

**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:

Note this is a Partial S57 Declaration relating to full house renovation works and the construction of an entrance hallway and small utility room to the rear of the house.

1. Any extension to a protected building will require planning permission.

Note this is a building of significant historical date: built c. 1650 and altered c.1780 (NIAH). All works to the Protected Structure, its curtilage, and within its setting, are to be managed, designed and supervised on an ongoing basis by a Conservation Architect accredited to the appropriate grade by the Royal Institute of Architects of Ireland or the Royal Institute of British Architects or an Architect entered on the Register of Practitioners of Traditional Building and Conservation Skills maintained by the Irish Georgian Society.

Details of renovation works were not submitted. These may also require planning permission depending on the type of works being carried out.

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

Note this is a Partial S57 Declaration relating to full house renovation works and the construction of an entrance hallway and small utility room to the rear of the house.

1. Items of essential repair and routine maintenance only, in accordance with Department Conservation Guidelines, including localised repair using 'like-with-like' materials.

Special Remarks

When submitting the planning application ensure details of all proposed works (renovation and extension) are included.

Ensure drawings are accurate and location of extension is clearly shown on the Site Plan and Ground Floor Plan of house. All works to the Protected Structure, its curtilage, and within its setting, are to be managed, designed and supervised on an ongoing basis by a Conservation Architect accredited to the appropriate grade by the Royal Institute of Architects of Ireland or the Royal Institute of British Architects or an Architect entered on the Register of Practitioners of Traditional Building and Conservation Skills maintained by the Irish Georgian Society.

This applicant may wish to consider the BHIS (Build Heritage Investment Scheme) grant scheme. For current information contact Offaly County Council, Built Heritage Investment Scheme and Historic Structures Fund bhis@offalycoco.ie

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/24/012**

Planning Authority

NIAH 14908010



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 | Padraig & Louisa Doyle | |
| Name of Building | Ballina House | |
| Townland | Ballycumber | |
| Address 2 | Co. Offaly | |
| Address 3 | | |
| Date of Request | 20-Dec-24 | 14-Mar-25 |
| Previous Declaration | NA | |

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

| | |
|--|-------------------------------------|
| Protection Status | <input checked="" type="checkbox"/> |
| Record of Protected Structures | 12-067 |
| Architectural Conservation Area | NA |

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

NIAH Description of Structure

Detached five-bay two-storey farmhouse, built c.1650 and altered c.1780, around courtyard with outbuildings. Extension to rear. Set within own grounds. Hipped slate roof with rendered chimneystacks, terracotta pots and cast-iron rainwater goods. Roughcast render to walls with rendered quoins. Replacement uPVC stone windows with stone sills. Entrance to first floor accessed by tooled stone steps with wrought-iron railings. Replacement square-headed door opening with timber panelled door with sidelights and overhead. Segmental-headed carriage arch with wrought-iron gates. Random coursed stone walls outbuildings with pitched slate roofs. Segmental-arched carriage openings with yellow brick surrounds to outbuildings. Random rubble gate piers to side of house. Appraisal: Ballina House is regarded locally as a Cromwellian structure, purported to be a structure with the most intact courtyard in the country. The buildings, though renovated, still display a good deal of architectural character. Terracotta chimney pots and an elevated entrance make this structure unusual. The well-maintained outbuildings are also a notable architectural detail to this property.

Composition:

Detached five-bay two-storey farmhouse, built c.1650 and altered c.1780, around courtyard with outbuildings. Extension to rear. Set within own grounds.

Roof:

Hipped slate roof with rendered chimneystacks, terracotta pots and cast-iron rainwater goods.

Walls:

Roughcast render to walls with rendered quoins.

Openings:

Replacement uPVC stone windows with stone sills.

Replacement square-headed door opening with timber panelled door with sidelights and overlight. Segmental-headed carriage arch with wrought-iron gates.

Interior:

N/A

Furniture and Fittings:

N/A

Site:

Set within own grounds. Random coursed stone walls outbuildings with pitched slate roofs. Segmental-arched carriage openings with yellow brick surrounds to outbuildings. Random rubble gate piers to side of house.

Mapping References:

First Edition OSI 6": map surveyed 1829-1842 House clearly shown at this time.

OSI 25": (surveyed 1897-1913) House clearly shown at this time.

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I. Any extension to a protected building will require planning permission.

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Details of renovation works were not submitted. These may also require planning permission depending on the type of works being carried out.

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

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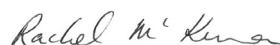
Any further documentation attached

Inspector

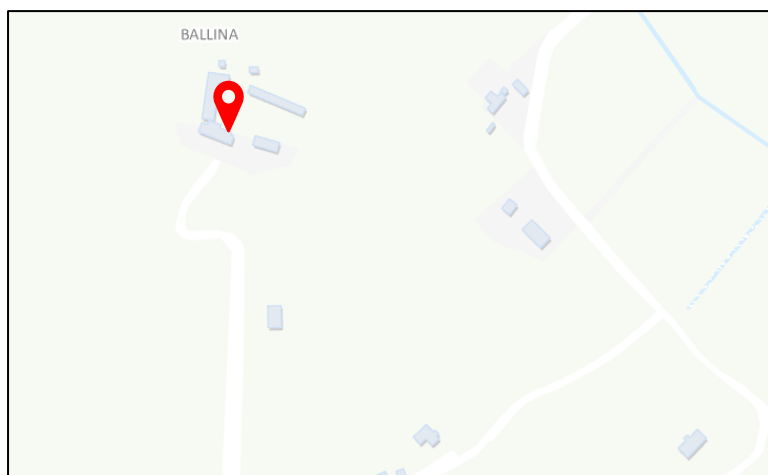
Rachel Mc Kenna

Inspector Date

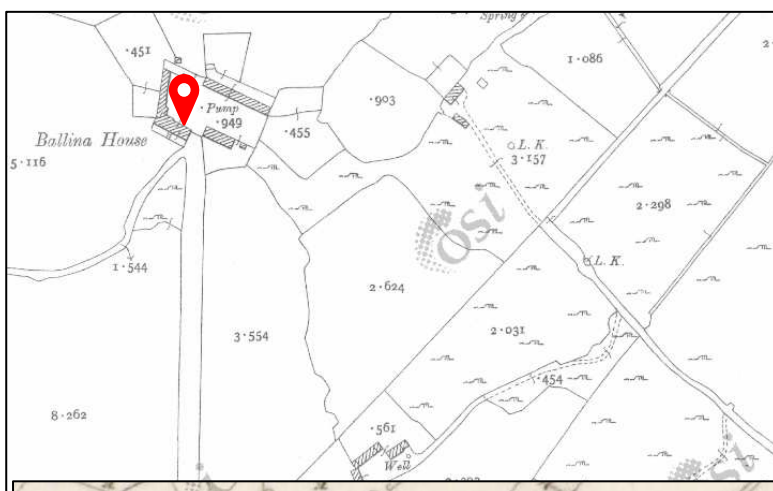
Thursday 16 January 2025



1. Location and Historical OS Maps



- Current Map
- Site location marked red



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



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

2. Photos Buildings of Ireland 2004



Site Visit 23/11/2023





Brian McDonald

Brian McDonald
Architectural Technician

Rachel Mc Kenna

Rachel Mc Kenna, MRIAI
Senior Executive Architect

