

OFFALY COUNTY COUNCIL
DECLARATION UNDER SECTION 57 OF THE
PLANNING & DEVELOPMENT ACTS 2000, as amended.

Works which would materially affect the character of the protected structure and, as a result, require planning permission

This is a partial S57 Declaration relating to the following works and specific items of repair listed in Special Remarks.

1. Any other works related to the protected structure and its curtilage which are not part of this Declaration.

Works which would not materially affect the character of the protected structure and as a result would not require planning permission

This is a partial S57 Declaration relating to the following works and specific items of repair listed in Special Remarks.

1. Proposed works as listed below will not require planning permission and shall be carried out in accordance with the best conservation practice as detailed in the application and the Department Architectural Heritage Protection Guidelines for Planning Authorities.
2. Repair of existing lime plaster: Only problem areas where plaster is loose and defective need to be redone in accordance with best practice. The retention of sound work is important because of authenticity and historical value. Render should match existing mix and must not be stronger or thicker than the background to which it is applied.
3. Existing cast iron gutters and downpipes are to be repaired and retained in accordance with details submitted with the planning application unless the written consent of the Planning Authority has first been obtained. If new sections are required they shall match the existing. Refer to the Department Advice Series: Roofs <http://www.buildingsofireland.ie/resources/>
4. Original timber floorboards to be retained and repaired (predominantly upstairs). Laminate flooring downstairs may be replaced as required.
5. Modern conservatory added to the rear of the property, may be removed to reinstate the original form of the property.

Special Remarks

This is a partial S57 Declaration relating to the following specific items – no structural work undertaken:

1. Repair of internal plaster work, external painting, and internal painting and decorating.
2. Routine upkeep of gutters, downpipes and drains.
3. Insertion of attic insulation
4. Restoration of upstairs wood flooring and replacement of downstairs wood flooring.
5. Upgrade existing services including, plumbing, wiring and electric heating.
6. Reinstatement of kitchen units, solid fuel stove, and essential kitchen appliances.
7. Upgrade of all bathroom sanitary ware and tiling.
8. Replacement of broken patio door and repair of internal doors.
9. Removal of conservatory to reinstate building to the original structure, repair of external paving, and external painting & decorating.

Offaly County Council

Áras an Chontae
Charleville Road
Tullamore

Tel 05793 46800
Fax 05793 46868



Declaration

Declaration Type: **Partial Declaration**

Plan Type: **CDP 2021_2027**

In accordance with Section 57 (2) of the Planning and Development Act 2000

Number: **DEC/25/009**

Planning Authority

NIAH 0



This Declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interiors or exteriors of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within attendant grounds of the protected structure.

Nothing in this declaration exempts works that would nor otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. It in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

Applicant Name	Gareth Mann
Name of Building	3 Store Street
Townland	3 Store Street
Address 2	Tullamore
Address 3	Co. Offaly
Date of Request	24-Mar-25 16-Jun-25
Previous Declaration	N/A

Status	Owner
Former Name	NA
OS Map Type	
Map Sheet	
National Grid co-ordi	
Date of Inspection	Tuesday 1 April 2025
Date of Declaration	Monday 7 April 2025

Protection Status	<input checked="" type="checkbox"/>
Record of Protected Structures	23-399
Architectural Conservation Area	N/A

Record of Monuments and Places	
Archaeological Potential	
Preservation Order or Temp PO	

NIAH Description of Structure

RPS Description:

3 bay 2 storey early nineteenth century house with simple round headed bock and start doorcase with fanlight over. Pitched slate roof with large rendered chimneys at both gable walls, decorative chimney pots. Ruled-and-lined render to walls. Replacement uPVC windows throughout (no shutters remaining). Square-headed window openings with replacement PVC windows. Terraced house fronting onto Store Street with small rear yard and out buildings. Right of way access from Benburb Street.

Composition:

3 bay 2 storey Terrace early nineteenth century house

Roof:

Pitched slate roof

Walls:

Ruled-and-lined render to walls

Openings:

Square-headed window openings with replacement PVC windows. Round headed bock and start doorcase with fanlight over.

Interior:

Fine timber architraves to upper door openings, timber floorboards to upper floor.

Furniture and Fittings:

N/A

Site:

Terraced house fronting onto Store Street with small rear yard and out buildings. Right of way access from Benburb Street.

Mapping References:

First Edition OSI 6": map surveyed 1829-1842 House visible as part of a terrace on Store Street, no extensions or outbuildings shown.

OSI 25": (surveyed 1897-1913) House shown as part of terrace, small outbuildings to rear of long, full width garden, identical to neighbouring building arrangement.

Current: Extension shown to rear of terraced dwelling (ground floor bathroom), larger block shown to the rear of the garden alongside extended St Mary's Parish Centre. Garden now subdivided with walled gated access to central right-of-way, shared with neighbours on both sides. Two large outbuildings take up the remainder of the site.

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- 9) Removal of conservatory to reinstate building to the original structure, repair of external paving, and external painting & decorating

Any further documentation attached

Inspector

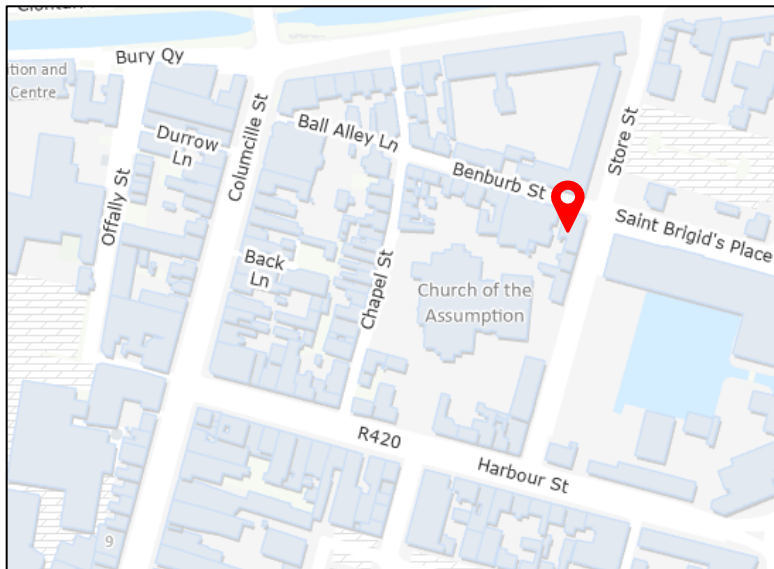
Rachel Mc Kenna

Inspector Date

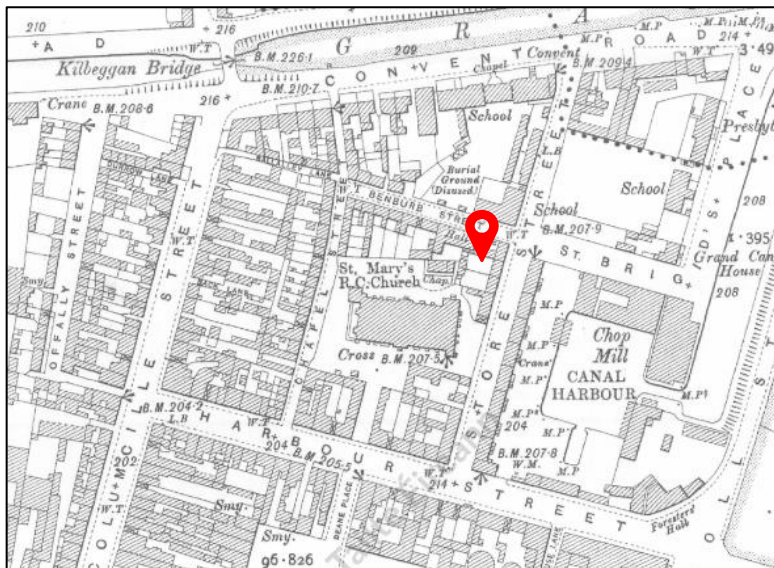
Monday 7 April 2025

Rachel Mc Kenna

1. Location and Historical OS Maps



- Current Map
- Site location marked red

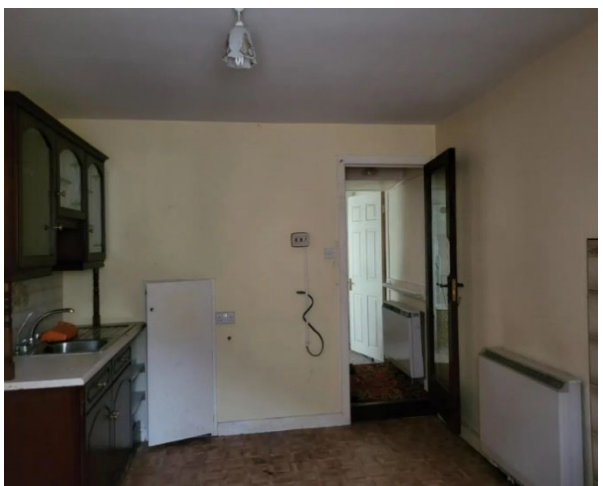


- Historical OS 25 Inch Map (surveyed 1897-1913)
- Site location marked red
- Note the protected building is in place at this time.



- Historical First Edition OS Map (surveyed 1829-1842)
- Site location marked red
- Note the protected building also appears to be in place at this time.

2. Photos



Brian McDonald

Brian McDonald

Architectural Technician

Rachel Mc Kenna

Rachel Mc Kenna, MRIAI

Senior Executive Architect

