

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 proposed works as listed in Special Remarks.

1. Proposed replacement of windows would require planning permission.
2. Dry lining all internal walls, removing all existing ceilings and dry lining – materials have not been specified. Recommend the applicant consults with a Conservation Architect in particular with regard to the necessity of proposed insulation, refer to RIAI <https://www.riai.ie/work-with-an-architect/working-with-an-older-building>. Traditionally walls were designed to breath, careful consideration is required with regard to the introduction of new materials to the structure. In most cases the application of any form of dry lining will have detrimental affects to the fabric of the building.
3. Asbestos: Ensure due care is taken with regard to dealing with possible asbestos on site and that suitable specialist are engaged in this regard for both removal and authorised disposal, as per HAS requirements and the Safety, Health and Welfare at Work Regulations.
4. 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 as listed in Special Remarks.

1. Roof repairs: 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 prohibited 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 and historic 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. General maintenance and decoration, electrical, plumbing and new heating system will not require planning permission. Ensure works are carried out in accordance with the best conservation practice as detailed in the Departments Architectural Heritage Protection Guidelines for Planning Authorities which can be viewed at the following link www.buildingsofireland.ie/resources/

Special Remarks

Proposed Works:

Internal – to insulate floors and walls and bring house back to habitable condition; make watertight, rewire and replumb; internally the house needs a full RECI re-wiring; internally a new heating and plumbing system needs to be completed. The footprint of the house will remain the same. Internally all ceilings to be replaced and insulated, all internal walls to be insulated. Externally all windows front and back to be replaced to a double glazing thermo efficient standard.

The applicant may wish to be put on the mailing list for information regarding the grant scheme – Built Heritage Investment Scheme 2026 – email bhishsf@offalycoco.ie

For further guidance refer to The Department of Housing, Local Government and Heritage publications of 'Advice Series' all available to download at <http://www.buildingsofireland.ie/resources/>

Offaly County Council

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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/25/011**

Planning Authority

NIAH **I4804018**



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	Tom Mangan	Status	Owner
Name of Building	6 Father Kearns Street	Former Name	NA
Townland	Edenderry	OS Map Type	
Address 2	Co. Offaly	Map Sheet	
Address 3		National Grid co-ordi	
Date of Request	01-May-25	Date of Inspection	Tuesday 13 May 2025
Previous Declaration		Date of Declaration	Friday 16 May 2025
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	NA
Record of Protected Structures	17-17	Archaeological Potential	NA
Architectural Conservation Area	N/A	Preservation Order or Temp PO	NA

NIAH Description of Structure

Terraced four-bay two-storey house, built c.1800, with integral carriage arch, rear return and extension. Fronts directly onto street. Pitched slate roof with terracotta ridge tiles, rendered chimneys and cast-iron rainwater goods. Roughcast rendered walls with ruled-and-lined render to lower level of front elevation. Tooled stone quoins. Cut stone window surrounds. Timber sash windows and replacement timber casement windows with painted sills. Round-headed door opening with tooled stone block-and-start with fanlight, panelled door and threshold stone. Integral carriage opening with timber panelled door.

Appraisal: Located on Fr. Kearns Street, this building has much character with the retention of some of its striking architectural features such as the block-and-start doorcase with raised-and-fielded panelled door and the carriage arch. Fronting directly onto the street, it enlivens the streetscape.

Composition:

Terraced four-bay two-storey house, built c.1800, with integral carriage arch, rear return and extension.

Roof:

Pitched slate roof with terracotta ridge tiles, rendered chimneys and cast-iron rainwater goods.

Walls:

Roughcast rendered walls with ruled-and-lined render to lower level of front elevation. Tooled stone quoins. Cut stone window surrounds.

Openings:

Timber sash windows and replacement timber casement windows with painted sills. Round-headed door opening with tooled stone block-and-start with fanlight, panelled door and threshold stone. Integral carriage opening with large, double timber panelled doors.

Interior:

Joinery intact with moulded architraves to windows and doors, some panelled doors remain, shutters to windows, timber wainscoting to hallway and timber staircase. Simple deep cornice and picture rail to main rooms.

Furniture and Fittings:

Site:

Terraced four-bay two-storey house with outbuilding to rear located at Father Kearns Street. The site has a long narrow rear garden stretching approx. 80m from the rear of the house.

Mapping References:

First Edition OSI 6": map surveyed 1829-1842 House in place at this time, filling the width of the site with a possible lean-to at the rear (3/4 of site width, leaving carriage access free). The garden is subdivided close to the house with a further central garden and rectangular outbuilding to the NE boundary. The further long section of garden appears to step into the garden of the adjoining SW property.

OSI 25": (surveyed 1897-1913) House clearly shown at this time. The rear return is shown across c. 1/2 site width. The first garden subdivision is not visible and the former outbuilding to NE appears in ruins, with a smaller extension to the south. An additional rectangular outbuilding is shown to the SW boundary. The boundary of further rear garden has been rationalised in line with the main façade width.

Current: Further rear extensions are visible to the house, the ruined outbuilding to NE is no longer visible while the SW outbuilding has been extended bringing it closer to the rear of the house.

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Any further documentation attached

Inspector

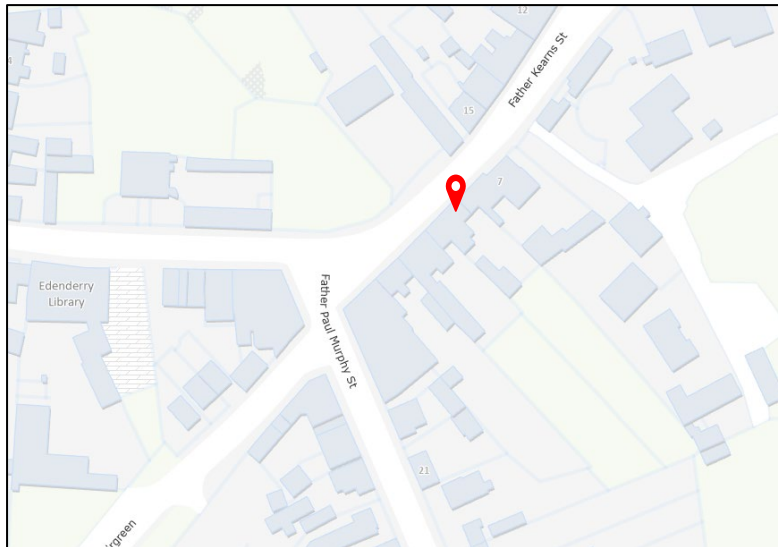
Rachel Mc Kenna

Inspector Date

Tuesday 20 May 2025



1. Location and Historical OS Maps



- Current Map
- Site location marked red

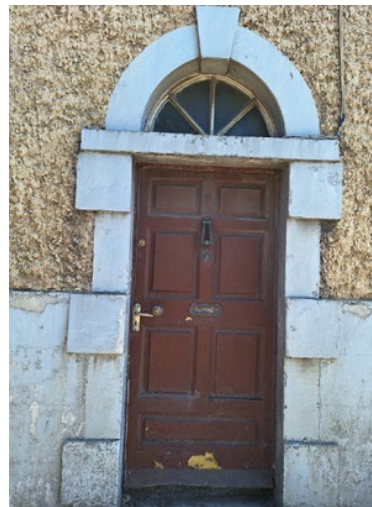


- Historical OS 25 Inch Map (surveyed 1897-1913)
- Site location marked red
- House & Carriage Arch clearly shown at this time.



- Historical First Edition OS Map (surveyed 1829-1842)
- Site location marked red
- House shown at this time.

2. Photos – 13th May 2025



Brian McDonald
Brian McDonald
Architectural Technician

Rachel Mc Kenna
Rachel Mc Kenna, MRIAI
Senior Executive Architect

