



Comhairle Chontae Uíbh Fhailí
Offaly County Council

Áras an Chontae, Bóthar Charleville,
An Tulach Mhór, Contae Uíbh Fhailí, R35 F893

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Tullamore, Co. Offaly, R35 F893

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Ms Rose Finlay,
c/o David Keane,
AOCA Ltd, Lismard House,
Timahoe Road, Portlaoise,
Co. Laois, R32 YXP2.


27/06/2025

**Re: Application for Section 57 Declaration in respect of The Old Rectory, Hophill, Co. Offaly, R35
DX40 – DEC57 2512**

Dear Sir/Madam,

I refer to the above and I attach herewith details in respect of the declaration for your attention.

Yours faithfully,


Administrative Officer
Planning Section



Ceantar Bardasach Thulach Mhór
Municipal District of Tullamore
T. 057 935 2470

Ceantar Bardasach Bhiorra
Municipal District of Birr
T. 057 912 4900

Ceantar Bardasach Éadan Doire
Municipal District of Edenderry
T. 046 973 1256

Offaly County Council

Áras an Chontae
Charleville Road
Tullamore

Tel 05793 46800
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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/25/012**

Planning Authority

NIAH **I4807088**



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	Rose Finlay	Status	Owner
Name of Building	The Old Rectory	Former Name	NA
Townland	Hophill	OS Map Type	
Address 2	Co. Offaly	Map Sheet	
Address 3		National Grid co-ordi	
Date of Request	26-May-25	Date of Inspection	Thursday 12 June 2025
Previous Declaration	NA	Date of Declaration	Tuesday 17 June 2025
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	NA
Record of Protected Structures	23-283	Archaeological Potential	NA
Architectural Conservation Area	N/A	Preservation Order or Temp PO	NA

NIAH Description of Structure

Detached five-bay two-storey glebe house, built in 1815, with flat-roofed porch added to front. Now disused. Set within own grounds. Hipped slate roof with terracotta ridge tiles, rendered chimneystacks and terracotta pots. Roughcast rendered walls with smooth render to plinth. Replacement uPVC windows with painted sills. Replacement timber and glazed double door to porch. Random coursed sweeping wall with piers and wrought-iron gates.

Appraisal: Built in 1814 at a cost of £821, this glebe house was also the birthplace of the astronomer Charles Jasper Joly who was born in 1864. It has retained much of its original form. It forms an interesting group of ecclesiastical structures with the neighbouring Saint Catherine's Church (Tullamore).

Composition:

Detached five-bay two-storey glebe house, built in 1815

Roof:

Hipped slate roof with terracotta ridge tiles, rendered chimneystacks and terracotta pots

Walls:

Roughcast rendered walls with smooth render to plinth

Openings:

Replacement uPVC windows with painted sills. Replacement timber door.

Interior:

Original features remaining including joinery; deep moulded skirting, door and window architraves, panelled internal doors, panelled shutters and moulded cornices.

Furniture and Fittings:

Site:

Set within its own grounds to the rear of Saint Catherine's Church. Entered from the R420 adjacent to the entrance to the Church.

Mapping References:

First Edition OSI 6": map surveyed 1829-1842 House with outbuildings shown.

OSI 25": (surveyed 1897-1913) House with outbuildings shown and now obvious rear extension to the house. Clearly shown at this time.

Current: Similar to OS 25", Recently constructed rear extension not shown on this map which was granted under planning ref 16/192

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. 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. Insulation of cold attic spaces above existing 3 no. first floor bedrooms with Knauf Earthwool between and over existing ceiling joists.
2. The provision of 2 no. access hatches to facilitate these works within lime and lath plaster ceilings (Access currently not provided) over 2 large rooms to front of house.
3. Insulation of sloped / horizontal ceilings in future ensuite bathroom (small room to rear only) with celenit wood wool boards mechanically fixed to existing plasterboard finishes.
4. Drylining of existing solid external office and future ensuite bathroom walls (small rooms at ground and first floor to rear only) utilising thermohemp combjute insulation and Gypsum plasterboard. Provision of new lime plaster finishes to all insulated walls and ceilings. All works shall be specified and installed in conjunction with Mr. Conor Kennedy of Ecological Building Systems, Athboy Co. Meath. Note: DO NOT dryline rear wall of Office where this would affect the character the existing window surround.
5. Installation of proposed solar PV system (11KV, 24 no. roof mounted panels) by Ashgrove renewables as per details submitted with this application. Panels are not visible from the front elevation or important views of the building.
6. Installation of an electric car-charging point at the rear of the property.

Special Remarks

Energy upgrade works consisting of the following:

- Insulation of cold attic spaces above existing 3 no. first floor bedrooms with Knauf Earthwool between and over existing ceiling joists. The provision of 2 no. access hatches to facilitate these works within lime and lath plaster ceilings (existing)
- Insulation of sloped / horizontal ceilings in future ensuite bathroom with celenit wood wool boards mechanically fixed to existing plasterboard finishes. Drylining of existing solid external office and future ensuite bathroom walls utilising thermohemp combjute insulation and Gypsum plasterboard. Provision of new lime plaster finishes to all insulated walls and ceilings. All works shall be specified and installed in conjunction with Mr. Conor Kennedy of Ecological Building Systems, Athboy Co. Meath.
- Installation of proposed solar PV system (11KV, 24 no. roof mounted panels) by Ashgrove renewables as per details submitted with this application.
- This proposal also includes an electric car-charging point at the rear of the property.

Any further documentation attached

Inspector

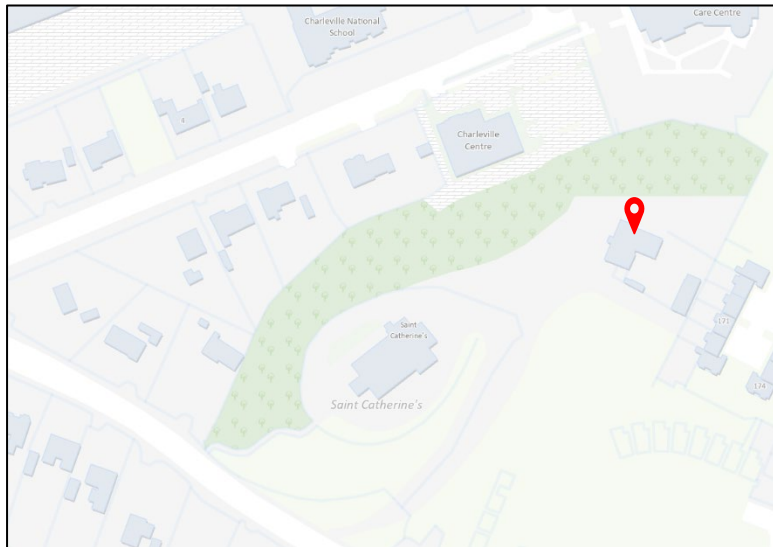
Rachel Mc Kenna

Inspector Date

Thursday 26 June 2025

Rachel M'Kenna

1. Location and Historical OS Maps



- Current Map
- Site location marked red

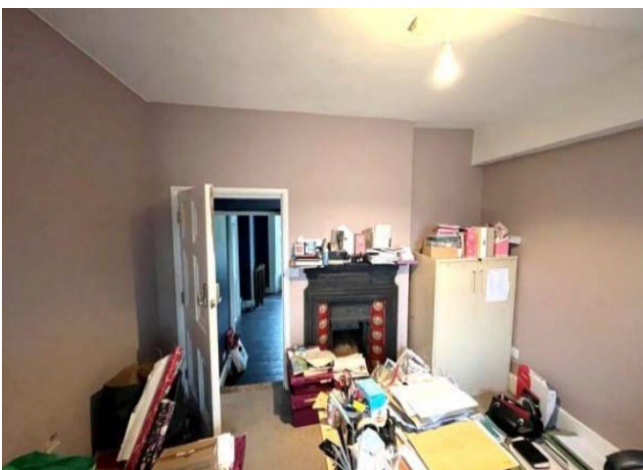
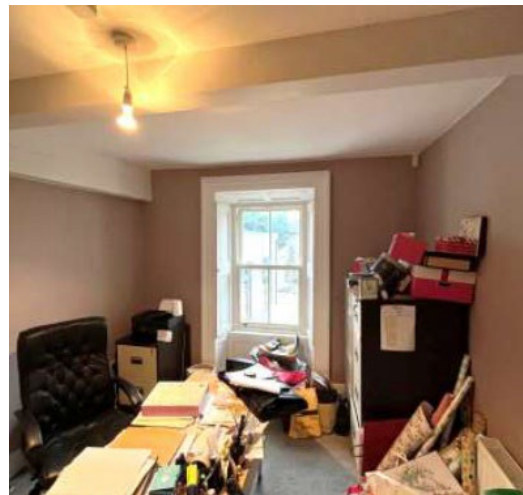


- Historical OS 25 Inch Map (surveyed 1897-1913)
- Site location marked red
- House with now rear extension and outbuildings clearly shown at this time.



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

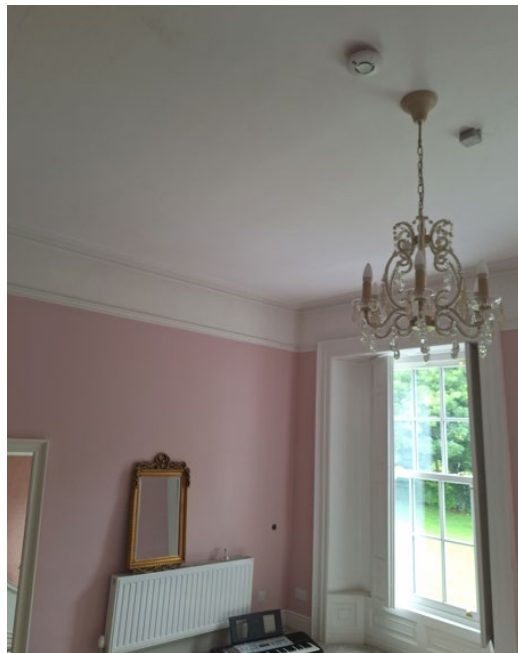
2. Photos – 13th May 2025



Ground floor room (office) to rear – insulation proposed to 2 walls



First floor room to rear – insulation proposed to 2 walls & ceiling



First floor rooms to front – proposed access hatched in both rooms (Access currently not provided to attic at both locations)

Brian McDonald

Brian McDonald

Architectural Technician

Rachel Mc Kenna

Rachel Mc Kenna, MRIAI

Senior Executive Architect

