

**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.

1. Any extension to a protected building will require planning permission, including the Small Extension of Existing modern Kitchen/Bathroom to the rear Size 5.5m² approx.
2. Any other works related to the protected structure and its curtilage which are not part of this Declaration will require planning permission.

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 and the proposed works as listed would not require planning permission:

1. Rendering of Front Exterior walls with traditional lime rough dash as found on remaining original plaster on No. 8 Eden Row cottages.
2. Removal of cement plastering on internal exterior walls. Rendering with traditional Lime based plaster to Hall and two front rooms.
3. Main Roof repairs, make watertight the adjoining roofs with traditional lime based mortar, currently letting in water.
4. Replacing any broken, damaged slates with Salvaged bangor slates, taken from the rear if necessary to match better.
5. Roof insulation – attempt to install sheeps wool or fibreboard insulation without removing many/any of the original T&G Ceiling finish in the upstairs bedrooms.
6. Repair Flat Roof replacement of modern pre 1987 extension that houses the kitchen/bathroom, retaining existing Bangor Slates throughout.
7. Replumbing of entire house to include, new energy efficient boiler, new radiators, jacket on Hot Water Tank.
8. Rewiring of entire House, surfaces mounting any wiring boxes so as to preserve the fabric of the house.
9. Replace Bathroom suite and Kitchen Units.
10. Reduction of Ground level at rear by 150mm and installation of french drain at rear to deal with incline of garden towards the cottage.

Special Remarks

As noted above any extension to a protected building will require planning permission.

All works shall be carried out in accordance with Best Conservation Practice and the Department Guidelines for Architectural Heritage Protection.

For further guidance refer to The Department of Housing, Local Government and Heritage publications of 'Advice Series' all available to download at: <https://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/24/009**

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	Emma Hanly	Status	Owner
Name of Building	No. 7 Cappaneale	Former Name	NA
Townland	Birr	OS Map Type	
Address 2	Co. Offaly	Map Sheet	
Address 3		National Grid co-ordi	
Date of Request	25-Jul-24	Date of Inspection	Wednesday 21 August 202
Previous Declaration	NA	Date of Declaration	Tuesday 17 September 202
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	NA
Record of Protected Structures	49-339b	Archaeological Potential	NA
Architectural Conservation Area	NA	Preservation Order or Temp PO	NA

NIAH Description of Structure

Model Housing on East Side of Cappenale (21 units) in 5 Terraces.

Built 1874-1878 with drawings of 'Cappaneal Cottages' in Birr Castle Archives, (BCA O/52). Storey-and-a-half terrace with roughcast render walls, slate roofs, gable ends and rendered chimneys. Dwellings generally three-bay with central door and flanking windows, perpendicular end units with gable onto street, two bay with first floor central window, entrance to side in single storey pitched porch. Small area to front.

No.6 (49-339a), No.7 (49-339b), No.8 (49-339c).

Appraisal:

Built 1874-1878 with drawings of 'Cappaneal Cottages' in Birr Castle Archives, (BCA O/52). Storey and a half terrace with roughcast render walls, slate roofs, gable ends and rendered chimneys. The housings forms an attractive streetscape onto Cappenale, with a well-designed harmonious, stepped terrace, punctuated with a central gable and terrace ends terminated with similar gabled units. The drawing of 'Cappaneal Cottages' also feature in 'An Atlas of Birr' by John Feehan and Alison Rosse, p48.

Composition:

Storey-and-a-half terrace.

Roof:

Slate roof and rendered chimney

Walls:

roughcast render walls

Openings:

Central door and flanking windows

Interior:**Furniture and Fittings:****Site:**

In a Terrace of 5 with small area to front

Mapping References:

First Edition OSI 6": map surveyed 1829-1842 Site appears to be occupied by a previous building
OSI 25": (surveyed 1897-1913) House clearly shown at this time.

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Any further documentation attached

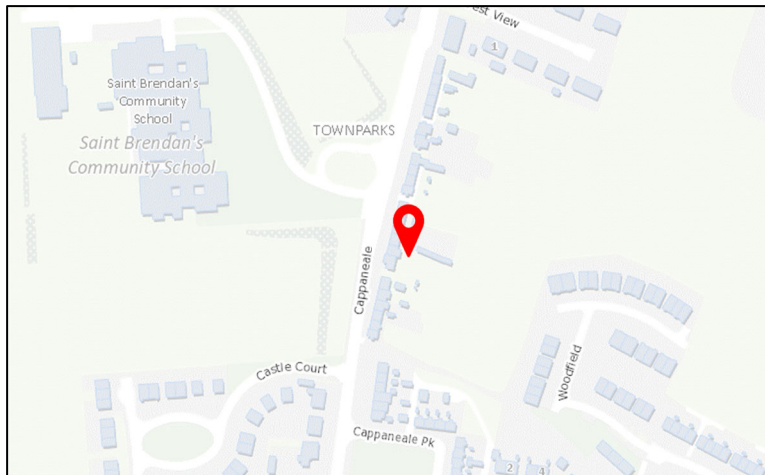
Inspector

Brian McDonald

Inspector Date

Wednesday 21 August 2024

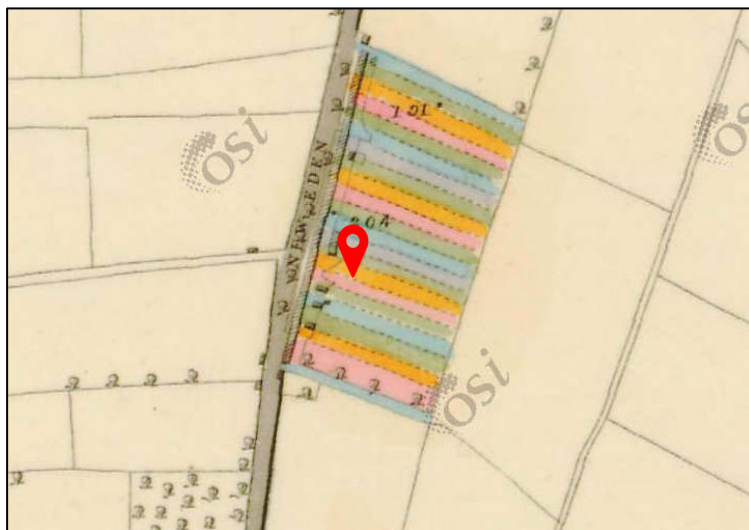
1. Location and Historical OS Maps



- Current Map
- Site location marked red



- Historical OS 25 Inch Map (surveyed 1897-1913)
- Site location marked red



- Historical First Edition OS Map (surveyed 1829-1842)
- Site location marked red

2. Photos



Note: Comments are put together in the absence of the Senior Executive Architect who is currently on Leave.

Brian McDonald

Brian McDonald

Architectural Technician

Rachel Mc Kenna, MRIAI

Senior Executive Architect

