

**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. The combination of proposed structural works, widening doors, stairs alterations, moving internal door opes and new link roof to separate building would require planning permission.
2. 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 proposed works and specific items of repair as listed in Special Remarks.

1. Repair of roof: Minor repairs shall only be carried out to the roof. Slates shall be carefully removed and stored during repair works. Existing slates shall be used to the front and significant views of the building with Blue Bangor or similar closely matching slate used to the rear, where necessary. Ridge tiles shall be retained and similar replacement ridge tiles sourced where required. Existing cast iron gutters and downpipes are to be repaired and retained. Refer to the Department Advice Series: Roofs <http://www.buildingsofireland.ie/resources/>.
2. Bats: All bats and their roosts are strictly protected in Ireland under the EU habitats Directive. No development shall take place on site unless the developer has first submitted written confirmation to the Planning Authority that no bats or bat roosts are present on site. In the event that bats, or bat roosts are present on site no development shall proceed unless the written consent of the Planning Authority has first been obtained.
3. Minor window repairs: All sash windows shall be repaired. All reparable items, shutters, etc shall be carefully removed and restored. All timber shall be independently certified by the Forest Stewardship Council or an equivalent scheme. The development shall be in accordance with Department Advice Series 'Windows A Guide to the repair of Historic Windows' and all works shall be carried out in accordance with Department Conservation Guidelines.
4. Repair of wooden lintols as discussed on site may also proceed using like-with-like materials.
5. Installation of new heating system maybe installed but carefully put in place to cause minimum interference to existing fabric.
6. All repair works shall be carried out in accordance with the best conservation practice as detailed in the application and the Departments Architectural Heritage Protection Guidelines for Planning Authorities.

**Special Remarks**

This is a partial S57 Declaration relating to the following specific items – intend to restore roof; restore windows and widening of the two side doors to make them wheelchair accessible; changing the staircase to comply with legislation and installation of a new heating system.

Recommend that planning permission application is submitted for structural works, widening doors, stairs alterations, moving internal door opes, large ope between kitchen and living room, velux windows and first floor layout changes, new link to separate outbuilding and any other works that the applicant may deem necessary. Kitchen appears small for proposed 5 bedroom dwelling, recommend door remains between Kitchen and Utility so that kitchen can extend into the utility for Units and Appliances.

# 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/25/010**

## Planning Authority

**NIAH 14819276**



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.

<b>Applicant Name</b>	Oxmantown Settlement Tr
<b>Name of Building</b>	Gardeners House
<b>Townland</b>	Birr Castle Demesne
<b>Address 2</b>	Birr
<b>Address 3</b>	Co. Offaly
<b>Date of Request</b>	30-Apr-25 23-Jul-25
<b>Previous Declaration</b>	N/A

<b>Status</b>	Owner
<b>Former Name</b>	NA
<b>OS Map Type</b>	
<b>Map Sheet</b>	
<b>National Grid co-ordi</b>	
<b>Date of Inspection</b>	Monday 12 May 2025
<b>Date of Declaration</b>	Tuesday 20 May 2025

<b>Protection Status</b>	<input checked="" type="checkbox"/>
<b>Record of Protected Structures</b>	49-308
<b>Architectural Conservation Area</b>	N/A

<b>Record of Monuments and Places</b>	Multiple local
<b>Archaeological Potential</b>	1R Zone Birr Castle & Town
<b>Preservation Order or Temp PO</b>	NA

## NIAH Description of Structure

Detached double-pile three-bay two-storey former head gardener's house, built c.1840, with extension and outbuilding to rear. Set within walled garden of Birr Castle demesne. Pitched slate roof with terracotta ridge tiles, rendered chimneystacks with terracotta pots and cast-iron rainwater goods. Rendered walls. Timber sash windows with stone sills. Round-headed door opening with timber spoked fanlight and timber battened door. Appraisal: Situated adjacent to the Millennium Gardens and within the greater walled garden of Birr Castle demesne, this former head gardener's house, retains many architectural features. The hornless six-over-six pane timber sash windows and the round-headed door opening with simple spoked fanlight are examples of such features which elevate this structure to one of importance. The retention of original fabrics is also worthy of note with the stone sills, slate roof, terracotta pots and cast-iron rainwater goods all remaining intact.

## Composition:

Detached double-pile three-bay two-storey former head gardener's house, built c.1840, with extension and outbuilding to rear

## Roof:

Pitched slate roof with terracotta ridge tiles, rendered chimneystacks with terracotta pots and cast-iron rainwater goods

## Walls:

Rendered walls

## Openings:

Timber sash windows with stone sills. Round-headed door opening with timber spoked fanlight and timber battened door.

**Interior:**

Some timber architraves remain and a mix of internal doors, Some ground floor timbers damaged with fire. Areas of former water ingress and structural wall cracking is also evident. Winders at the bottom of the stairs are removed and the landing at first floor level is small and tricky to manoeuvre with a separate step up to 3 separate rooms.

**Furniture and Fittings:**

**Site:**

Set within walled garden of Birr Castle demesne. It appears that the 2 storey slate roof element to the rear was most likely a later extension and from this there was a lean-to extension link to single storey rear building enclosed with a high garden wall, leaving a small, central courtyard. Also further to the rear adjoining the single storey building there is a small roofless building.

**Mapping References:**

First Edition OSI 6": map surveyed 1829-1842 House not in place when this area was surveyed.

OSI 25": (surveyed 1897-1913) House clearly shown at this time as a square plan (with extension), narrow linking building at rear to offset parallel building. Garden wall enclosing a small central courtyard - as existing. Further additions visible to the east adjacent to the link with a small square building and enclosing walls, (footprint visible during site visit).

Current: Similar to OS 25", small eastern extension in the garden not shown, current derelict 'garage' visible adjacent to northern building.

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### Special Remarks

This is a partial S57 Declaration relating to the following specific items

- intend to restore roof,
- restore windows and
- widening the two side doors to make them wheelchair accessible,
- changing the staircase to comply with legislation
- installation of new heating system.

Recommend planning permission application is submitted for structural works, widening doors, stairs alterations, moving internal door opes, large ope between kitchen and Living Room, velux windows and first floor layout changes, new link to separate outbuilding and any other works that the applicant may deem necessary.

Kitchen appears small for proposed 5 bedroom dwelling, recommend door remains between Kitchen and Utility so that kitchen can extend into the utility for Units and Appliances.

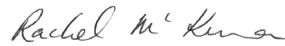
**Any further documentation attached** Mapping and site photographs

**Inspector**

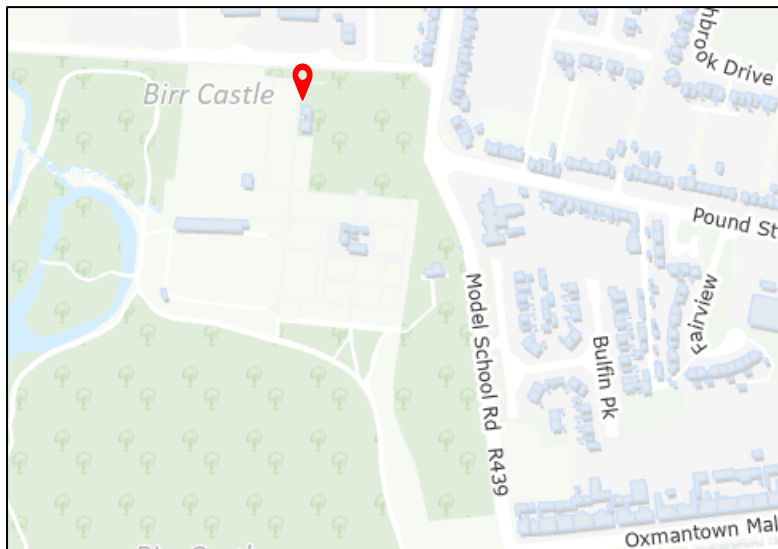
Rachel Mc Kenna

**Inspector Date**

Tuesday 20 May 2025



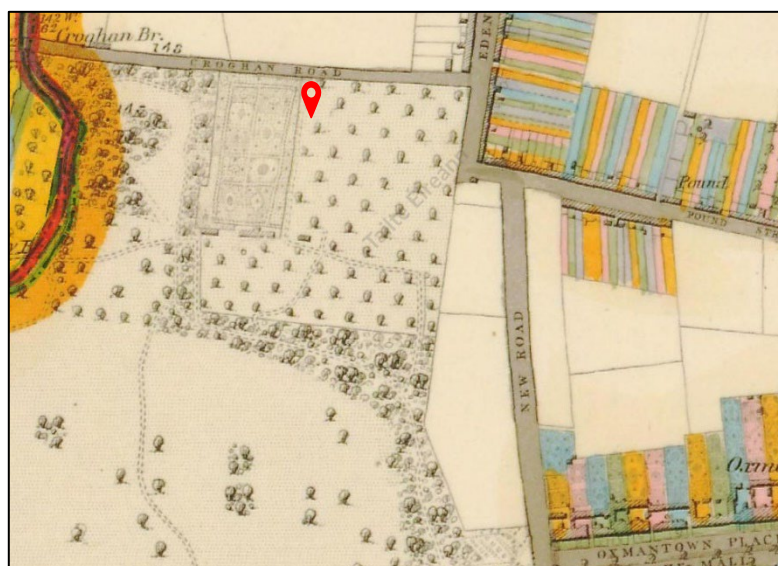
## 1. Location and Historical OS Maps



- Current Map
- Site location marked red.



- Historical OS 25 Inch Map (surveyed 1897-1913)
- Site location marked red.
- House, extension, perpendicular link and outbuilding clearly in place at this time.



- Historical First Edition OS Map (surveyed 1829-1842)
- Site location marked red.
- No buildings in place at this time.



## 2. Photos



*NIAH Image from 2004 Survey*



*Image from application submitted*



Site visit images 12/5/2025



Site visit images 12/5/2025





Site visit images 12/5/2025

*Brian McDonald*

**Brian McDonald**

Architectural Technician

*Rachel Mc Kenna*

**Rachel Mc Kenna, MRIAI**

Senior Executive Architect

