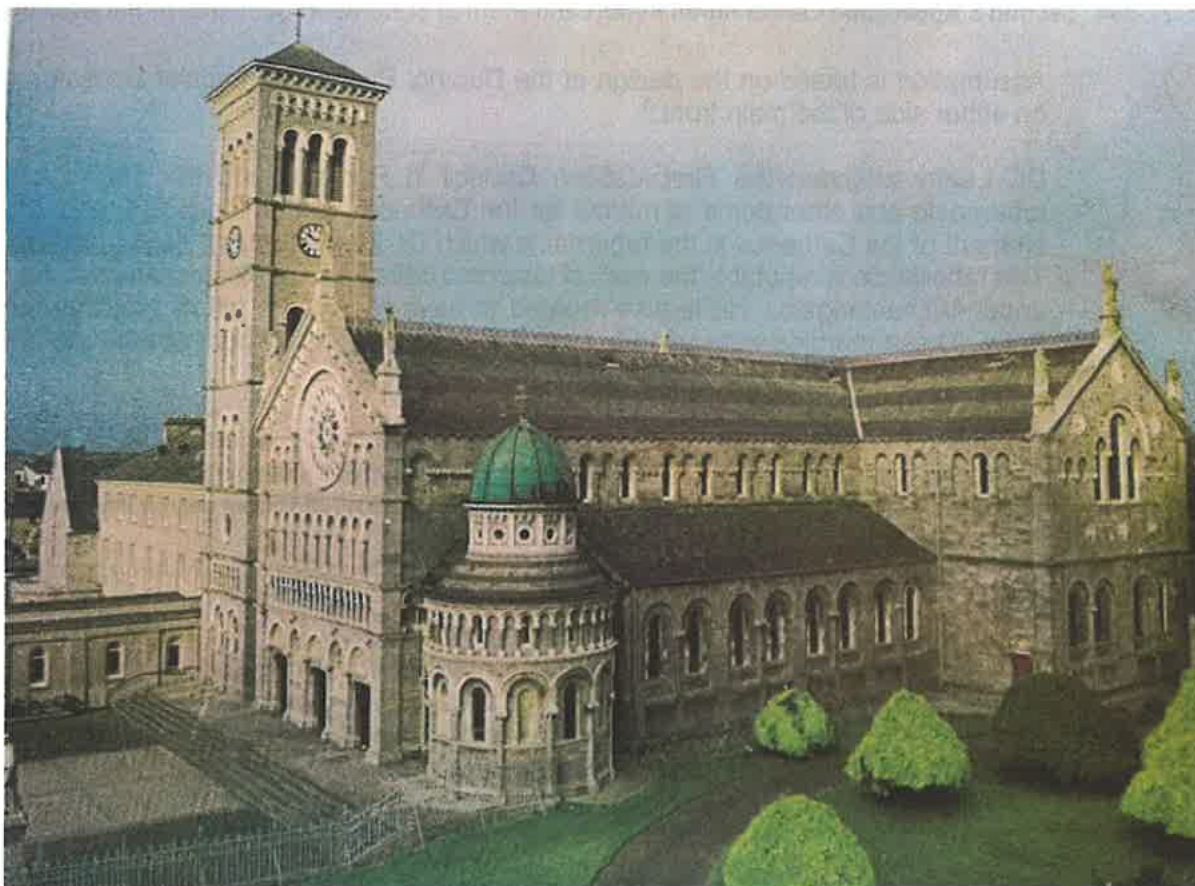


Fig. 2: Archive photograph of the exterior of the Cathedral of the Assumption, dating from prior to the reslating of the Cathedral in 1979. This photograph shows the alternating slate bands, a distinctive feature that was lost during the 1979 re-roofing. The nineteenth century polychromatic slates remain intact on the lower roof of the baptistery and on its link to the main cathedral.

- A major re-roofing project took place in 1979. As part of this work the original nineteenth century natural slate roof finish, comprising Bangor blue slate with two bands of Killaloe grey slate, was replaced with man-made fibre cement slates. The decorative cast iron ridge crest, which added greatly to the character of the cathedral, was replaced with concrete ridge tiles. The ogee profile cast iron eaves gutters and square section cast iron downpipes were replaced with pressed copper rainwater goods. The original nineteenth century banded slate roof of the circular baptistery (to the east of the front façade) was not disturbed and provides a powerful reminder of how the main cathedral roof looked prior to 1979.
- As part of the late 1970's works the Italianate decorative stencil work to the walls and ceilings of the nave and sanctuary was substantially painted over. Some of the details of this stencil work have been restored under the direction of Mary McGrath, painting conservator, as part of a programme of conservation-led refurbishment and interior redecoration which took place in late 2002 to early 2003. This major refurbishment project included new carpets for the side aisles and transepts, electrical re-wiring, a smoke aspiration fire detection system, and replacement of the central heating boiler. The works included a number of modest modern interventions – the introduction of a new carpet and Portland stone floor finish in the sanctuary, the provision of universal access to one of the confessionals (in the west transept), the creation of an accessible w.c. (in part of the existing boiler house to the west side of the cathedral, and the introduction of a new contemporary baptismal font and holy oils repository, to designs by Mark Ryan, ecclesiastical sculptor (Thurles Town Council Planning ref: 50/2025). These works were carried out under the direction of Michael O'Boyle (Bluett & O'Donoghue Architect), who acted as project architect and conservation architect for the project.

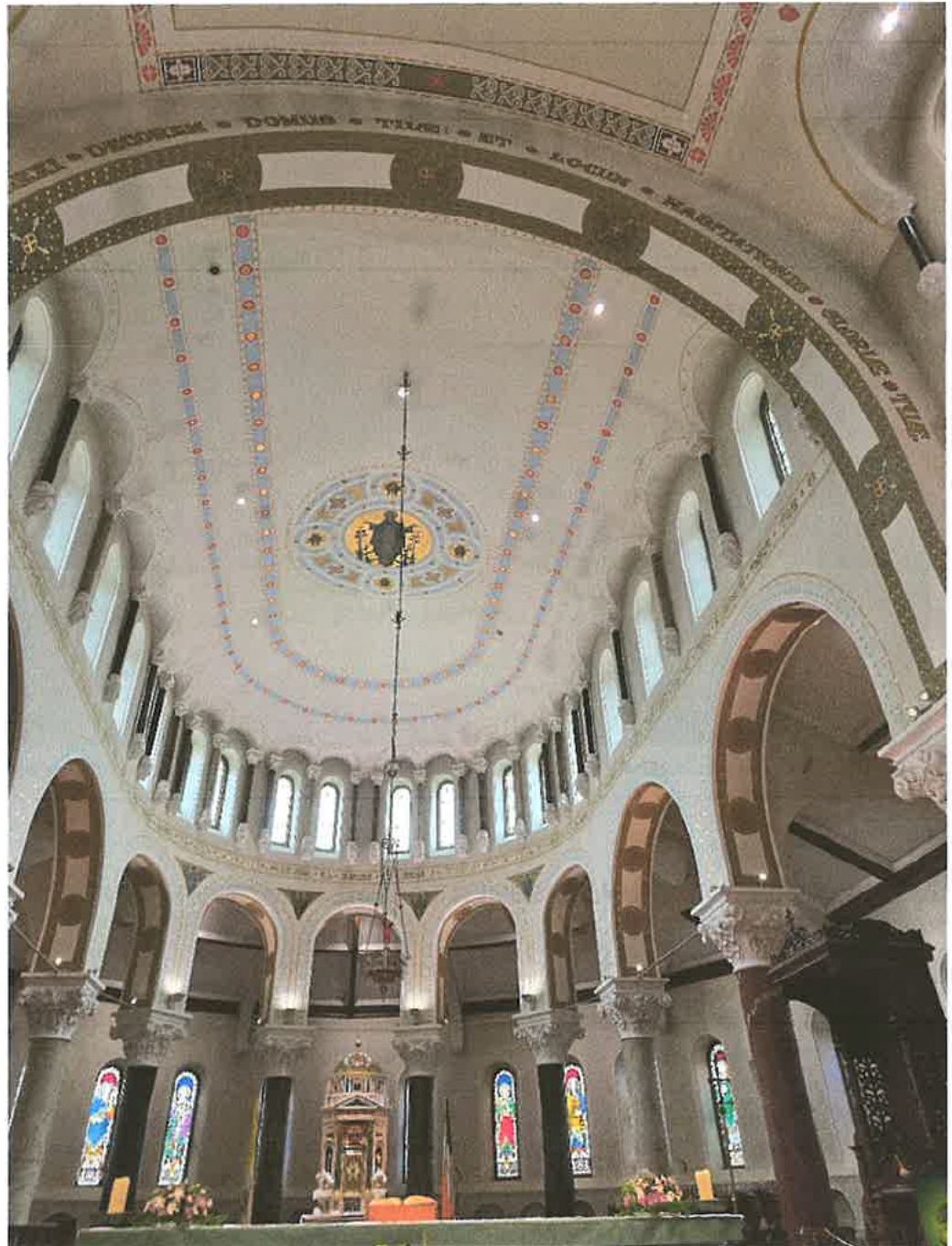


Fig. 3: Interior of the Cathedral of the Assumption (August 2025). There is considerable staining on the ceiling, associated with the failure of the existing slates

- The condition of the cathedral has been carefully and regularly monitored since the completion of the 2002-03 project. A significant programme of repairs took place to the cathedral bell tower in c.2013. Conservation work took place to the statues on the east (transept) gable in c.2015. The condition of the remaining statues was inspected and recorded as part of this work. The Carrara marble statue of Archbishop Leahy, which was erected in the cathedral forecourt in 1905, was carefully restored in 2021, following an act of vandalism in which the head was removed. Michael O'Boyle was conservation architect and project architect for all of the above works.



Fig. 4: East façade of the Cathedral of the Assumption showing replacement fibre cement slates to the high-level roof (of the nave) and lean-to roof of the side aisle.

3. JUSTIFICATION FOR AND ASSESSMENT OF THE IMPACT OF THE PROPOSED WORKS ON THE PROTECTED STRUCTURE

Particular attention has been paid to the condition of the 1979 fibre cement roof slates during this time. The status of the roof slates was carefully considered during the major 2002-03 refurbishment project, at which time the slates were only 23-years old and showing no signs of deterioration. It was agreed that the condition of these slates would be carefully monitored on an annual basis in the expectation that the manmade slates would reach the end of their design life after 35 years (in c.2014). Regular inspections of the roof were undertaken by skilled steeplejacks, who cleared the gutters annually and carried out local repairs to cracked and damaged slates. Fundraising for the re-roofing project was hampered by the impact of the economic downturn (2011 onwards) and the Covid pandemic in the early years of the present decade. During this time the condition of the fibre cement slates has deteriorated and there has been increased frequency of water ingress through the roof, with resultant staining of the ceiling. The re-slating of the roof is now urgently required to protect the fabric of the cathedral and (in particular) to protect the decorative painted stencilling on the interior of the building. At the time of writing, the fibre cement slates have been on the roof for 47 years. The design life of these slates is 35 years.

The approach to the works is conservation-led – with like-for-like repairs seeking to carefully conserve fabric and features that contribute to the significance of the cathedral; and the restoration of character that was lost through inappropriate works (primarily during the 1979 re-roofing project). The works do not materially impact on significant fabric and features that contribute to the character of this nationally important building.



Fig. 5 Detail of west slope of roof showing deterioration in the fibre cement slates

I note the justification and impact of each of the proposed elements of work as follows:

- a) The erection of scaffolding to the roof of the cathedral to facilitate the works
Extensive scaffolding will be required to facilitate the works. Given the geometry of the cathedral, the contractor will be required to complete the works to the high-level roof in the first phase of work. The high-level scaffolding will then be dropped to facilitate re-slating to the roof of the side aisles and ambulatory. The erection of scaffolding is a necessary part of the works and will not involve any significant damage or material alteration to the cathedral fabric.
- b) The removal of the existing slates, which are man-made fibre cement slates. These slates date from a full re-roofing of the cathedral, which took place in 1979. The existing timber battens and sarking felt will be removed as part of this work. The roof will be temporarily weathered with a vapour permeable membrane following the removal of the slates.
The existing fibre cement slates date from 1979. These man-made slates were a modern intervention to the exterior of the cathedral, giving rise to a significant negative visual impact on the presentation of the cathedral roof. These slates are now at the end of their useful life and their ongoing deterioration represents a major threat to the significant fabric of the cathedral – most particularly the nineteenth century roof timbers, the curved plaster and lath ceiling, and the extensive

decorative stencilling to the interior. The removal of these slates is a necessary part of the works and will not involve any significant loss or material alteration to the cathedral fabric.

- c) All roof timbers (including rafters, trusses, and wall plates, will be inspected following removal of the existing roof finish. Local spliced repairs will be carried out, where these timber components are found to have been weakened through dry rot.

The inspection and local repair of historic roof timbers during roof re-slating projects is regarded as good conservation practice and is aligned with the guidance contained in the *Advice* series booklet '*Roofs: A guide to the repair of historic roofs*' (Gov. of Ireland, 2010). From initial visual inspection, the roof timbers are generally in good condition and it is anticipated that only a small number of spliced repairs will be required. The proposed spliced repairs will be limited to the removal of sections of timber that are structurally weakened through decay and will not involve any significant loss or material alteration to the cathedral fabric.



Fig. 6 Detail of roof of baptistry with surviving bands of nineteenth century Bangor blue and Killaloe grey natural slate. The fibre cement slates of the east side aisle are visible in the background.

- d) Re-roofing will be carried out using natural slate to comprise Bangor blue slates, on new battens on a new vapour permeable roof membrane. The roof finish will incorporate two bands of light grey slate

to replicate and reinstate the bands of Killaloe grey slate, which were a feature of the original mid-nineteenth century design and were removed as part of the 1979 works.

The replacement of the existing defective fibre-cement slates is urgently required to prevent further damage and deterioration to the internal roof timbers, curved plaster and lath ceiling, and decorative stencilling. The replacement of the inappropriate modern slates with natural slates that closely follow the historic design of the original nineteenth century roof will not involve any loss of significant fabric and will reinstate the roof with compatible and long-lasting materials that are appropriate to and visually compatible, without involving material alteration to the significant fabric, features or character of the protected structure.

- e) Removal of concrete ridge tiles, which were introduced in 1979, and reinstatement of a decorative cast iron ridge to replicate the original mid-nineteenth century design of the cathedral.

The replacement of the original nineteenth century decorative cast iron ridge crest with concrete ridge tiles in 1979 had a profound negative impact on the character and presentation of this important building. The proposed re-roofing project offers an opportunity to carefully restore lost character arising from the 1979 works. The replacement of the inappropriate concrete ridge tiles with a decorative cast iron ridge crest that closely follows the historic design of the original nineteenth century roof will not involve any loss of significant fabric and will reinstate the roof with compatible and long-lasting materials that are appropriate to and visually compatible, without involving material alteration to the significant fabric, features or character of the protected structure.



Fig. 7 Existing poor quality pressed copper box-section eaves gutter and square downpipe. Note the modern cement strap pointing on the external façade.

- f) Removal of pressed copper box-section eaves gutters and square downpipes, which were introduced as part of the 1979 works. Reinstatement of ogee section cast iron gutters and square cast iron downpipes, to replicate the original mid-nineteenth century detailing of the cathedral.

The replacement of the original nineteenth century cast iron rainwater goods (gutters, downpipes, etc.) with pressed copper gutters and downpipes in 1979 involved the loss of significant historic feature that contributed to the character and presentation of this important building. The copper box section gutters lack the robustness of historic cast iron and have begun to sag in places. Ponding in the gutters has resulted in leaks at the gutter joints, which has caused staining of the façade and has

damaged the internal plasterwork and decorative finishes. The replacement of the poorly-performing and inappropriate pressed copper gutters and downpipes with a decorative cast iron ridge crest that closely follows the historic design of the original nineteenth century roof will not involve any loss of significant fabric and will reinstate the rainwater goods with compatible and long-lasting materials that are appropriate to and visually compatible, without involving material alteration to the significant fabric, features or character of the protected structure.

- g) Replacement of existing external ladder and velux-type window on west slope of nave roof. This ladder provides the only access point to the interior of the attic over the cathedral and is accessed from a nineteenth century cast iron bridge between the bell tower and the west roof slope. As part of the works, a new stainless-steel ladder will be introduced and the existing velux-type modern roof window will be replaced. The new external ladder will be similar in design to the existing. The new roof window will be a heritage-style velux-type side hung roof window and will be more flush with the roof.

The existing stainless-steel ladder and velux-type roof window are located in a discreet position on the west slope of the main cathedral roof. The ladder and roof window are not visible on any of the main external views of the cathedral. While the cast iron gantry between the bell tower and roof date from the nineteenth century, the ladder and roof windows are modern interventions, associated with the roofing project of 1979. Prior to 1979, it is likely that access to the attic was facilitated by a temporary ladder which led to a copper-clad access hatch or an externally openable cast iron roof window. The proposed works essentially involve a like-for-like repair, replacing the existing ladder with a new fixed ladder of similar design and replacing the velux-type roof window with a new heritage-style roof window that sits more flush to the surface of the roof. Harness clips will be introduced to provide improved safety. This like-for-like repair is necessary (to facilitate continued maintenance access to the attic) and does not involve material alteration to the significant fabric, features or character of the protected structure.

- h) Removal of existing mineral wool quilt insulation from the existing roofs and replacement with hemp batt insulation.

The existing mineral wool insulation dates from the 2002-03 refurbishment project. The replacement of this insulation with hemp batt insulation will improve the thermal performance of the cathedral and is a like-for-like swap of comparable materials. This intervention does not involve material alteration to the significant fabric, features or character of the protected structure.

- i) Local adjustments to the existing lightning conductor system to facilitate the re-roofing. The lightning conductors will be reinstated and tested on completion of the works.

The existing lightning conductor strips at roof level will be temporarily lifted to facilitate the proposed re-roofing work. On completion of the re-roofing, the lightning conductor system will be fully reinstated, tested and certified. This minor intervention does not involve material alteration to the significant fabric, features or character of the protected structure.

- j) Local removal of cement mortar strap pointing (dating from c.1979) and introduction of replacement lime mortar to the external walls. This work will be limited to locations where water ingress and associated salt damage has been identified on the interior of the cathedral.

The existing cement mortar pointing dates from the mid-twentieth century. Cement mortar is an impervious material and has caused moisture to become trapped within the fabric of the walls. The problems of dampness in the walls of the cathedral is typically found at high level (adjacent to the clerestory windows) and is associated with leaks from the copper gutters. While it would be desirable to replace all of the cementitious strap pointing with lime mortar, this would be a very significant and costly project. The works currently proposed involve the removal of cement mortar in select locations where dampness and salt damage has been recorded on the interior of the building. These modest works are necessary and do not involve material alteration to the significant fabric, features or character of the protected structure.



Fig. 8 Damage to internal plasterwork above clerestory window. This damage is due to leaks in the eaves gutter externally, with moisture becoming trapped behind the cement mortar strap pointing.

- k) Re-painting of the interior of the cathedral. The cathedral interior includes decorative painted stencilling to the ceiling and walls, which was conserved and restored during a major refurbishment project in 2002-03.

This decorative stencilling will be carefully cleaned, protected during the works, and will not be overpainted. The proposed redecoration will focus on the plain (unstencilled) areas of wall and ceiling paintwork, using the same colour scheme. All paints to the wall and ceiling will be highly vapour permeable and will be colour-matched with the existing finishes. Painting and decoration are an essential and ongoing component of the upkeep of any historic building. It is 23 years since the interior of the cathedral was last painted. The proposed modest works comprise routine maintenance and do not involve material alteration to the significant fabric, features or character of the protected structure.

- l) Removal and replacement of the existing carpet and installation of new carpet to the interior of the nave, transepts and side aisles.

The existing carpet, which comprises a modern tretford-type goat's hair carpet, was introduced during the refurbishment of the interior in 2002-03. This carpet is now worn and stained. The proposed new carpet will comprise a tretford-type carpet, to match the finish and colours of the existing carpet. It is proposed to omit the carpet from a section of the east transept, where there are surviving nineteenth century terra cotta tiles. The proposed modest works comprise routine maintenance and do not involve material alteration to the significant fabric, features or character of the protected structure.

- m) Removal and replacement of inappropriate polished red granite columns (installed c.2000) from front façade with polished red sandstone columns.

The highly ornate front (south) façade of the cathedral, together with the exterior of the bell tower and (circular) baptistry, incorporates decorative columns of Irish marble, most notably (green) Connemara marble and (red) Cork sandstone. A number of the polished red (Cork) sandstone columns above the entrance doors were replaced with imported red granite in c.2000 (prior to the refurbishment work carried out in 2002-03). It is intended to replace these modern decorative columns with the

historically correct polished red sandstone columns. The replacement columns will be sourced to match the surviving red sandstone columns on the lower part of the bell tower.

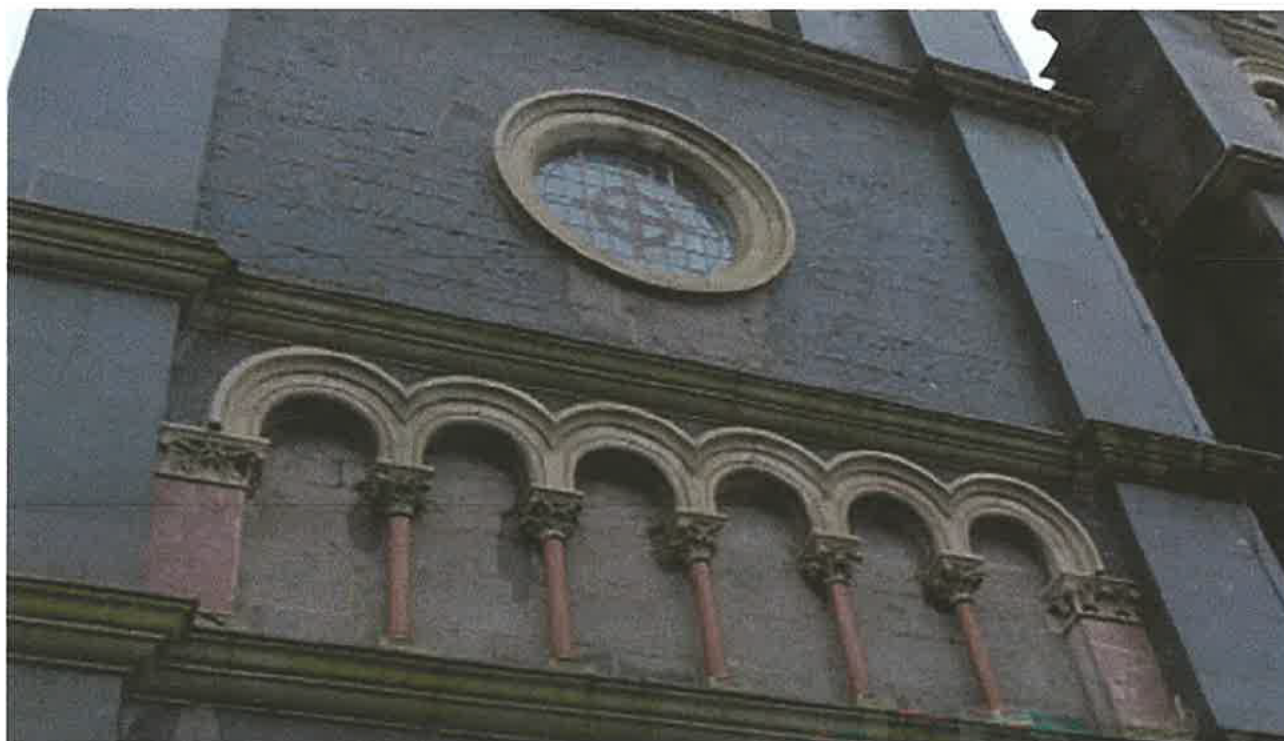


Fig. 9 Detail of south façade of bell tower showing replacement circular columns of polished red granite, installed c.2000. The square section pilasters (left and right) comprise nineteenth century polished red sandstone and will be used to match the replacement columns.

4. Method statement outlining the proposed works and specification of the materials to be used

All works to be carried out under the direction of a RIAI Grade 1 Conservation Architect, with considerable experience of comparable conservation repairs.

a) Erection of scaffolding

Scaffolding has been erected to the full height across the entire roof of the cathedral, to facilitate access to the roof at all levels. The scaffolding design includes work platforms at each level to facilitate the storage and preparation of materials during the works. The first phase of works will focus on the upper roof. The high-level scaffolding will then be dropped to facilitate re-slatting to the roof of the side aisles and ambulatory.

The extent of scaffolding required shall be determined by the contractor's detailed method statement for the removal and replacement of the existing slates. The contractor will be responsible for the design, construction, hand-over for construction use, maintenance and eventual dismantling of all scaffolding necessary to carry out the work described herein. A site-specific method statement, which will include how the scaffolding will be managed, planned, installed, checked and removed, will be required. This method statement shall describe the measures to be taken to protect the fabric and features of the protected structure from damage, during erection, maintenance and dismantling of the scaffolding, and will be subject to review and agreement by the project RIAI Grade 1 Conservation Architect. The use, purpose and maximum loading shall be clearly communicated to the scaffolding designers. The height of roof is to be taken into consideration in designing both the scaffolding and the access to the area of the works. The scaffolding for access to all areas of work is to be certified by the scaffolder prior to use in accordance with H&S Code of Practice dated from 1st June 1999 - relating to the supply, design, construction and use of scaffolds. The design of the scaffolding shall also take account of BS 5973 *Code of Practice for Access and Working Scaffolds in Steel*, which gives

comprehensive recommendations and guidance on the design, erection, use and dismantling of tube and fitting scaffolds and special scaffolds.

b) Re-slating of the roof

Full scaffolding is to be erected around the perimeter of the building, to include designated work bays where the new slates can be sorted and stored at eaves level. There are no surviving historic slates on the relevant roofs. The existing fibre cement slates are to be carefully removed and replaced with new natural slates. The new slates shall comprise 500 x 300mm new Bangor blue slates with (two) bands of 12" x 24" salvaged Killaloe grey slates, to replicate the historic roof design. The existing slates will be removed section-by-section. This work shall be weather dependent and stripping of the roof will not take place on days when rain is forecast. Following the stripping of the slates, the roof will be temporarily weathered. The condition of the roof timbers will be inspected by the conservation architect. Localised spliced repairs will be made to rafter ends (estimated 15%) and the wall plate (estimated 30%). Include for the sistering (i.e., doubling up) of twenty rafters in locations to be identified.

New roof build-up

The new roof build-up is to comprise new natural slates on tanalised softwood counter battens on a breathable felt with high vapour permeability, on to the existing roof timbers. Slates on the curved north section of roof (over the sanctuary) are to be trimmed to match the slope of the roof. All works to be carried out by skilled roofers with established conservation experience. All lead flashings and hip valleys are to comprise code 7 lead, detailed and installed in accordance with the guidance set out in the Lead Sheet Association handbook '*Rolled Lead Sheet – The Complete Manual*'.

Battens:

The new roof surface is to be battened with 38 x 50mm tanalised soft-wood slating battens, to be nail-fixed at each rafter using ringed s.s. nails.

Vapour permeable roofing membrane:

The roof membrane shall comprise 'Roofshield' breathable roofing membrane to be laid horizontally across the rafters starting at the eaves and secured in place with the counter-battens. The green side should be uppermost. Maintain consistent tautness when laying the membrane and fix using min. 3mm dia. x 20mm long extra-large head galvanised steel clout nails. Vertical laps are to be not less than 100mm wide, to coincide with rafters. The edge distance to the fixings should be at least 50mm. The minimum horizontal lap shall be 225mm. When a horizontal lap occurs between battens, an extra batten should be introduced 25mm above the bottom edge to restrain the lap from opening under wind uplift. The membrane is to be turned up a minimum of 100mm at vertical walls, chimneys, etc.; and an additional layer to be laid under the lead flashing at sloped valleys (of minimum length 300mm on each slope). At ridges, the membrane should overlap by a minimum of 150mm on both sides of the ridge. Where pipes and other components penetrate the underlay, cut neatly and accurately and turn flanges up to give a tight, water-shedding fit, which should be taped in place. The membrane should be laid with care and protected at all times. If tearing occurs, the counter batten above should be lifted; cut new section of underlay, remove torn section by cutting close to sides of rafters, slide up new section of underlay, staple sides to rafters and finally nail down batten above. The roof membrane should be laid in accordance with the manufacturer's instructions.

Fixing of the slates:

All slates are to be securely nailed in accordance with Code of Practice I.C.P. 2: 1982 for slating and tiling / B.S. 5534 PT1 1990 with nails of copper or silicone bronze, (to be agreed with architect on site prior to commencement), which should have large diameter shanks of minimum diameter 3.35mm; two nail fixings per slate (centre nailed). The contractor's method statement for salvaging the slates should clearly indicate the methodology for forming new nail holes. Slates should be laid with a minimum headlap of 110mm. The slates are to be laid in a double lap, with half the width of the slate overlapping the slate below.

Interior of attic:

The contractor is to remove any loose debris and pigeon guano from within the attic, while the roof is exposed. For pricing purposes, allow for 50mm depth of guano and debris across the entire interior of the attic. The removal of material from the attic is to be carried out by hand with great care. At the outset, the contractor shall check the condition of the attic timbers. Where there is any doubt over the structural integrity and/or loadbearing capacity of the roof timbers, a detailed inspection will be carried out by the conservation architect in conjunction with the project engineer. Particular care is to be taken when using brushes or vacuum cleaners, to avoid impact damage to the surviving plaster and lathe ceilings. The contractor is to assume that pigeon guano (which is hazardous to breathe or ingest) is present in the attic and include for the wearing appropriate PPE and the safe disposal of all debris removed from the attic.

c) Replacement cast iron ridge crest

The new ridge crest shall be of cast iron, sourced to match the profile of the historic cast iron roof crest, as evidenced from photographs of the cathedral taken prior to 1979. The crest ridges are to be securely fixed and weathered in accordance with the manufacturer's instructions. A detailed conservation-led method statement for this work is to be submitted to the project conservation architect for review and approval before the contractor places an order for the ridge crest.

d) Gutter and downpipe replacement

The existing gutters pressed copper gutters and downpipes are to be removed and discarded. Replacement rainwater goods are to comprise new cast iron 250mm ogee profile gutters and 150mm square section downpipes throughout the entire building, complete with matching cast iron fixings; all supplied in accordance with the manufacturer's instructions. The new rainwater goods are to be supplied in a factory-applied three-coat paint system (satin finish, black RAL 9005 700). The contractor shall be responsible for the on-site handling of the factory-finished rainwater goods and shall make good any damage to paintwork on completion of the works. The contractor shall arrange for water-testing of the gutters, to be attended by the conservation architect, once all the gutters are installed and fully sealed.

e) Attic insulation

Following the removal of the existing roof covering, the interior of the attic is to be cleaned by hand. The existing mineral wool attic insulation is to be removed, together with all other debris within the attic. Please note that the curved ceiling (attached to the underside of the attic floor joists) is of plaster and lath construction and is vulnerable to vibration damage. For this reason, the use of vacuum cleaners and large brushes is prohibited within the attic. The contractor is to prepare a detailed photographic survey of the ceiling at prior to the works commencing, to be forwarded to the project architect. This shall serve as a record of the condition of the preexisting condition of the ceiling in the event that any damage is caused by the works. The contractor shall make good any damage to the ceiling caused by the works at their own expense. Once clean, the contractor shall install 200mm hemp batt insulation (a natural flexible insulation made from hemp and jute fibres) throughout the floor of the attic. Allowance is to be made for the introduction of hemp insulation batts within the sloped roof void of the side aisles and ambulatory (to the rear of the sanctuary)

f) Works to the lightning conductor system

The lightning conductor system at the Cathedral of the Assumption provides important protection to the building fabric and is to remain operational throughout the works. The temporary lifting of the lightning conductors to facilitate the works is to take place under the direction of the project building services engineer. Following completion of the works, the lightning conductor is to be reinstated and fully tested.

g) Removal of cement mortar

Removal of cement mortar shall be limited to selected locations where there is significant moisture damage visible on the interior of the cathedral. The removal of cement mortar from the joints in the cut stone façade will be carried out by a skilled stone mason, with previous experience of high-quality conservation work, using hand tools. The tools will be selected to be less than the width of the joints and will include small, pointed chisels, a fine quirk and hacksaws. A trial area of mortar removal will be carried out for review with the conservation architect at the outset. The existing mortar is to be raked out to 1.5 times the depth of the joint. Vegetation in the joints will be raked out and the joint treated with biocide.

h) Lime mortar pointing

The open mortar joints are to be re-pointed using a lime-based mortar. Include for raking out of loose mortar and material prior to re-pointing. Prior to the application of mortar, the stonework will be wet down with a fine water mist using a hand sprayer in the first instant. The lime mortar will be trowelled into the joints. Any displaced mortar from the joints will be carefully removed using a trowel. The contractor will carry out re-pointing to a trial section of the wall at high level for agreement with the conservation architect before re-pointing elsewhere.

The new re-pointing mortars will consist of a fine to medium-grained lime-based mortar mix, formulated for stone rubble fabric in a moderately exposed location, in a moderate to severe environment. Sands will be local and primarily consist of local limestone. The sand used will comply with current standards including BS 1200, BS 882, BS 1200:1976, BS 4551-1:1998, BS EN 998-2:2002, and the European normative references EN 1015-1. All works will be carried out complying with BS 7913:1998 Guide to the Principles of the Conservation of Historic Buildings. The proposed lime mortar will comprise a mix of 2.5 parts aggregate to 1 part NHL2 lime. The work is to be carried out by operatives skilled in the use of lime mortars. The relevant contractor will provide details of the proposed operatives who will carry out the lime mortar repairs together with evidence of their previous experience on similar projects to the satisfaction of the conservation architect. A trial sample will be carried out at the outset to facilitate agreement on the work methods and finish with the conservation architect. (Note: Portland cement-based mortars will NOT be used for any repair or re-pointing works, even where those repairs will be hidden from view or concealed within the fabric of the wall). The contractor will provide the conservation architect (on request) with samples of the lime mortar for testing. This will comprise petrographic analysis, be carried out by a specialist stone and historic mortars consultant. The purpose is to ascertain that the specified mix has been followed - the correct naturally hydraulic lime has been used; the aggregate is as specified; the proportions of the mix are correct; and no cement or other non-specified additives have been used.

i) Internal painting

Internal painting shall be limited to flat undecorated areas of paintwork on the walls and ceilings only. The work is to be carried out by skilled painters with experience of high-quality conservation-led work. The lime plaster will be painted in a fully vapour permeable mineral-based paint (Sd equal or lower than 0.015m) suitable for use on lime plaster. This is to ensure that the lime plaster remains fully breathable following completion of the works.

j) Replacement polished red sandstone columns

The existing polished red granite columns, dating from c.2000, are to be carefully removed. Replacement columns are to comprise polished red Cork sandstone, to match the historic columns (examples of which survive on the bell tower). A sample is to be produced for review and approval by the project conservation architect before the works commence. The replacement columns are to be fabricated to match the diameter of the existing columns, with the

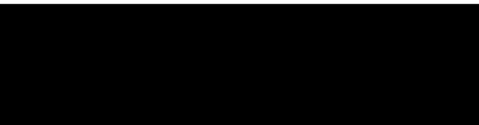
height of each column to be finalised and cut to measure on site. The columns are to be fixed in place with stainless steel dowels.

k) Finishing out

The contractor is to carefully dismantle the scaffolding and temporary formwork, taking particular care not to damage the tarmacadam road/car park surface. The tarmacadam surface is to be swept and cleaned. All windows on the cathedral are to be cleaned by a specialist stained glass operative on completion of the works. The contractor is to take particular care to ensure that construction debris or run-off that is contaminated (with lime or other harmful materials) is not allowed to enter the surface water drainage system.

5. Conclusion

The proposed works are limited to essential repairs only and will not materially impact on the significant fabric, features or character of the Cathedral of the Assumption. The scope of work and specification follows a philosophy of minimal intervention and will be carried out under the direction of a RIAI Grade 1 Conservation Architect. Although the cathedral is a substantial building, the roof does not include complex shapes and internal valley gutters. The primary objective of the project – to replace inappropriate man-made slates and modern rainwater goods with historically accurate natural slate and cast-iron gutters – is directly comparable with the re-roofing projects on smaller protected structures that are routinely carried out as exempted development in line with the provisions of Section 57 of the Planning and Development Act 2000. The granting of a Section 5 declaration for the above works would remove an element of uncertainty and facilitate forward planning for this important and highly urgent conservation project.

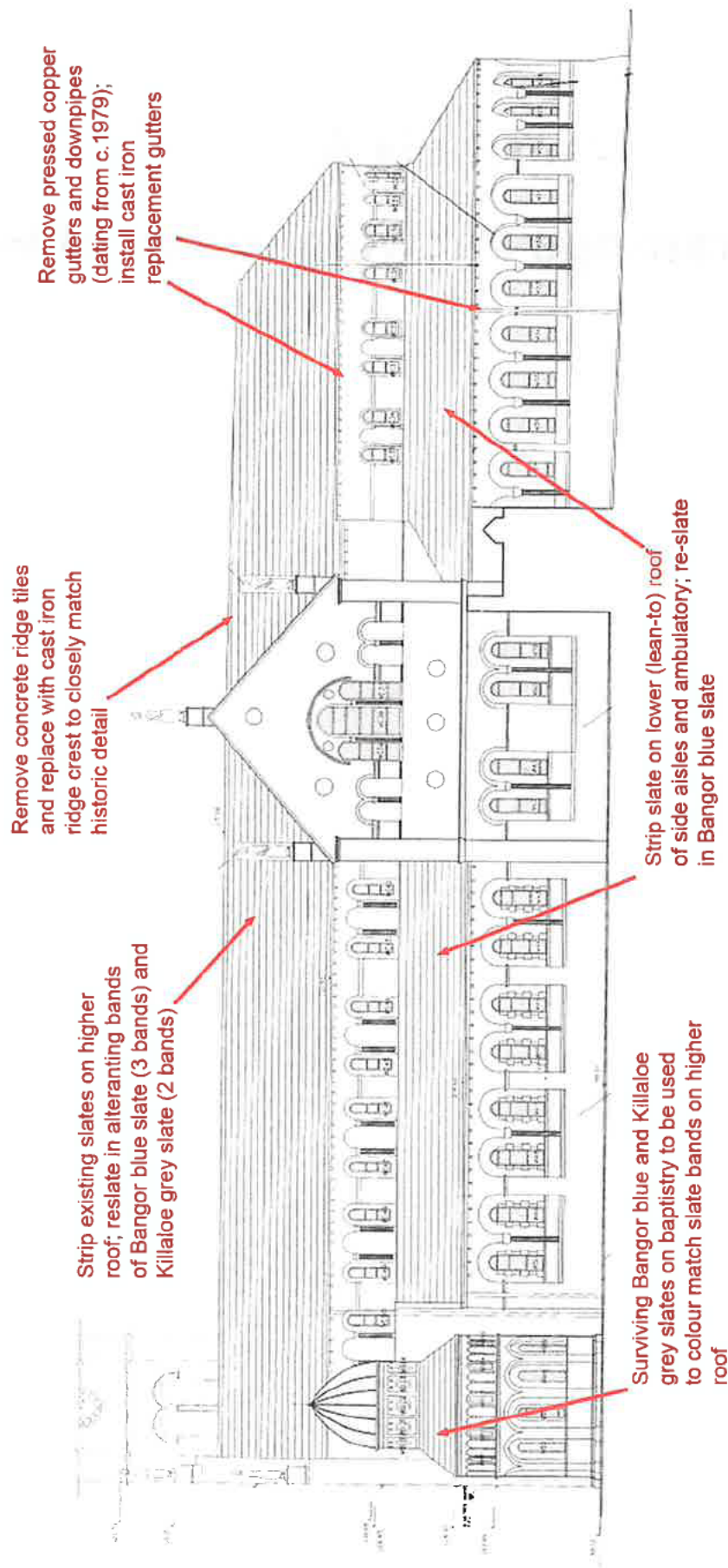


Michael O'Boyle B.ARCH MUBC FRIAI
RIAI Grade 1 Conservation Architect
MICHAEL O'BOYLE ARCHITECTURE + CONSERVATION

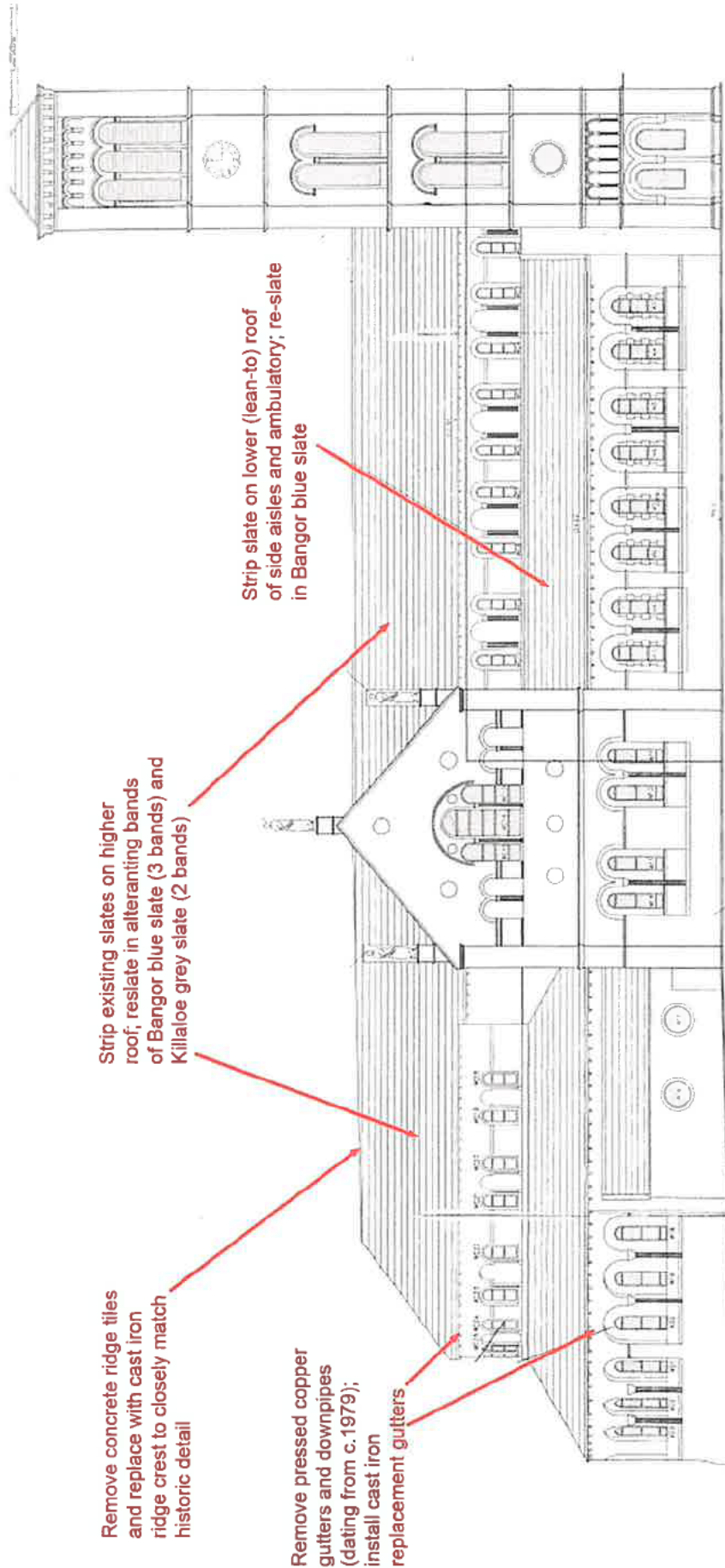
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Appendix A

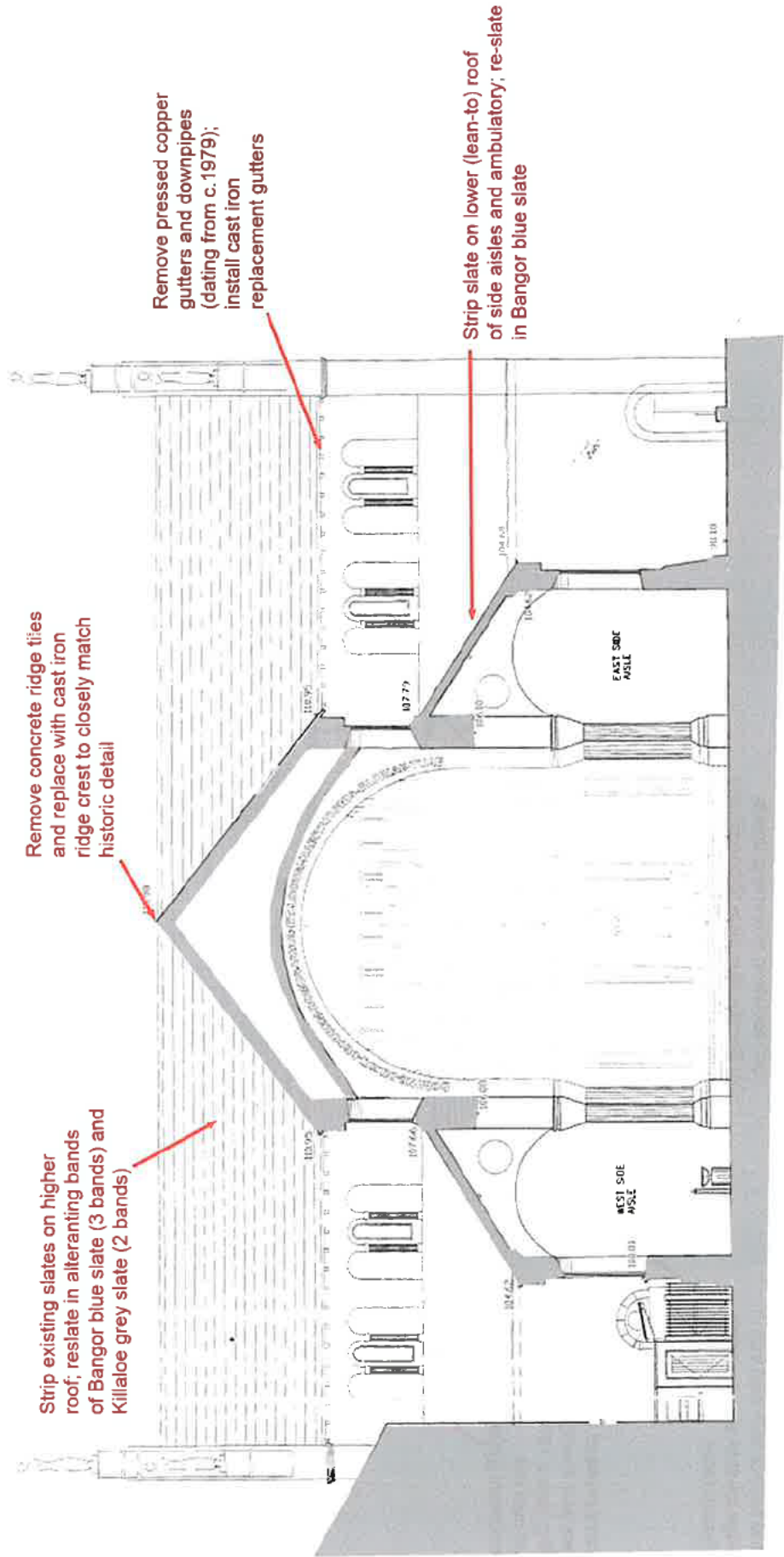
Annotated drawings showing extent of works



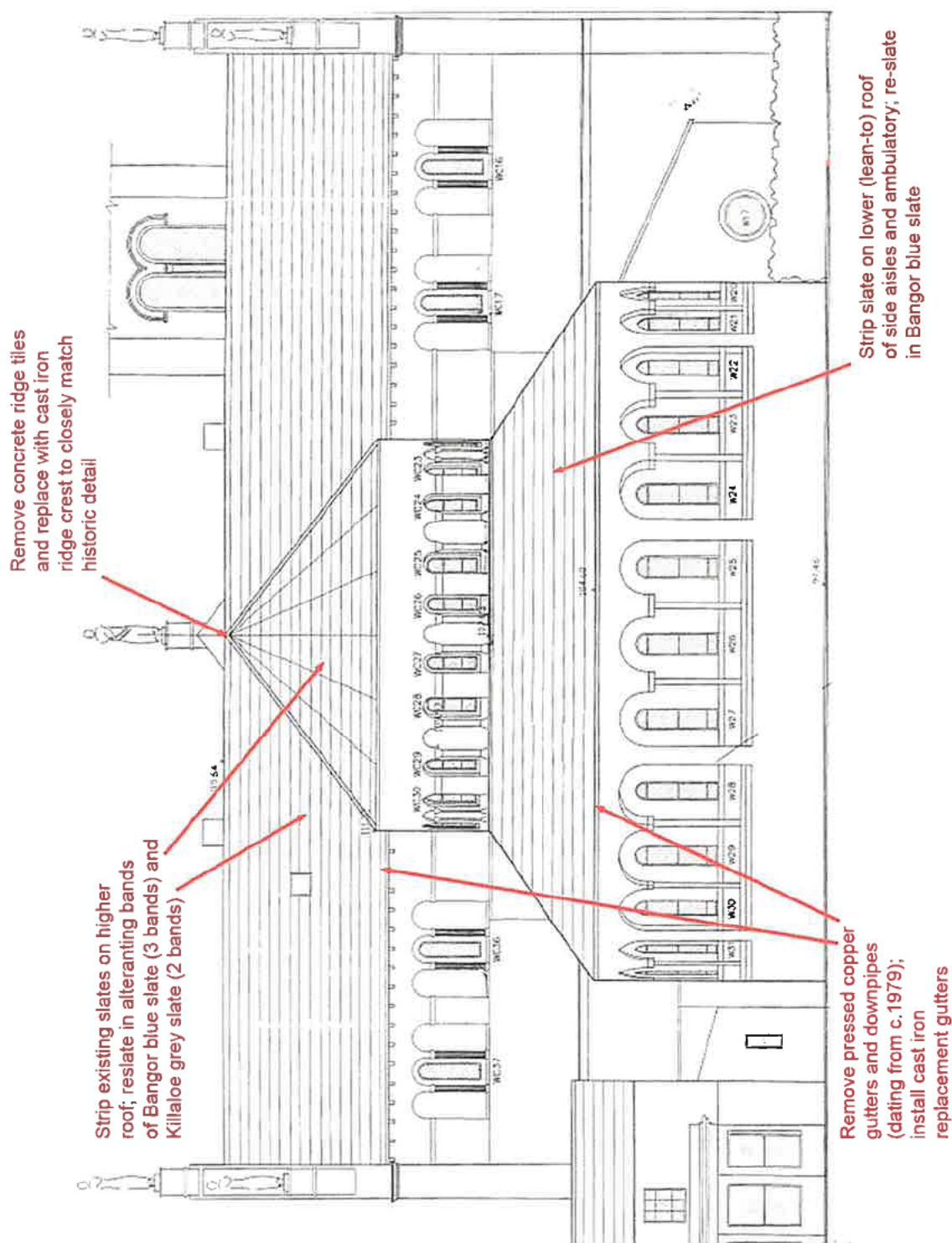
A1: East façade of Cathedral of the Assumption

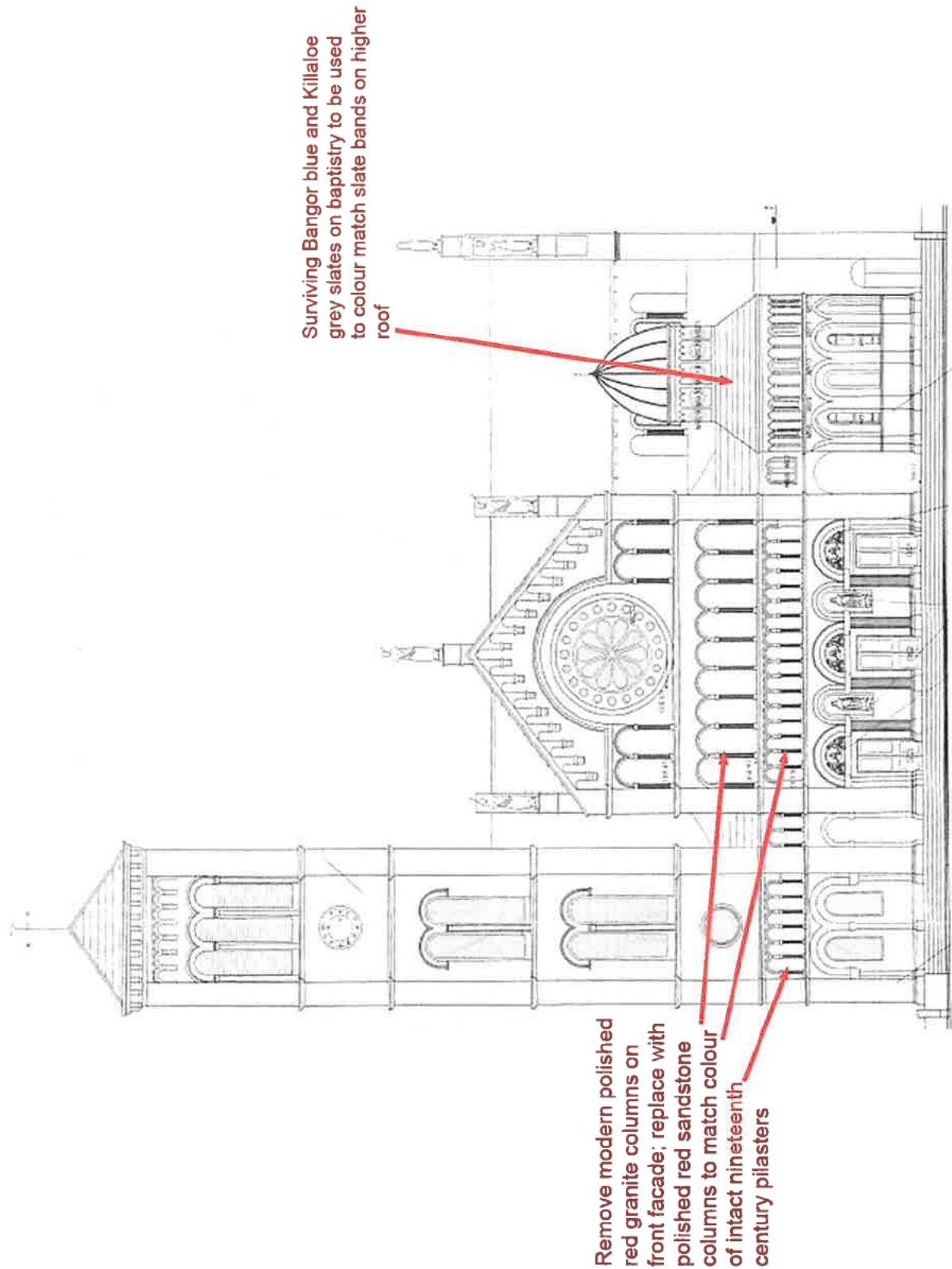


A2: West façade of the Cathedral of the Assumption

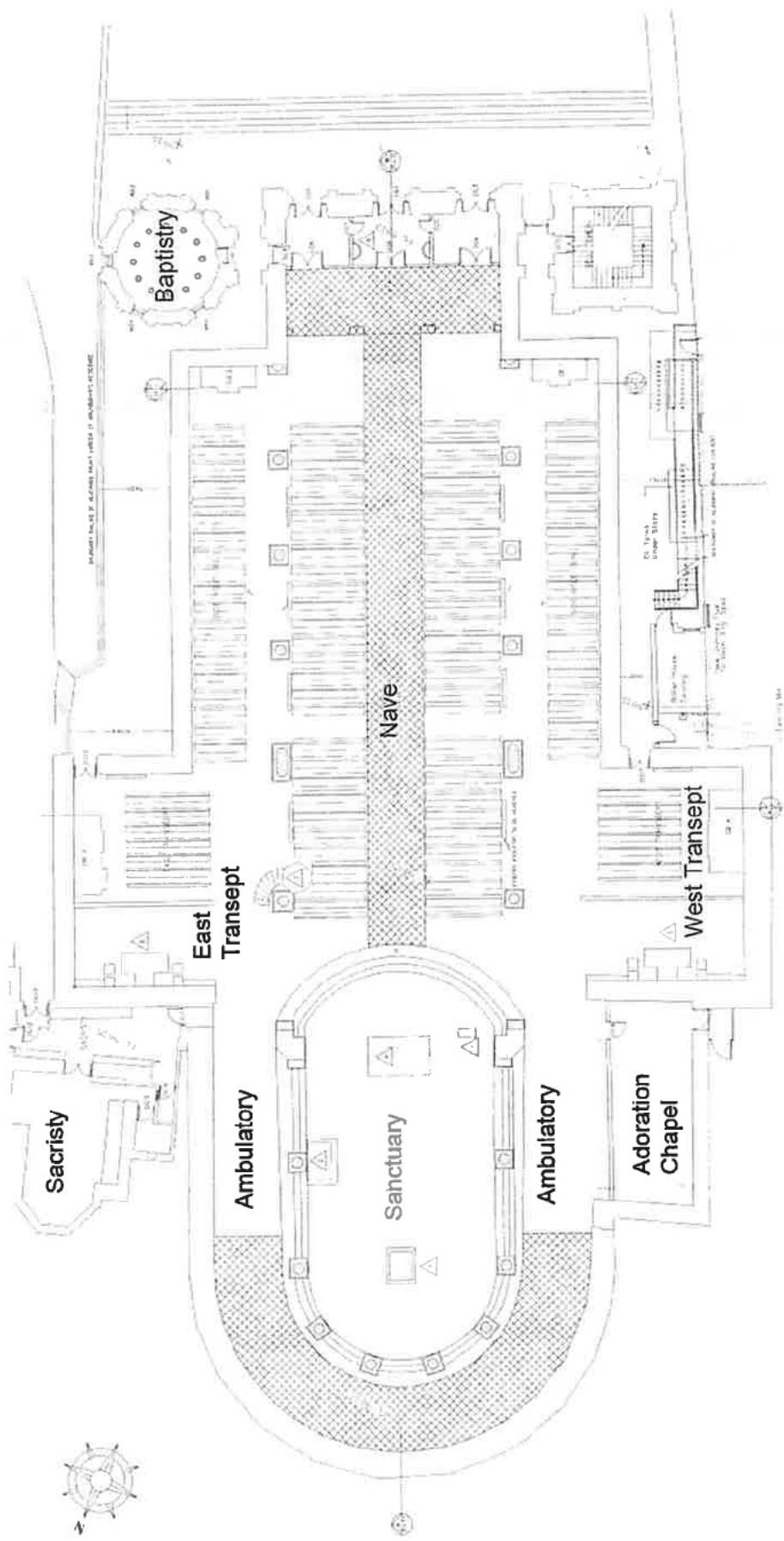


A3: Section through Nave looking south towards transepts





A5: Front (south) façade of The Cathedral of The Assumption



A5: Ground floor plan of The Cathedral of the Assumption
(for information)

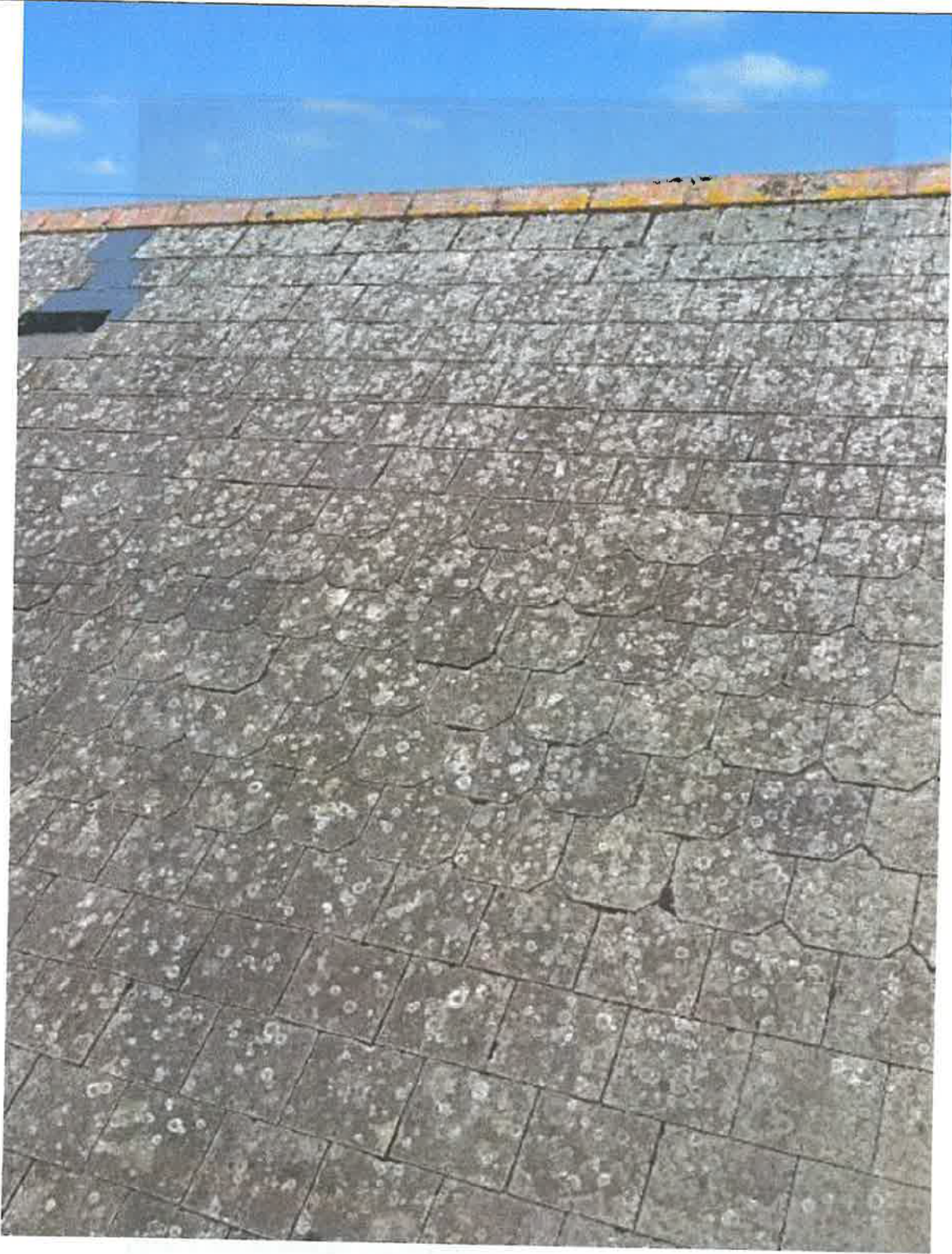
Appendix B

Record photographs showing the deteriorating condition of the cathedral roof in recent years



Historic decoration on sanctuary ceiling, prior to conservation and restoration (2002)

The works to the Cathedral in 2002-03, focused on electrical work, renewal of the heating system, plaster repairs, stained glass repairs and restoration of the internal decoration. The exterior of the building was not scaffolded and no works were carried out to the roof, which was in good condition at the time.



Inspection of south slope of east transept, 3 May 2017.

The fibre cement slates, which were dark grey when laid in c.1979, have discoloured to a light grey. This is an indicator that the fibres within the slate have deteriorated and that the integrity of the slates has begun to fail. The darker slates above the air vent (top, left) were installed as a recent repair. The white blotches on the surface are lichen and are not linked to the failure of the slates



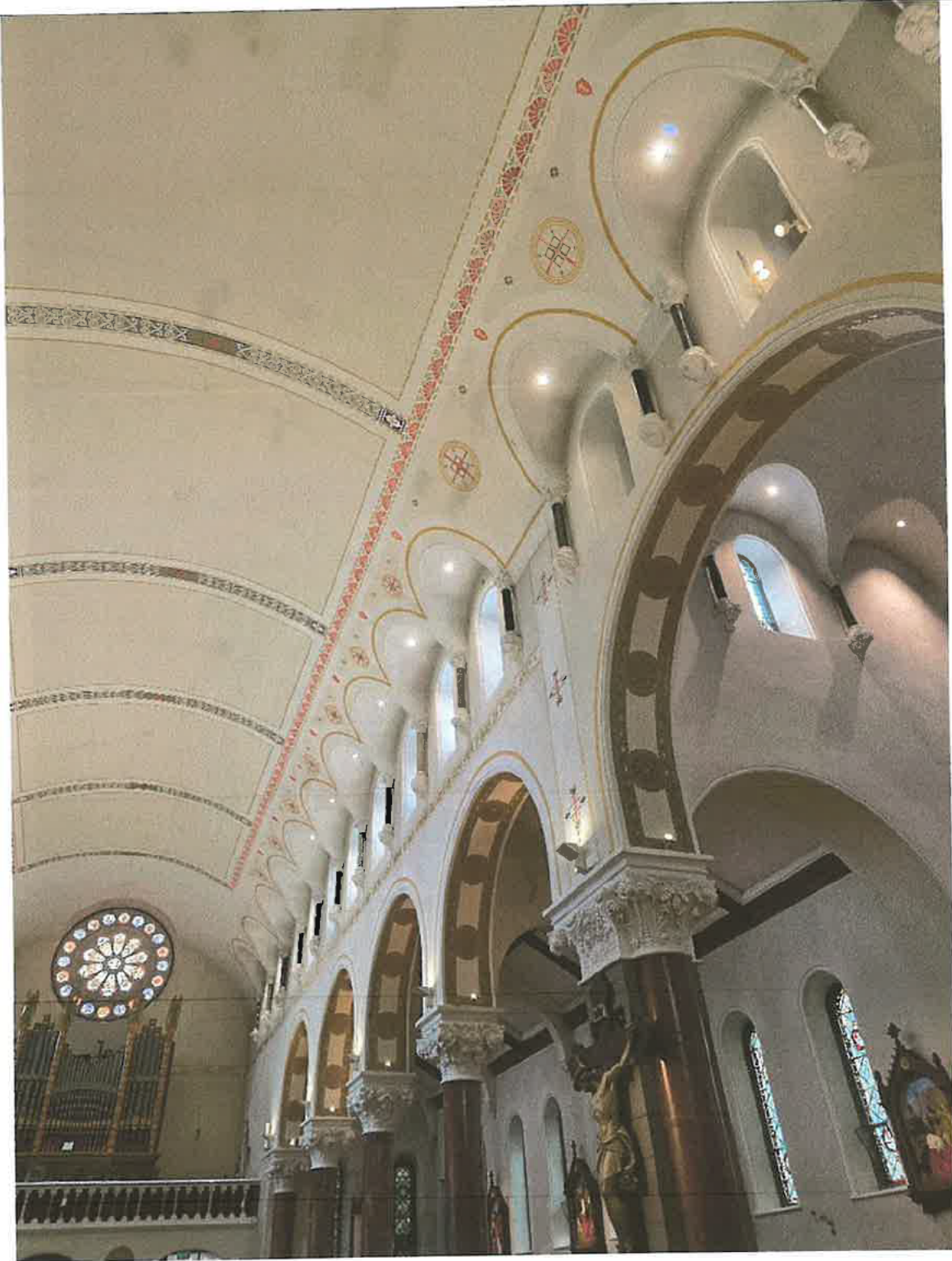
Inspection of north slope of east transept, 3 May 2017.

Discoloration of the slates (to light grey) is evident. Moss has begun to grow under the slates, where the corners of the slates have deflected (curled) slightly upwards due to a loss of integrity to the slates. Even if this moss was cleaned out, driving rain would still be able to seep under the slates. New slates are visible on the centre of the roof where repairs were carried out in 2013.



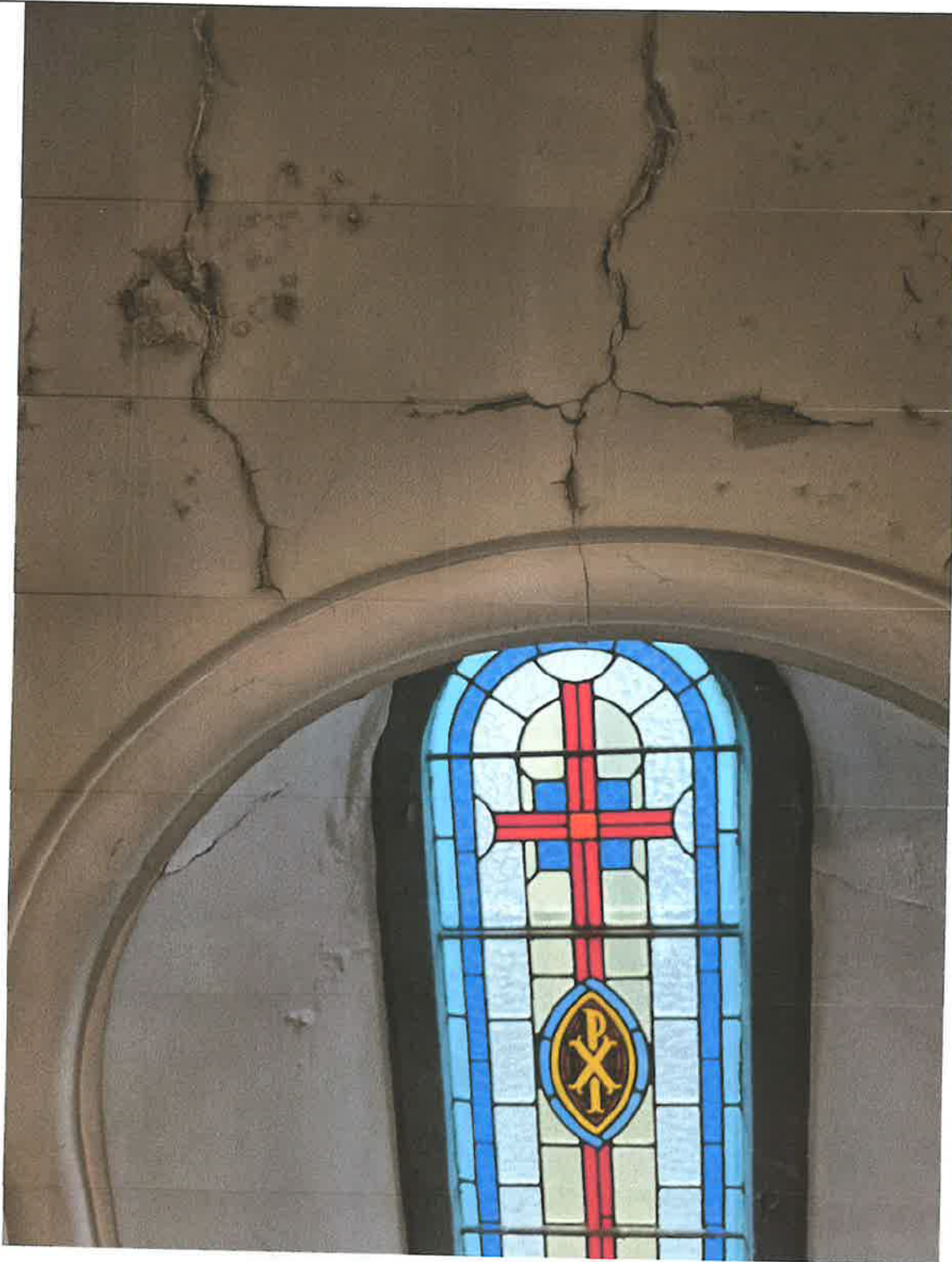
Interior of Cathedral, 31st March 2017

Dark staining is visible on the curved surface of the ceiling of the nave. These stains are associated with water ingress through the roof. Over the past two years the extent of the discoloration has increased. It is no longer possible to trace individual points of water ingress. The roof has now reached the point where reslating is required to protect the internal fabric of the Cathedral.



Interior of Cathedral, 1st August 2025

The water staining on the curved surface of the ceiling of the nave has noticeably deteriorated since 2017. The extent of the discoloration has become significantly worse and now threatens not only the stencilled decoration, but also the plaster and lath fabric of the curved ceiling and the attic roof timbers.

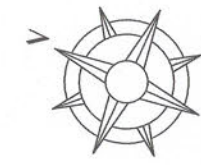


Deterioration of the internal lime plaster at high level within the nave (1st August 2025)

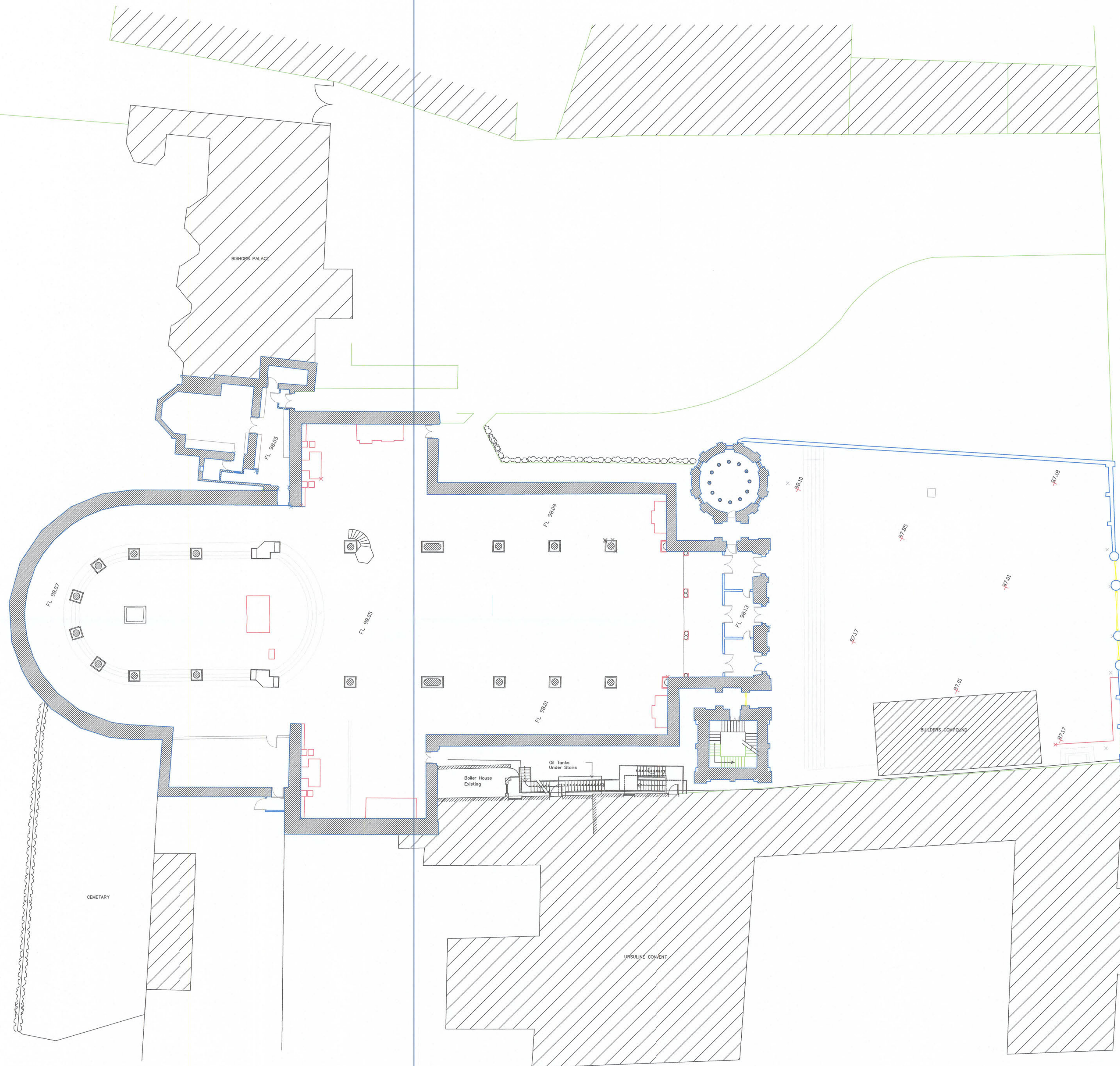
This photograph as recorded during MEWP inspection of the interior. The deterioration is linked to saturation of the external masonry at high level, due to the failure of the lightweight copper gutters.



Recent photograph showing deterioration to internal lime plaster at high level on west side of nave (May 2026)
This photograph as recorded in the first week of May 2026. The deterioration is linked to saturation of the external masonry at high level, due to the failure of the lightweight copper gutters.



GARDEN



CEMETERY

URSUINE CONVENT

BUDGES COMPOUND

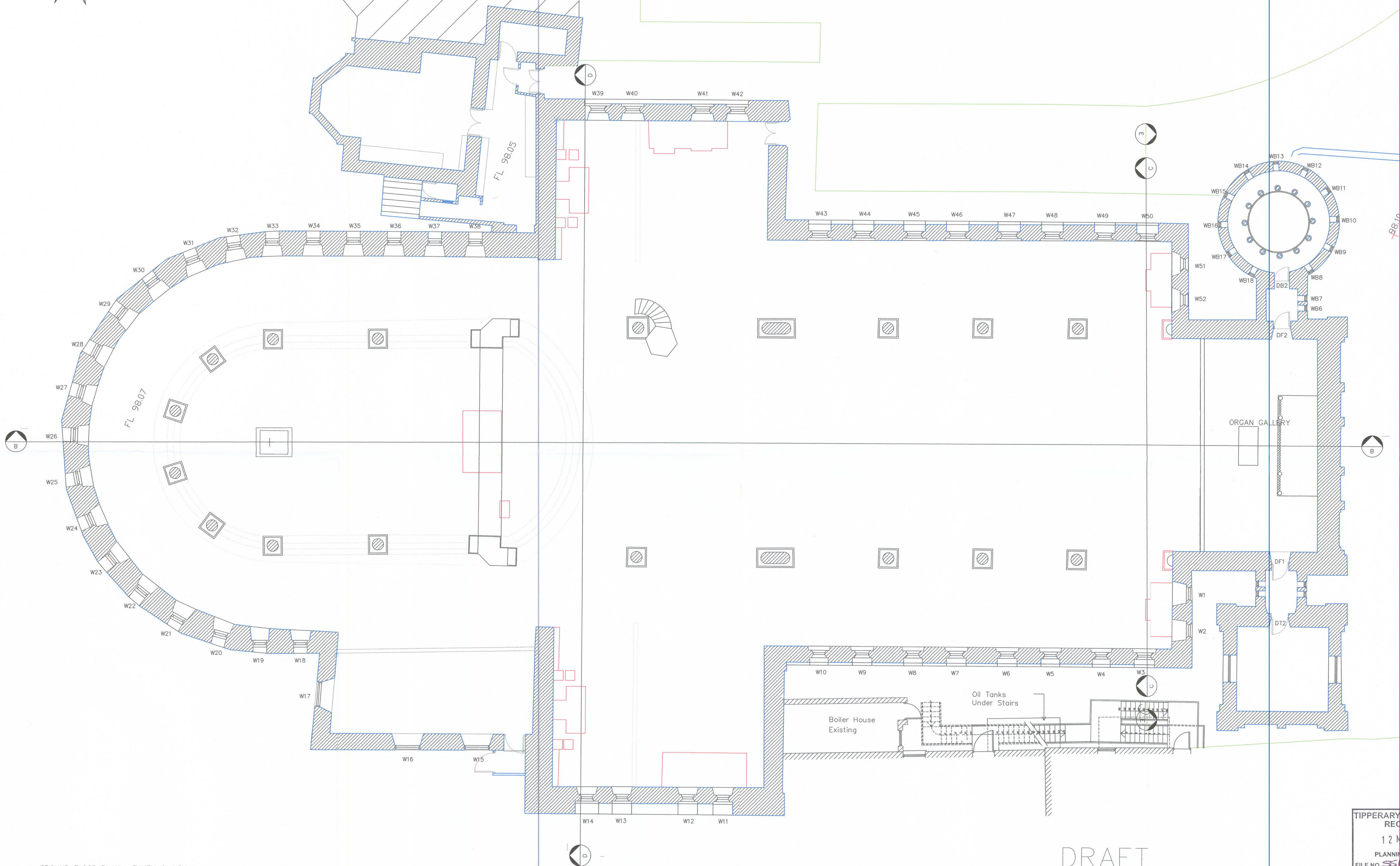
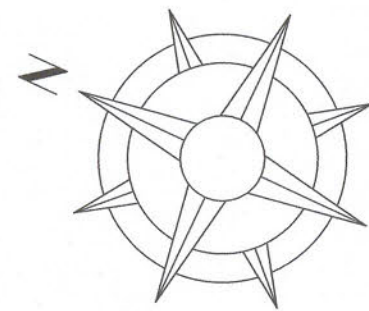
GROUND FLOOR PLAN
SCALE 1:200

DRAFT

BLUETT & O' DONOGHUE ., ARCHITECTS 20 Harcourt Street Dublin 2, Ireland		Tel: 01-4753640 Fax: 01-4753642		No. 2 John Street, Kilkenny, Ireland.		Tel: 056-62907 Fax: 056-65309	
DRAWING TITLE: SITE LAYOUT PLAN MAINTENANCE AND IMPROVEMENT SCHEME 2000/2002							
PROJECT: CATHEDRAL OF THE ASSUMPTION, THURLES							
DRAWN BY: PH		SCALE: 1:200 DATE: NOV 2001		PROJECT REF: 21011		DWG. NO: SK-1 21011	

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12 MAY 2026
PLANNING SECTION
FILE NO. SS/24/159



GROUND FLOOR PLAN : TAKEN @ 4.5M
SCALE 1:100

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TIPPERARY CO. COUNCIL
RECEIVED
12 MAY 2026
PLANNING SECTION
FILE NO. SS24169

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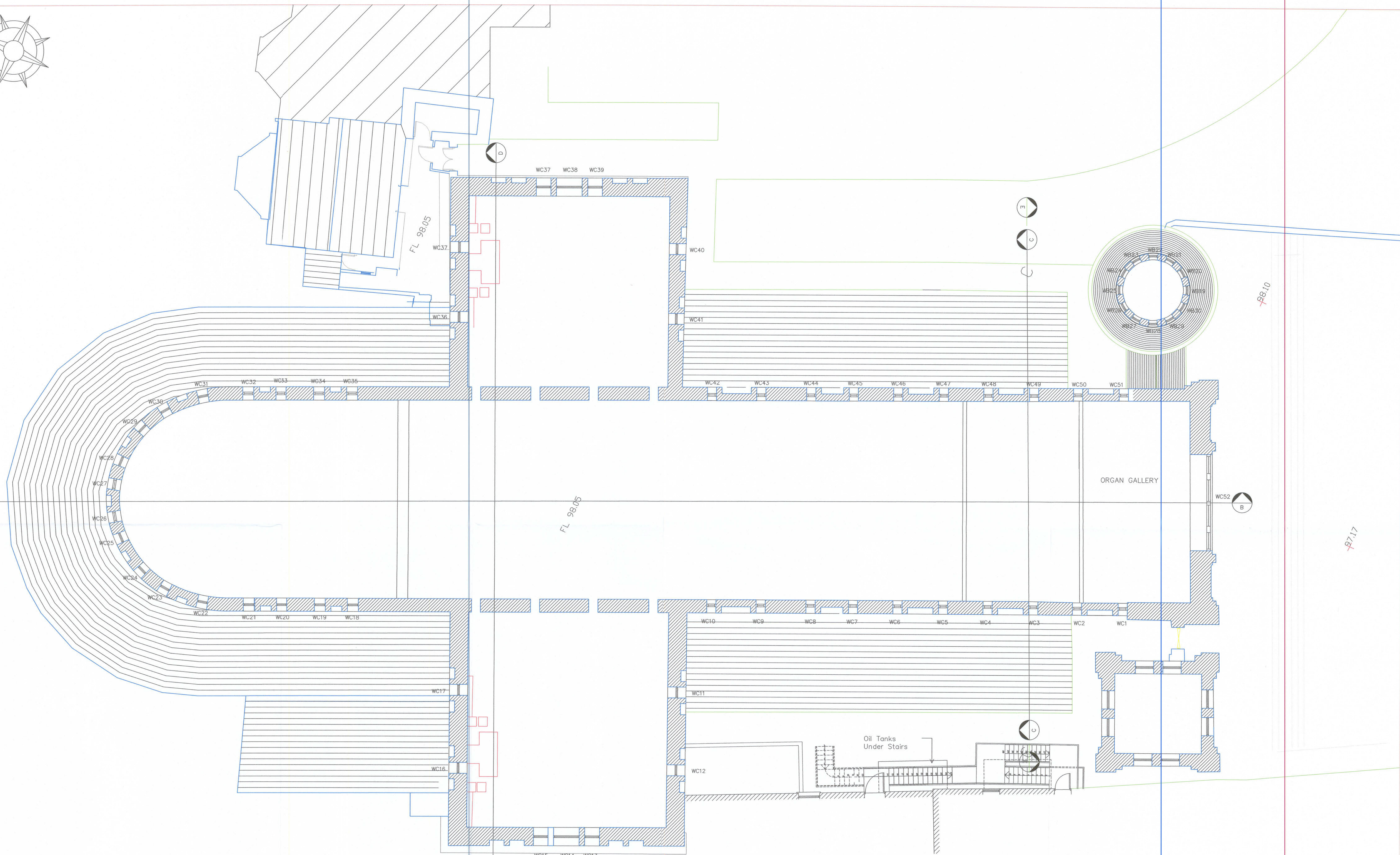
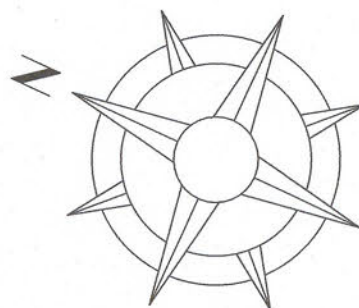
BLUETT & O'DONOGHUE ., ARCHITECTS
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DRAWING TITLE: GROUND FLOOR PLAN @ 3M
MAINTENANCE AND IMPROVEMENT SCHEME 2000/2002

PROJECT: CATHEDRAL OF THE ASSUMPTION, THURLES

DRAWN BY: PH SCALE: 1:100 PROJECT REF: 21011
DATE: NOV 2001

DWG. NO:
SK-3
21011



CLERESTOREY PLAN
SCALE 1:100

DRAFT



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DRAWING TITLE: CLERESTOREY PLAN MAINTENANCE AND IMPROVEMENT SCHEME 2000/2002			
PROJECT: CATHEDRAL OF THE ASSUMPTION, THURLES			
DRAWN BY: PH	SCALE: 1:100 DATE: NOV 2001	PROJECT REF: 21011	DWG. NO: SK-4 21011



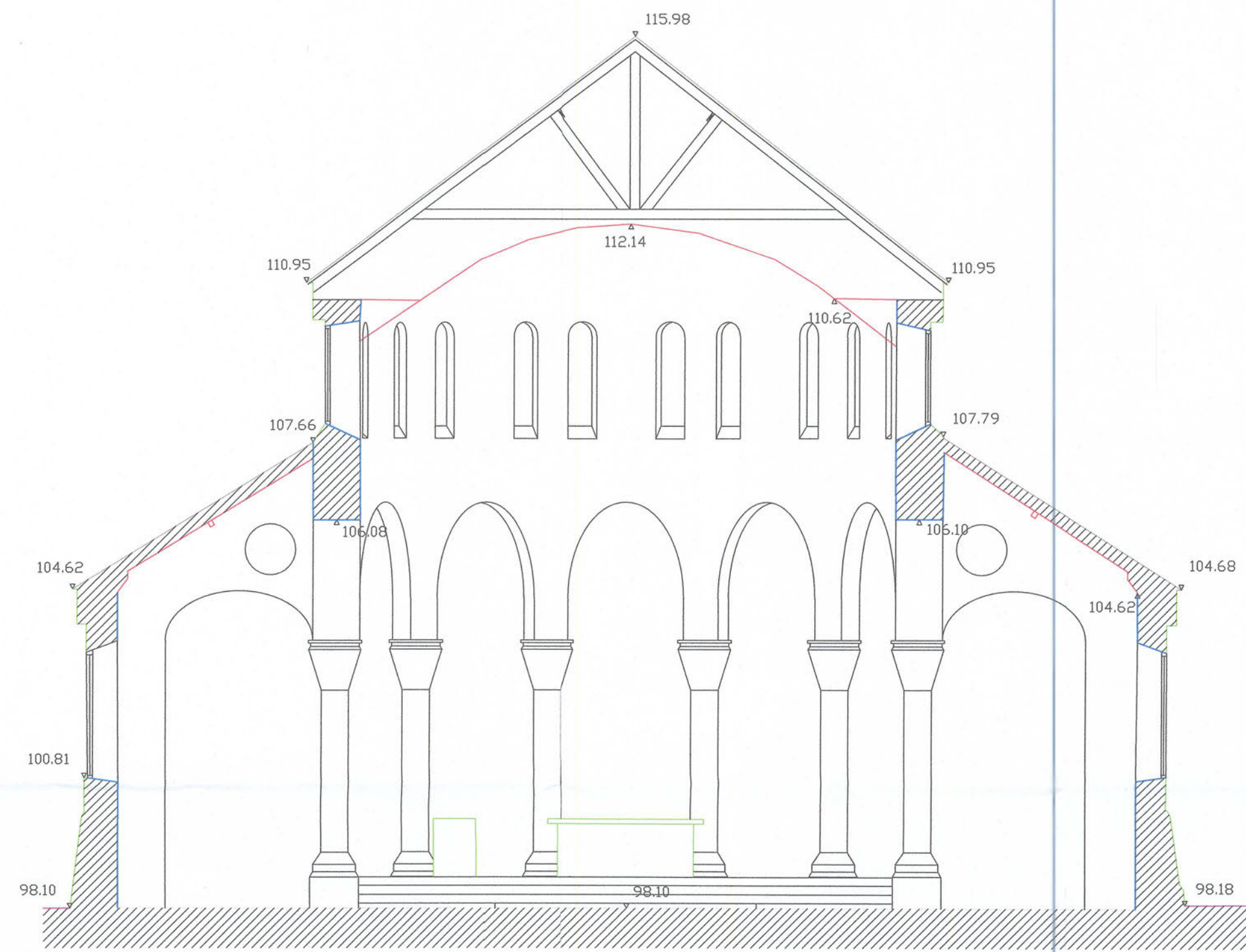


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PLANNING SECTION
FILE NO. 35126/69

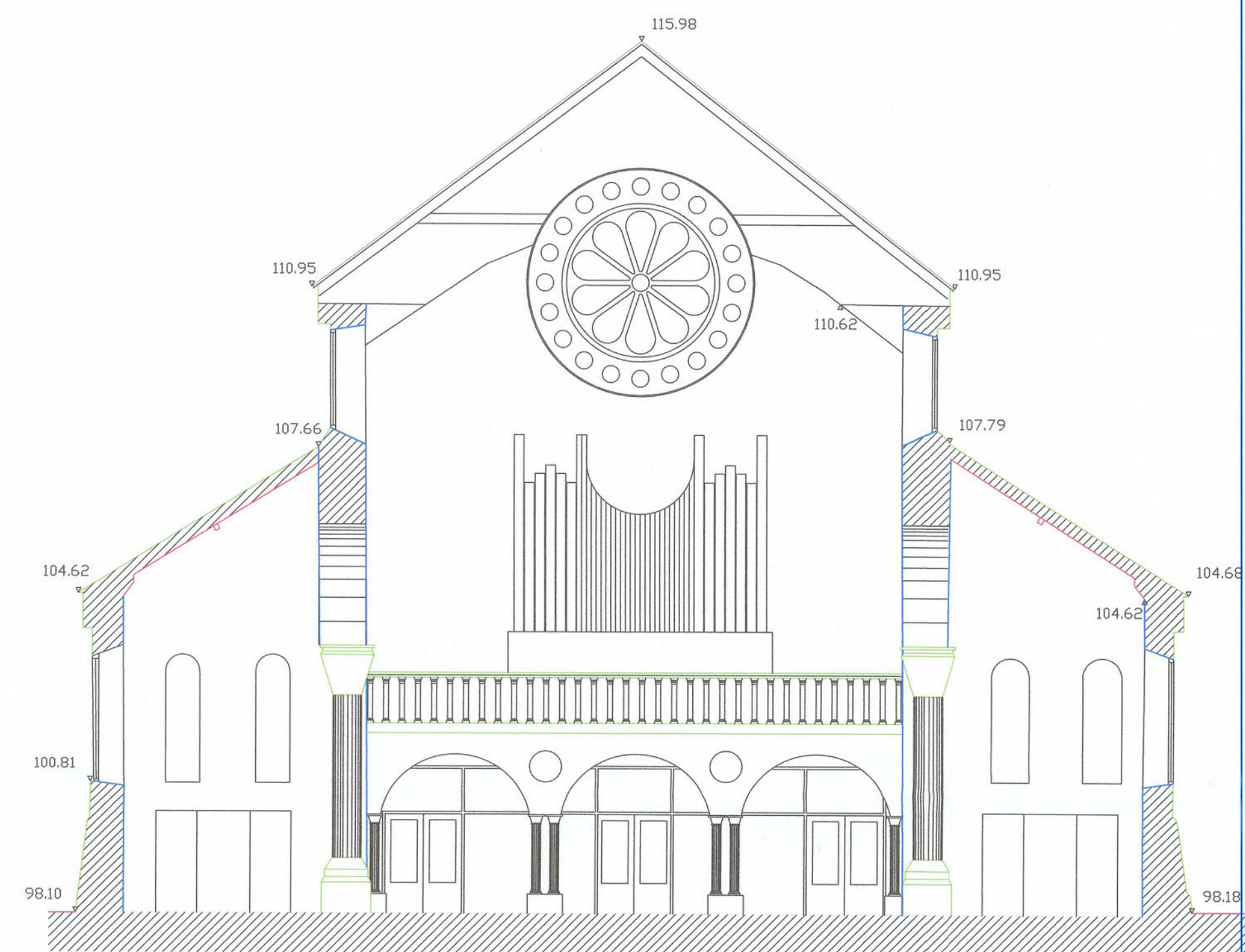


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DRAWING TITLE: SECTIONS B-B, D-D MAINTENANCE AND IMPROVEMENT SCHEME 2000/2002				
PROJECT: CATHEDRAL OF THE ASSUMPTION, THURLES				DWG. NO:
DRAWN BY: PH	SCALE: 1/100 DATE: Nov. 2001	PROJECT REF: 2101		SK-5 2101



SECTION -CC-



SECTION -EE-

DRAFT

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DRAWING TITLE: SECTIONS C-C, E-E MAINTENANCE AND IMPROVEMENT SCHEME 2000/2002	
PROJECT: CATHEDRAL OF THE ASSUMPTION, THURLES	
DRAWN BY: PH	SCALE: 1:100 DATE: NOV 2001
PROJECT REF: 21011	
DWG. NO: SK-6 21011	



Comhairle Contae Thiobraid Árann
Tipperary County Council

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Date: 12th May 2026

Our Ref: S5/26/69

Civic Offices, Clonmel

Michael O' Boyle,
Architecture & Conservation,
The Studio, 13 Hawthorn Manor,
Blackrock,
Co. Dublin,
A94 H3K2.

Re: Application for a Section 5 Declaration – Removal of fibre cement slates (c.1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary together with lean-to roofs to side aisles and ambulatory; local spliced repairs to roof timbers; and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light grey slate (colour-matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stenciling to be retained and cleaned) at Cathedral of the Assumption, Cathedral Street, Thurles, Co. Tipperary, E41 A528.

Dear Mr. O'Boyle,

I acknowledge receipt of your application for a Section 5 Declaration received on 12th May 2026, in connection with the above.

I wish to advise that you will be notified of a decision on your application in due course.

Yours sincerely


for **Director of Services**

Tipperary County Council

Planning Report

Planner: Marion Carey

From: Eamonn Hunter, *Executive Architectural Conservation Officer (ACO)*

Date of referral: 12th May 2026

Date of issue: 18th May 2026

Planning reference: S5/26/69

Applicant: Very Rev. Jim Purcell PP

Development: Removal of fibre cement slates (c.1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary together with lean-to roofs to side aisles and ambulatory; local spliced repairs to roof timbers; and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light grey slate (colour-matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decoration upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned.)

Core heritage data for planning reference S5/26/69

Site name and location	Cathedral of the Assumption, Cathedral Street, Thurles E41A528
Protected structure reference and relevant development plan	TRPS2449 <i>Tipperary County Development Plan 2022-2028</i>
ACA	n/a
Archaeology	On site of TN041-042008- (Religious house – Carmelite friars) and either within (TN041-042---- (historic town)), or in immediate vicinity of several other recorded archaeological sites.
Site last inspected by ACO	18 th March 2026
Conservation professional providing specification and/or impact assessment	Michael O'Boyle (RIAI Conservation Architect Grade 1) Blackrock, Co. Dublin
Project designer/agent	As above

Review of site and material submitted with Section 5 declaration application

The ACO inspected the J.J. McCarthy-designed cathedral site (built between 1861 and 1879) in March 2026. This inspection was part of assessment for the approval of a grant award under the Built Heritage Investment Scheme 2026 for conservation works to the roof cladding, timber roof structure, leadwork and rainwater goods. These works are included within the wider schedule of proposed works to the site which are subject of the current Section 5 declaration application.

The current proposed works to the cathedral, the fourth church building to occupy the subject site since the early 14th-century, follow from a series of major repair projects undertaken on the ecclesiastical building including the following:

- 1950s – internal alterations and replacement of three-high-level stained-glass windows to east and west transept gable walls;
- Late 1970s – post-Vatican II amendments of interior, particularly to the sanctuary as well as internal decoration works;
- 1979 - replacement of historic slate roof cladding with fibre-cement tiles, replacement of historic iron crested ridge with concrete ridge tiles and replacement of historic cast-iron rainwater goods with copper rainwater goods.

(all projects listed below were designed, specified and overseen by Michael O’Boyle):

- 2002-2003 – Internal paintwork restoration and refurbishment, installation of new carpets, electrical, smoke alarm and heating upgrades, alterations to access for one confessional, provision of an accessible w.c. and introduction of new contemporary ecclesiastical sculptures to interior
- C.2013 – significant programme of repairs to bell tower
- C.2015 – conservation work to statues on east (transept) gable
- 2021 – restoration of marble statue of Archbishop Leahy

Informed by monitoring and ongoing localised repair of the roof and storm drainage on site, a programme of repair works has been listed in a document which accompanies the present Section 5 declaration application. This programme of works has been summarised in the table below:

Item of works described in current Section 5 application and supporting document	Expected impact of works on historic fabric and character of protected structure as per submitted material	Demonstration of accordance with conservation best practice (including text in <i>italics</i> from S5 supporting document)	ACO recommendations for clarification or further information
a) Scaffolding	No significant damage	Scaffolding method statement including <i>measures to be taken to protect the fabric and features of the protected structure from damage</i> to be reviewed and agreed by project conservation architect.	Confirm whether or not mechanical fixings into the historic stone elevations are proposed to secure scaffolding.
b) Removal of fibre-cement roof tiles	No significant loss or material alteration	Existing tiles <i>will be removed section-by-section</i>	n/a
c) Full inspection and localised roof timber repairs	No anticipated significant loss or material alteration to the cathedral fabric	<i>Proposed spliced repairs will be limited to removal of sections of timber that are structurally weakened through decay.</i> <i>All lead flashings and hip valleys [will be] detailed and installed in accordance with ...the Lead Sheet Association [sic] handbook, Rolled Lead Sheet – The Complete Manual</i> <i>The removal of material from the attic is to be carried out by hand with great care...to avoid impact damage to the surviving plaster and lath ceilings.</i> <i>A detailed conservation-led method statement for installation of the new cast-iron ridge crest will be reviewed and approved by the conservation architect before materials are ordered.</i>	n/a

Item of works described in current Section 5 application and supporting document	Expected impact of works on historic fabric and character of protected structure as per submitted material	Demonstration of accordance with conservation best practice (including text in <i>italics</i> from S5 supporting document)	ACO recommendations for clarification or further information
d) Reinstatement of natural slate cladding	Reinstatement of natural slate will restore historic character and will not involve material alteration of protected structure	New slates will replicate appearance of roof from historic photographs, with colour match to existing slate bands on conical roof of baptistry	n/a
e) Reinstatement of replica cast-iron crested ridge	Reinstatement of appropriate, replica crested ridge will restore historic character and will not involve material alteration of protected structure	New ridge will be sourced to match the profile of the historic cast-iron ridge crest <i>as evidenced from photographs of the cathedral taken prior to 1979</i>	n/a
f) Reinstatement of cast-iron rainwater goods	Reinstatement of appropriate rainwater goods will restore historic character and will not involve material alteration of protected structure	Proposed replacement rainwater goods will comprise cast-iron, ogee-profile eaves gutters and square-profile downpipes with appropriate cast-iron fixings. <i>Water testing of the gutters will be attended by the conservation architect.</i>	n/a
g) Replacement of the existing external ladder and access to the attic space	This necessary access provision does not involve material alteration to the protected structure	The existing ladder and access hatch will be replaced with high-quality materials to provide the required safe access to the attic and will not be <i>visible on any of the main external views of the cathedral.</i>	n/a

Item of works described in current Section 5 application and supporting document	Expected impact of works on historic fabric and character of protected structure as per submitted material	Demonstration of accordance with conservation best practice (including text in <i>italics</i> from S5 supporting document)	ACO recommendations for clarification or further information
h) Replacement of existing attic insulation	No material alteration to protected structure	<i>The use of vacuum cleaners and large brushes [to clear existing insulation and debris] is prohibited within the attic.</i> <i>A detailed photographic survey of the ceiling prior to works commencing will be forwarded to the project architect</i>	Confirm that appropriate provision will be made for air circulation around all elements of timber roof structure on completion of proposed works.
i) Adjustment and reinstatement of lightening conductor	No material alteration to protected structure	None provided	Confirm that new mechanical fixings into historic stonework will be minimised and that conductors will be fitted behind proposed downpipes where possible, to minimise their visual impact on elevations of the protected structure.
j) Localised raking out of cement mortar joints and replacement with appropriate lime pointing mortar	Works are necessary to address localised moisture ingress and will not involve material alteration of the character of the protected structure	<i>Existing joints will be raked out by a skilled stone mason ... using hand tools ... selected to be less than the width of the joints. A trial area of the mortar removal will be carried out for review with the conservation architect at the outset.</i> <i>The contractor will carry out re-pointing to a trial section of the wall at high level for agreement with the conservation architect before re-pointing elsewhere.</i> <i>Portland cement-based mortars will NOT be used for any repair or re-pointing works.</i>	n/a

Item of works described in current Section 5 application and supporting document	Expected impact of works on historic fabric and character of protected structure as per submitted material	Demonstration of accordance with conservation best practice (including text in <i>italics</i> from S5 supporting document)	ACO recommendations for clarification or further information
k) Repainting of interior of cathedral walls	These works do not involve material alteration of the character of the protected structure	<i>Internal painting shall be limited to flat undecorated areas of paintwork on the walls and ceilings only ... using fully vapour permeable mineral-based paint (Sd equal or lower than 0.015m)</i>	n/a
l) Replacement of carpet	These works do not involve material alteration of the character of the protected structure	None provided	n/a
m) Replacement of existing modern polished granite columns to front façade	Not discussed in submitted material but reinstatement of visually appropriate material expected to restore historic character to architecturally-significant façade	<i>A sample is to be produced for review and approval by the project conservation architect before the works commence.</i> <i>Replacement columns are ... to match the historic columns ... and are to be fixed in place with stainless-steel dowels.</i>	Confirm on elevation drawings all columns proposed for replacement. Provide conservation method statement for careful removal, by appropriately experienced contractor, of existing columns, along with any associated mechanical fixings, to avoid damage to retained capitals or bases, and detail of how new polished red sandstone columns will be installed.
n) Cleaning of all stained-glass windows by specialist contractor	Not discussed in submitted material but acceptable in principle	None provided	Provide a conservation method statement for specialist cleaning of historic stained glass by appropriately experienced contractor

The conservation document, signed by Michael O’Boyle on 8th May 2026, and submitted with the current Section 5 declaration application, comprises appropriate historic context material for the site, acceptable justification for many of the proposed works included on a detailed schedule and well-considered impact assessment of many aspects of same. It is also accompanied by elevation and plan drawings of the subject building with indications of where works are generally proposed and appropriate photographs of the structure demonstrating its architecturally significant elements and repair issues that the proposed works are designed to address.

The proposed careful removal of locally damaged elements of the historic cathedral, together with reinstatement of high-quality, historically-referenced materials to address damaging moisture ingress into the structure, accords with conservation best practice and will restore much of the site’s notable character which was compromised by previous works to replace historic fabric with inferior materials. The historic form and appearance of the roof and eaves detail which contribute significantly to the architectural quality of this site will be reinstated by the proposed works, which will also provide more durable and visually acceptable protection to the historic building. Improvements including adjustments to the lightening conductor system and roof insulation are considered to benefit the protection of the historic cathedral and to facilitate its continued use for a suitable purpose, as well as continuing its significant positive contribution to the historic character of the wider area.

A number of specific items of further information have been identified in the table of proposed works above and it is considered that an appropriate response to these items, along with the material already submitted will provide sufficient justification and demonstration of good conservation practice for the planned treatment of the protected structure at the Cathedral of the Assumption, Thurles that will retain and safeguard its surviving historic fabric and character.



Figure 1: South façade and east side elevation of Cathedral of the Assumption, Thurles. Exact extent of replacement of existing polished granite columns with reinstated polished red sandstone on proposal drawings is required.



Figure 2: South elevation of east transept.

- When reinstated after roof-works, lightening conductor system should minimise number of new mechanical fixings being applied to cut stone detail.
- Any existing, redundant fixings should be removed from stone to minimise damage from corrosion and surfaces should be made good using appropriate materials.
- Lightening conductor works should seek to minimise visual interference by installing conductor strips behind proposed new cast-iron downpipes where possible.



Figure 3: Roof of east aisle and southern part of east side of nave roof.

- The lead weathering and flashing at abutments with gable parapets and higher walls is currently very poorly detailed and should be improved on in proposed works with reference to best practice detail within the most recent edition of the Lead Sheet Training Academy publication: *Rolled Lead Sheet: A Complete Guide*.
- Note also that proposed replacement of eaves gutters and downpipes should avoid any unnecessary damage to cut stone detail, should remove any redundant mechanical fixings and make good stone surfaces with appropriate materials.



Figure 4: South elevation of west transept roof.

- Roof ventilation on all areas of the site should be maintained and improved as part of proposed works.
- Lightening conductors should be reinstated in more appropriate manner than at present.
- Lead-work detail should be dramatically improved as part of proposed works with particular attention paid to avoiding gaps in stormwater protection. An example of this from previous roofing works can be seen beyond the left end of the gutter shown above where prolonged water flowing over stonework has caused staining and water ingress to the structure at this point, most likely causing damage to interior surfaces and potentially to structural timber.



Figure 5: Abutment between roof of aisle and west elevation of nave

An appropriate lead detail should be applied to this abutment as part of any proposed roof works with no reliance on duct tape or mastic sealants as at present. New lead sheet with the appropriate overlaps and joint details should be correctly dressed into an appropriate chase in the wall of the nave beneath a protective, cut stone overhang as originally designed.



Figure 6: Existing historic cast-iron rainwater goods should be retained and repaired where possible with new cast-iron rainwater goods referencing historic detail surviving on site or visible on historic photographs. All downpipes should be fitted to facilitate access for inspection, maintenance and painting. All hoppers should be fitted with overflow pipes to give the earliest possible warning to building management staff of stormwater blockages at high level.



Figure 7:

- *Leadwork should be properly detailed to prevent unnecessary water ingress into structure.*
- *Rainwater goods should avoid unnecessary damage to historic cut-stone detail and especially to designed, projecting string-courses which help to reduce water ingress into the structure.*
 - *Overflows should be installed to alert building management staff to blockages*
- *Downpipes should discharge directly into appropriate gulley traps with accessible grates, leading to a reliable, undamaged stormwater drainage network that removes water from the base of masonry walls to an appropriate outfall.*
 - *Stormwater should not discharge to French drains around wall perimeters.*



Figure 8: Upper part of south end of interior of east nave wall with significant water ingress damage to plaster wall surfaces and paintwork.

All moisture ingress should be arrested and masonry walls facilitated to dry out before internal repairs using appropriate moisture permeable mortars and surface finishes are undertaken

Eamonn Hunter

Executive Architectural Conservation Officer

18th May 2026

TIPPERARY COUNTY COUNCIL
Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Ref.: S5/26/69

Applicant: Very Rev. James Purcell, PP

Development Address: Cathedral of the Assumption, Cathedral Street, Thurles,
Co. Tipperary.

Proposed Development: Proposed reroofing and associated works to include the following:

Removal of fibre cement slates (c1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory, local spliced repairs to roof timber and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned).

1. GENERAL

On the 12th May, 2026 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether the following is “development” and “exempt development”:

Proposed reroofing and associated works to include the following:

‘Removal of fibre cement slates (c1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory, local spliced repairs to roof timber and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading

to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned)'.

The application is accompanied by a Conservation Architects Report and Method Statement prepared by Michael O'Boyle, Grade 1 Conservation Architect.

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;
Section 3 (1) of the Planning and Development Act 2000, as amended, states as follows:-

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

Section 2(1) of the Planning and Development Act, 2000, as amended, defines "works" as:-

"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 4(1)(h) of the Act considers 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; to be exempted development.

Section 57 (1) of the Planning and Development Act, 2000, as amended, notes that the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

- (a) the structure, or
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Planning and Development Regulations 2001

Article 6 of the Planning and Development Regulations 2001, as amended states:

Exempted Development.

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.

Article 9 (1) (a) of the Planning and Development Regulations 2001, as amended sets out the instances where development, to which Article 6 relates, shall not be exempted development for the purposes of the Act if the carrying out of works would-

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

3. ASSESSMENT

a. Site Location

The proposed development relates to the Cathedral of the Assumption, Cathedral Street, Thurles. The Cathedral is listed on the Record of Protected Structures as set out in the Tipperary County Development Plan 2022 (RPS ref. TRPS2249) and is also included on the NIAH ref no. 22312054. The appraisal of the subject structure, which has a rating of Regional, as set out in the National Inventory of Architectural Heritage notes that;

‘The style of this cathedral is informed by North Italian Romanesque architecture, and the baptistry is a smaller-scale version of that at Pisa. The exterior was designed by J.J. McCarthy, later replaced by George Ashlin who completed the interior. The variety of stone and the high quality masonry in the façade are striking. The Italian baroque tabernacle is of apparent artistic value and was brought from the Gesu in Rome and is said to have been designed by Giacomo della Porta in the sixteenth century. The cathedral stands on the site of a medieval Carmelite priory and forms part of a group with the other ecclesiastical buildings on Cathedral Street, including the Bishop's Palace, the former seminary, the presbytery and the convents’.

b. Relevant Planning History

On site: No recent planning history

Adjacent Site:

19600546: Permission a) Removal of a portion of railings between the Cathedral and the Archbishops house to provide fire tender access to house and yard with associated changes to parking in both properties. b) Conversion of outbuildings to offices. c) Provision of emergency exit to side of main house. d) Construction of screen wall for oil tanks and double garage in rear yard of house with all associated site works and connections to services. The Archbishops House is a Protected Structure No. RPS 55; the Cathedral is a Protected Structure No. RPS 54 and a Recorded Monument TN041-042008

c. Assessment

A) “Is or is not Development”

It is considered that the proposals constitute “works” as understood by the Planning and Development Act 2000, as amended. The proposals therefore constitute “development” within the meaning of the Planning and Development Act 2000, as amended.

B) “Is or is not Exempted Development”

When considering restoration works, the provisions of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000, as amended, are relevant. As set out in section 57, works to a protected structure are considered exempt if they do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure.

The works proposed can reasonably be considered maintenance / improvement works. The works affect both the interior and exterior of the structure. I do not consider the external works affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The proposals can therefore reasonable be considered to meet the exemption under Class 4 (1) (h) of the Act.

The proposals have been examined by the Council's Executive Architectural Conservation Officer(ACO). The report of the ACO notes that *the conservation document submitted with the current Section 5 declaration application, comprises appropriate historic context material for the site, acceptable justification for many of the proposed works included on a detailed schedule and well-considered impact assessment of many aspects of same. It is also accompanied by elevation and plan drawings of the subject building with indications of where works are generally proposed and appropriate photographs of the structure demonstrating its architecturally significant elements and repair issues that the proposed works are designed to address.*

The report considers that the proposed careful removal of locally damaged elements of the historic cathedral, together with reinstatement of high-quality, historically-referenced materials to address damaging moisture ingress into the structure, accords with conservation best practice and will restore much of the site's notable character. The report however notes a number of specific items of further information which should be requested as set out below:

Scaffolding- Confirmation required on whether or not mechanical fixings into the historic stone elevations are proposed to secure scaffolding

Attic Insulation- Confirm that appropriate provision will be made for air circulation around all elements of timber roof structure on completion of proposed works
Reinstatement of lightning conductor- Confirm that new mechanical fixings into historic stonework will be minimised and that conductors will be fitted behind proposed downpipes where possible, to minimise their visual impact on elevations of the protected structure.

Replacement of modern polished granite colums to front facade- Confirm on elevation drawings all columns proposed for replacement.

Provide conservation method statement for careful removal, by appropriately experienced contractor, of existing columns, along with any associated mechanical fixings, to avoid damage to retained capitals or bases, and detail of how new polished red sandstone columns will be installed.

Cleaning of stained glass windows- Provide a conservation method statement for specialist cleaning of historic stained glass by appropriately experienced contractor

C) Restrictions under Article 9

In respect of those works proposed considered exempted development, it is considered that the restrictions on exempted development as set out under Article 9 apply may not apply, however the assessment will be informed by the further information recommended below.

D) Requirement for Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)

(i) Environmental Impact Assessment (EIA):

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended.

(ii) Appropriate Assessment (AA):

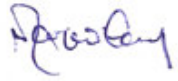
The proposed development has been screened as to the requirement for AA and it has been determined that AA is not required.

4. RECOMMENDATION

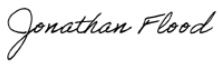
It is recommended, pursuant to Section 5 (2) (b) of the Planning and Development Act to seek the following further information:

1. In relation to the proposed scaffolding the applicant is requested to confirm whether or not mechanical fixings into the historic stone elevations are proposed to secure scaffolding.
2. In relation to the proposed replacement of existing attic insulation, the applicant is requested to confirm that appropriate provision will be made for air circulation around all elements of timber roof structure on completion of proposed works.
3. In relation to the proposed adjustment and reinstatement of lightening conductor, the applicant is requested to confirm that new mechanical fixings into historic stonework will be minimised and that conductors will be fitted behind proposed downpipes where possible, to minimise their visual impact on elevations of the protected structure.
4. In relation to the proposed replacement of existing modern polished granite columns to the front façade,
 - a. the applicant is requested to confirm on elevation drawings all columns proposed for replacement.
 - b. The applicant is further requested to provide conservation method statement for careful removal, by appropriately experienced contractor, of existing columns, along with any associated mechanical fixings, to avoid damage to retained capitals or bases, and detail of how new polished red sandstone columns will be installed.

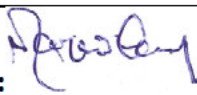
5. In relation to the proposed cleaning of all stained-glass windows, the applicant is requested to provide a conservation method statement for specialist cleaning of historic stained glass by an appropriately experienced contractor.

Signed: 
District Planner

Date: 22.05.2026

Senior Executive Planner: 

Date: 3/6/2026

EIA Pre-Screening	
Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	S5.26.69
Development Summary:	As per planners report
Was a Screening Determination carried out under Section 176A-C?	☐ Yes, no further action required ☒ No, Proceed to Part A
A. Schedule 5 Part 1 – Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
☐ Yes, specify class <u> [insert here] </u> Unknown as yet, EIA pre-screening will be completed on assessment of Further Information	EIA is mandatory No Screening required
☒ No	Proceed to Part B
B. Schedule 5 Part 2 – Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
☐ No, the development is not a project listed in Schedule 5, Part 2	No Screening required
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): <u> [specify class & threshold here] </u>	EIA is mandatory No Screening required
☒ Yes the project is of a type listed but is <i>sub-threshold</i> : <u> [Unknown as yet, EIA prescreening will be completed on assessment of Further Information] </u>	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant	Screening Determination required
☒ No, Schedule 7A information/screening report has not been submitted by the applicant	Preliminary Examination required
District Planner: 	Date: 22.05.2026

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

STEP 1. Description of the project/proposal and local site characteristics:

(a) File Reference No:	S5.26.69
(b) Brief description of the project or plan:	As per planners report
€ Brief description of site characteristics:	As per planners report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	none
€ Response to consultation:	N/a

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

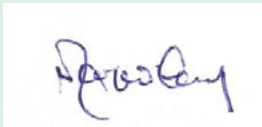
European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lower River Sui SAC 002137	https://www.npws.ie/protected-sites/sac/002137	Less than 15km	None	No

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site	None

• Pests	
Operational phase e.g. • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents	None
In-combination/Other	None
(b) Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site	None
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?	
☐ Yes ☒ No	
STEP 4. Screening Determination Statement	
The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.	
Information insufficient to make an assessment, further information requested as set out. An appropriate assessment is not, therefore, required.	
Conclusion:	

	Tick as Appropriate:	Recommendation:	
(i) It is clear that there is no likelihood of significant effects on a European site.	☒	The proposal can be screened out: Appropriate assessment not required.	
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission	
(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission	
Signature and Date of Recommending Officer:		Date:	22.05.2026.



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigí Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary
E91 N512

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tipperarycoco.ie

Date: 4th June 2026

Our Ref: S5/26/69

Civic Offices, Nenagh

Rev. Jim Purcell PP
C/O Michael O' Boyle
Architecture & Conservation
The Studio, 13 Hawthorn Manor
Blackrock
Co. Dublin
A94 H3K2

Re: Application for a Section 5 Declaration – Proposed reroofing and associated works to include the following: Removal of fibre cement slates (c1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory, local spliced repairs to roof timber and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned) at Cathedral of the Assumption, Cathedral Street, Thurles, Co. Tipperary.

Dear Sir,

I refer to an application received from you on 12th May 2026 requesting a Declaration from this Planning Authority as to whether or not certain works constitute development within the meaning of the Planning and Development Act 2000, as amended.

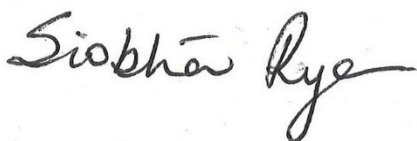
Further information is requested as follows;

It is recommended, pursuant to Section 5 (2) (b) of the Planning and Development Act to seek the following further information:

1. In relation to the proposed scaffolding the applicant is requested to confirm whether or not mechanical fixings into the historic stone elevations are proposed to secure scaffolding.
2. In relation to the proposed replacement of existing attic insulation, the applicant is requested to confirm that appropriate provision will be made for air circulation around all elements of timber roof structure on completion of proposed works.
3. In relation to the proposed adjustment and reinstatement of lightening conductor, the applicant is requested to confirm that new mechanical fixings into historic stonework will be minimised and that conductors will be fitted behind proposed downpipes where possible, to minimise their visual impact on elevations of the protected structure.
4. In relation to the proposed replacement of existing modern polished granite columns to the front façade,
 - a) the applicant is requested to confirm on elevation drawings all columns proposed for replacement.
 - b) The applicant is further requested to provide conservation method statement for careful removal, by appropriately experienced contractor, of existing columns, along with any associated mechanical fixings, to avoid damage to retained capitals or bases, and detail of how new polished red sandstone columns will be installed.
5. In relation to the proposed cleaning of all stained-glass windows, the applicant is requested to provide a conservation method statement for specialist cleaning of historic stained glass by an appropriately experienced contractor.

Further consideration of your request for a declaration cannot be considered until the above information is received.

Yours sincerely

A handwritten signature in black ink, reading 'Siobhán Rye'. The signature is written in a cursive, flowing style.

for **Director of Services**

Fw: S5/26/69 - recommend: proposed works are development and are exempt

From Carey, Marion [REDACTED]
Date Mon 31 Aug 2026 3:12 PM
To Ryan, Siobhan Anne [REDACTED]

Siobhán,
Can this be uploaded to idocs and the relevant Tdrive folder please.
Thanks a million
Marion

From: Hunter, Eamonn [REDACTED]
Sent: Monday, August 31, 2026 15:08
To: Carey, Marion [REDACTED]
Cc: Ryan, Siobhan Anne [REDACTED]
Subject: S5/26/69 - recommend: proposed works are development and are exempt

Hi Marion,

I reviewed the submission made in response to the request for further information dated 4th June 2026 on the Section 5 application for The Cathedral of the Assumption in Thurles and am satisfied that it provides an excellent level of detail for the information sought.

I consider that the works proposed to the cathedral as detailed in the original S5 application and the FI response are designed and specified in accordance with good conservation practice and will be exempted development if undertaken with appropriate supervision, as proposed.

Regards

Eamonn

Eamonn Hunter, Executive Architectural Conservation Officer, Planning,
Tipperary County Council, Civic Offices, Clonmel, Co. Tipperary, E91 N512.

T: 0818 06 5000

E: [REDACTED]

W: www.tipperarycoco.ie



Comhairle Contae Thiobraid Árann
Tipperary County Council

TIPPERARY COUNTY COUNCIL
Application for Declaration under Section 5

Planning & Development Act 2000, as amended
Planning & Development Regulations 2001, as amended

Planning Ref.: S5/26/69

Applicant: Very Rev. James Purcell, PP

Development Address: Cathedral of the Assumption, Cathedral Street, Thurles,
Co. Tipperary.

Proposed Development: Proposed reroofing and associated works to include the following:

Removal of fibre cement slates (c1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory, local spliced repairs to roof timber and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned).

1. GENERAL

On the 12th May, 2026 a request was made for a declaration under Section 5 of the Planning and Development Act, 2000 as amended as to whether the following is “development” and “exempt development”:

Proposed reroofing and associated works to include the following:

‘Removal of fibre cement slates (c1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory, local spliced repairs to roof timber and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading

to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned)'.

The application is accompanied by a Conservation Architects Report and Method Statement prepared by Michael O'Boyle, Grade 1 Conservation Architect.

2. STATUTORY PROVISION

The following statutory provisions are relevant to this referral case;
Section 3 (1) of the Planning and Development Act 2000, as amended, states as follows:-

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

Section 2(1) of the Planning and Development Act, 2000, as amended, defines "works" as:-

"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 4(1)(h) of the Act considers 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; to be exempted development.

Section 57 (1) of the Planning and Development Act, 2000, as amended, notes that the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—

- (a) the structure, or
- (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Planning and Development Regulations 2001

Article 6 of the Planning and Development Regulations 2001, as amended states:

Exempted Development.

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.

Article 9 (1) (a) of the Planning and Development Regulations 2001, as amended sets out the instances where development, to which Article 6 relates, shall not be exempted development for the purposes of the Act if the carrying out of works would-

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

3. ASSESSMENT

a. Site Location

The proposed development relates to the Cathedral of the Assumption, Cathedral Street, Thurles. The Cathedral is listed on the Record of Protected Structures as set out in the Tipperary County Development Plan 2022 (RPS ref. TRPS2249) and is also included on the NIAH ref no. 22312054. The appraisal of the subject structure, which has a rating of Regional, as set out in the National Inventory of Architectural Heritage notes that;

‘The style of this cathedral is informed by North Italian Romanesque architecture, and the baptistry is a smaller-scale version of that at Pisa. The exterior was designed by J.J. McCarthy, later replaced by George Ashlin who completed the interior. The variety of stone and the high quality masonry in the façade are striking. The Italian baroque tabernacle is of apparent artistic value and was brought from the Gesu in Rome and is said to have been designed by Giacomo della Porta in the sixteenth century. The cathedral stands on the site of a medieval Carmelite priory and forms part of a group with the other ecclesiastical buildings on Cathedral Street, including the Bishop's Palace, the former seminary, the presbytery and the convents’.

b. Relevant Planning History

On site: No recent planning history

Adjacent Site:

19600546: Permission a) Removal of a portion of railings between the Cathedral and the Archbishops house to provide fire tender access to house and yard with associated changes to parking in both properties. b) Conversion of outbuildings to offices. c) Provision of emergency exit to side of main house. d) Construction of screen wall for oil tanks and double garage in rear yard of house with all associated site works and connections to services. The Archbishops House is a Protected Structure No. RPS 55; the Cathedral is a Protected Structure No. RPS 54 and a Recorded Monument TN041-042008

c. Assessment

A) “Is or is not Development”

It is considered that the proposals constitute “works” as understood by the Planning and Development Act 2000, as amended. The proposals therefore constitute “development” within the meaning of the Planning and Development Act 2000, as amended.

B) “Is or is not Exempted Development”

When considering restoration works, the provisions of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000, as amended, are relevant. As set out in section 57, works to a protected structure are considered exempt if they do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure.

The works proposed can reasonably be considered maintenance / improvement works. The works affect both the interior and exterior of the structure. I do not consider the external works affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures. The proposals can therefore reasonable be considered to meet the exemption under Class 4 (1) (h) of the Act.

The proposals have been examined by the Council’s Executive Architectural Conservation Officer (ACO). The report of the ACO notes that *the conservation document submitted with the current Section 5 declaration application, comprises appropriate historic context material for the site, acceptable justification for many of the proposed works included on a detailed schedule and well-considered impact assessment of many aspects of same. It is also accompanied by elevation and plan drawings of the subject building with indications of where works are generally proposed and appropriate photographs of the structure demonstrating its architecturally significant elements and repair issues that the proposed works are designed to address.*

The report considers that the proposed careful removal of locally damaged elements of the historic cathedral, together with reinstatement of high-quality, historically-referenced materials to address damaging moisture ingress into the structure, accords with conservation best practice and will restore much of the site’s notable character. The report however notes a number of specific items of further information which should be requested as set out below:

Scaffolding- Confirmation required on whether or not mechanical fixings into the historic stone elevations are proposed to secure scaffolding

Attic Insulation- Confirm that appropriate provision will be made for air circulation around all elements of timber roof structure on completion of proposed works
Reinstatement of lightning conductor- Confirm that new mechanical fixings into historic stonework will be minimised and that conductors will be fitted behind proposed downpipes where possible, to minimise their visual impact on elevations of the protected structure.

Replacement of modern polished granite colums to front facade- Confirm on elevation drawings all columns proposed for replacement.

Provide conservation method statement for careful removal, by appropriately experienced contractor, of existing columns, along with any associated mechanical fixings, to avoid damage to retained capitals or bases, and detail of how new polished red sandstone columns will be installed.

Cleaning of stained glass windows- Provide a conservation method statement for specialist cleaning of historic stained glass by appropriately experienced contractor

C) Restrictions under Article 9

In respect of those works proposed considered exempted development, it is considered that the restrictions on exempted development as set out under Article 9 apply may not apply, however the assessment will be informed by the further information recommended below.

D) Requirement for Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)

(i) Environmental Impact Assessment (EIA):

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended.

(ii) Appropriate Assessment (AA):

The proposed development has been screened as to the requirement for AA and it has been determined that AA is not required.

4. RECOMMENDATION

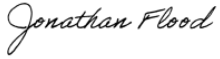
It is recommended, pursuant to Section 5 (2) (b) of the Planning and Development Act to seek the following further information:

1. In relation to the proposed scaffolding the applicant is requested to confirm whether or not mechanical fixings into the historic stone elevations are proposed to secure scaffolding.
2. In relation to the proposed replacement of existing attic insulation, the applicant is requested to confirm that appropriate provision will be made for air circulation around all elements of timber roof structure on completion of proposed works.
3. In relation to the proposed adjustment and reinstatement of lightening conductor, the applicant is requested to confirm that new mechanical fixings into historic stonework will be minimised and that conductors will be fitted behind proposed downpipes where possible, to minimise their visual impact on elevations of the protected structure.
4. In relation to the proposed replacement of existing modern polished granite columns to the front façade,
 - a. the applicant is requested to confirm on elevation drawings all columns proposed for replacement.
 - b. The applicant is further requested to provide conservation method statement for careful removal, by appropriately experienced contractor, of existing columns, along with any associated mechanical fixings, to avoid damage to retained capitals or bases, and detail of how new polished red sandstone columns will be installed.

5. In relation to the proposed cleaning of all stained-glass windows, the applicant is requested to provide a conservation method statement for specialist cleaning of historic stained glass by an appropriately experienced contractor.

Signed: 
District Planner

Date: 22.05.2026

Senior Executive Planner: 

Date: 3/6/2026

5. FURTHER INFORMATION

Further information (FI) was requested from the applicant on 04.06.2026 and a response was received on 17/08/2026 as set out below in italics, with appraisal below in bold.

- 1. In relation to the proposed scaffolding the applicant is requested to confirm whether or not mechanical fixings into the historic stone elevations are proposed to secure scaffolding.*

The applicant has confirmed that no new drill holes are proposed to facilitate the erection of scaffolding. The applicant outlined that the exterior of the building was fully scaffolded in 1979 to facilitate the previous reroofing and the drill holes made at that time remain in place and will be used to facilitate the proposed works. The submission from the conservation architect employed by the applicant, contends that such holes do not have a significant visual impact on the exterior of the cathedral. The applicant confirms that such holes will be left in situ following the proposed works to facilitate any future works.

- 2. In relation to the proposed replacement of existing attic insulation, the applicant is requested to confirm that appropriate provision will be made for air circulation around all elements of timber roof structure on completion of proposed works.*

The applicant has confirmed that the proposed reroofing project includes measures to significantly improve air circulation within the roof voids and to create a stable environment for the roof timbers. The applicant provided details in relation to the historic roof construction and submitted proposals for management and conservation of the roof timbers, including removal of existing mineral wool and replacement with hemp insulation batts, which are considered superior for moisture management.

The submission also includes proposals in relation to the roof of the side aisles and ambulatory at the sanctuary to again include the removal of the existing mineral wool and for insulation with hemp batts.

- 3. In relation to the proposed adjustment and reinstatement of lightning conductor, the applicant is requested to confirm that new mechanical fixings into historic stonework will be minimised and that conductors will be fitted behind proposed downpipes where possible, to minimise their visual impact on elevations of the protected structure.*

The applicant has confirmed the lightning conductor will be fitted behind the proposed downpipes where possible to minimise the visual impact of same. The applicant has confirmed that new drill holes will be kept to a minimum and located behind the pipes with any redundant fixing holes being carefully filled in limestone repair mortar. Any damage to the cut stone projections will be repaired by an experienced stone mason using drafts of matching stone.

- 4. In relation to the proposed replacement of existing modern polished granite columns to the front façade,
a) the applicant is requested to confirm on elevation drawings all columns proposed for replacement.*

The applicant has identified through a detailed photographic record all columns proposed for replacement/to be retained including red sandstone columns to be retained, red granite

columns introduced in 2000 to be replaced and also some missing columns which are to be replaced with new red sandstone columns.

b) The applicant is further requested to provide conservation method statement for careful removal, by appropriately experienced contractor, of existing columns, along with any associated mechanical fixings, to avoid damage to retained capitals or bases, and detail of how new polished red sandstone columns will be installed.

The applicant provided detail in relation to the removal of the red granite columns which are held in place by metal dowels, ensuring that the columns did not impact on the grey limestone façade. The applicant has confirmed that the removal will be carried on by an experienced stone mason, using hand tools ensuring they do not interfere with the Portland Stone façade. The works will be carried out under the supervision of the Conservation Architect. The replacement columns will match the size of the originals and be fixed in place using stainless steel dowel, fixed into the existing base and capital, replicating the historic fixing method used.

5. In relation to the proposed cleaning of all stained-glass windows, the applicant is requested to provide a conservation method statement for specialist cleaning of historic stained glass by an appropriately experienced contractor.

The applicant provided detail in relation to the cleaning of all stained-glass windows, including detail in relation to the typologies of the glass, i.e. leaded glass, figurative stained glass, rose window at high level on front façade and two tripartite stained-glass windows. The submission provided the background for works carried out to date and, in particular, during the works undertaken in 2002-2003.

The applicant provided a detailed methodology for the cleaning of the, including the use of soft bristle brushes to remove surface dust and the gentle cleaning of the glass using cotton wool and distilled water. The methodology also includes detail in relation to the cleaning of any paint finishes to ensure same are not damaged. No works will be undertaken until it is established that glass paint is stable.

6. APPRIASAL

The Local Authority Conservation Officer has had regard to the further information submitted and confirms that same provides an excellent level of detail for the information sought. The C.O. considered that the works proposed to the cathedral as detailed in the original S5 application and the FI response are designed and specified in accordance with good conservation practice and will be exempted development if undertaken with appropriate supervision, as proposed.

The Planning Authority concur with the opinion of the Conservation Officer and consider that the proposed works will not affect the character of the structure of any element of the structure which contributes to its special architectural, historical, archaeological, artistic or cultural interest. It is therefore considered that the proposed works can be considered exempt under Section 4(1)(h) and Section 57(1) of the Planning and Development Act, 2000,

7. RECOMMENDATION

A question has arisen as to whether Proposed reroofing and associated works to the Cathedral of the Assumption, Thurles (as set out below), is or is not exempted development.

In considering this declaration, the Planning Authority had regard to:

(a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)

- (b) Section 57 of the Planning and Development Act, 2000
- (c) The information submitted with the application on 12th May, 2026 and further information submitted on 17th August, 2026

Having considered the information received, the Planning Authority has concluded that the

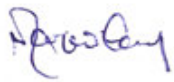
Proposed reroofing and associated works to include the following:

'Removal of fibre cement slates (c1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory, local spliced repairs to roof timber and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned).'

constitutes development and is EXEMPTED DEVELOPMENT.

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. The proposed development has been screened as to the requirement for AA and it has been determined that AA is not required.

Executive Planner:

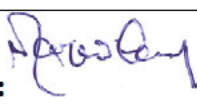


Date: 31.08.2026

Senior Executive Planner:



Date: 31.8.2026

EIA Pre-Screening Establishing if the proposal is a 'sub-threshold development':	
Planning Register Reference:	S5.26.69
Development Summary:	As per planners report
Was a Screening Determination carried out under Section 176A-C?	☐ Yes, no further action required ☒ No, Proceed to Part A
A. Schedule 5 Part 1 – Does the development comprise a project listed in Schedule 5, Part 1 , of the Planning and Development Regulations 2001 (as amended)? (Tick as appropriate)	
☐ Yes, specify class <u>[insert here]</u> Unknown as yet, EIA pre-screening will be completed on assessment of Further Information	EIA is mandatory No Screening required
☒ No	Proceed to Part B
B. Schedule 5 Part 2 – Does the development comprise a project listed in Schedule 5, Part 2 , of the Planning and Development Regulations 2001 (as amended) and does it meet/exceed the thresholds? (Tick as appropriate)	
☐ No, the development is not a project listed in Schedule 5, Part 2	No Screening required
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): <u>[specify class & threshold here]</u>	EIA is mandatory No Screening required
☒ Yes the project is of a type listed but is <i>sub-threshold</i> : <u>[Unknown as yet, EIA prescreening will be completed on assessment of Further Information]</u>	Proceed to Part C
C. If Yes, has Schedule 7A information/screening report been submitted?	
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant ☒ No, Schedule 7A information/screening report has not been submitted by the applicant	Screening Determination required Preliminary Examination required
District Planner: 	Date: 31.08.2026

HABITATS DIRECTIVE APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

STEP 1. Description of the project/proposal and local site characteristics:

(a) File Reference No:	S5.26.69
(b) Brief description of the project or plan:	As per planners report
€ Brief description of site characteristics:	As per planners report
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	none
€ Response to consultation:	N/a

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.

European Site (code)	List of Qualifying Interest/Special Conservation Interest ¹	Distance from proposed development ² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Lower River Sui SAC 002137	https://www.npws.ie/protected-sites/sac/002137	Less than 15km	None	No

STEP 3. Assessment of Likely Significant Effects

(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:

Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. - Vegetation clearance - Demolition - Surface water runoff from soil excavation/infill/landscaping (including borrow pits) - Dust, noise, vibration - Lighting disturbance - Impact on groundwater/dewatering - Storage of excavated/construction materials - Access to site	None

• Pests	
Operational phase e.g. • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents	None
In-combination/Other	None
(b) Describe any likely changes to the European site:	
Examples of the type of changes to give consideration to include: • Reduction or fragmentation of habitat area • Disturbance to QI species • Habitat or species fragmentation • Reduction or fragmentation in species density • Changes in key indicators of conservation status value (water or air quality etc.) • Changes to areas of sensitivity or threats to QI • Interference with the key relationships that define the structure or ecological function of the site	None
(c) Are 'mitigation' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?	
☐ Yes ☒ No	
STEP 4. Screening Determination Statement	
The assessment of significance of effects: Describe how the proposed development (alone or in-combination) is/is not likely to have significant effects on European site(s) in view of its conservation objectives.	
Information insufficient to make an assessment, further information requested as set out. An appropriate assessment is not, therefore, required.	
Conclusion:	

	Tick as Appropriate:	Recommendation:	
(i) It is clear that there is no likelihood of significant effects on a European site.	☒	The proposal can be screened out: Appropriate assessment not required.	
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	☐	☐ Request further information to complete screening ☐ Request NIS ☐ Refuse planning permission	
(iii) Significant effects are likely.	☐	☐ Request NIS ☐ Refuse planning permission	
Signature and Date of Recommending Officer:		Date:	31.08.2026

Original

TIPPERARY COUNTY COUNCIL

DELEGATED EMPLOYEE'S ORDER

File Ref: **S5/26/69** **Delegated Employee's Order No:** _____

SUBJECT: Section 5 Declaration

I, Caroline Conway, Senior Executive Planner, Tipperary County Council, by virtue of the powers delegated to me in accordance with the provisions of Section 154 of the Local Government Act 2001, as amended by Schedule 1, Part 1 of the Local Government Reform Act 2014 under Chief Executive's Order No. 47881 dated 7th July 2026 hereby order

that pursuant to the provisions of the Planning and Development Act 2000, as amended, that an application under Section 5 from Rev. Jim Purcell PP C/O Michael O' Boyle, Architecture & Conservation, The Studio, 13 Hawthorn Manor Blackrock, Co. Dublin, A94 H3K2, RE: Proposed reroofing and associated works to include the following:

Removal of fibre cement slates (c1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory, local spliced repairs to roof timber and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned) at Cathedral of the Assumption, Cathedral Street, Thurles, Co. Tipperary is development and is exempted development, as recommended in the report dated 31/08/2026 which I have considered and to the extent which I have indicated on said report.

AND WHEREAS Tipperary County Council, in considering this declaration, had regard particularly to –

- a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- b) Section 57 of the Planning and Development Act, 2000
- c) The information submitted with the application on 12th May 2026 and further information submitted on 17th August 2026

Having considered the information received, the Planning Authority has concluded that the *Proposed reroofing and associated works to include the following:*

'Removal of fibre cement slates (c1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory, local spliced repairs to roof timber and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned).' constitutes development and **is EXEMPTED DEVELOPMENT**.

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. The proposed development has been screened as to the requirement for Appropriate Assessment (AA) and it has been determined that AA is not required.



Signed:

Caroline Conway
Senior Executive Planner

Date: 01/09/2026



Date: 1st September 2026 Our Ref: S5/26/69

Civic Offices, Nenagh

Rev. Jim Purcell PP
C/O Michael O' Boyle
Architecture & Conservation
The Studio, 13 Hawthorn Manor
Blackrock
Co. Dublin
A94 H3K2

Re: Declaration under Section 5 of the Planning and Development Act 2000, as amended.

Dear Rev Jim Purcell,

I refer to your application for a Section 5 Declaration received 12th May 2026, and Further Information received on 17th August 2026 in relation to the following proposed works:

Proposed reroofing and associated works to include the following:
Removal of fibre cement slates (c1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory, local spliced repairs to roof timber and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned) at Cathedral of the Assumption, Cathedral Street, Thurles, Co. Tipperary.

WHEREAS a question has arisen as to whether the proposed development is or is not exempted development:

AND WHEREAS Tipperary County Council, in considering this referral, had regard particularly to –

- a) Sections 2, 3 & 4 of the Planning and Development Act 2000 (as amended)
- b) Section 57 of the Planning and Development Act, 2000
- c) The information submitted with the application on 12th May, 2026 and further information submitted on 17th August, 2026

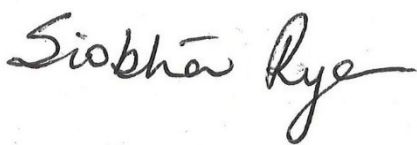
Having considered the information received, the Planning Authority has concluded that the *Proposed reroofing and associated works to include the following:*

'Removal of fibre cement slates (c1979) from roof of cruciform cathedral, to include high level roof over nave, transepts and sanctuary, together with lean-to roofs to side aisles and ambulatory, local spliced repairs to roof timber and re-roofing with natural slate on new battens and vapour permeable roof membrane to comprise bands of Bangor blue slates and light-grey slate (colour matched to the historic Killaloe grey slates) to replicate the nineteenth century bands of slate that survived until the current manmade slates were introduced in 1979. The works will include reinstatement of the replica decorative metal ridge crest (removed in 1979). Hemp insulation will be introduced to the roof voids. The square section copper gutters and down pipes (installed in 1979) will be replaced with historically accurate ogee profile cast iron gutters and square section cast iron gutters. The works will include minor decorative upgrading to the interior to include carpet replacement to the aisles and repainting of the areas of flat decoration on the walls and ceilings (with areas of decorative stencilling to be retained and cleaned).' constitutes development and **is EXEMPTED DEVELOPMENT**.

The proposed development is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. The proposed development has been screened as to the requirement for AA and it has been determined that AA is not required.

NOTE: Any person issued with a Declaration of a Planning Authority may refer the Declaration for review to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, within four (4) weeks of the date of issue of the Declaration and on payment of the prescribed fee.

Yours sincerely



for **Director of Services**