

**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 proposed relating to proposed Roof repairs (relating and felt 40% of the roof), new kitchen units, updating smoke detecting units, tiling/waterproofing of wet areas, new shower.

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:

Note this is a Partial S57 Declaration relating to proposed relating to proposed Roof repairs (relating and felt 40% of the roof), new kitchen units, updating smoke detecting units, tiling/waterproofing of wet areas, new shower.

1. Roof repairs, new kitchen units, updating smoke detecting units, tiling/waterproofing of wet areas and new shower as listed would not require planning permission.
2. Roof repairs: Slates shall be carefully removed and stored during building works. Existing slates shall be used to the front and important views of the building with Blue Bangor or similar closely matching slate used to the rear. Ridge tiles shall be retained and similar replacement ridge tiles sourced where required. Refer to the Department Advice Series: Roofs <http://www.buildingsofireland.ie/resources/>
3. All works shall be carried out in accordance with Best Conservation Practice and the Department Guidelines for Architectural Heritage Protection.

Special Remarks

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

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/25/002**

Planning Authority

NIAH **I4808035**



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	Gillian Farrell	Status	Owner
Name of Building	St Conleths	Former Name	NA
Townland	Molesworth Street	OS Map Type	
Address 2	Daingean	Map Sheet	
Address 3	Co. Offaly	National Grid co-ordi	
Date of Request	23-Jan-25	Date of Inspection	Tuesday 4 February 2025
Previous Declaration	NA	Date of Declaration	Thursday 6 February 2025
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	OF018-198
Record of Protected Structures	25-25	Archaeological Potential	NA adjacent item in storage
Architectural Conservation Area	NA	Preservation Order or Temp PO	NA

NIAH Description of Structure

A square-plan, house with an entrance front of six bays and two storeys and a return elevation of five bays. The walls are rough-cast and painted and the roof is hipped. The most unusual feature of the house is the doorcase on the first floor and the external flight of steps to the doorcase. The house probably dates from circa 1840.

Appraisal: This house is unusual in its position at the entrance to the former barracks. According to local sources this was built as a priests' house with an interconnecting door through to the grounds of St Conleth's.

Composition:

A square-plan, house with an entrance front of six bays and two storeys and a return elevation of five bays.

Roof:

Hipped slate roof with terracotta ridge tiles, rendered chimneystacks

Walls:

The walls are rough-cast and painted

Openings:

Square-headed window openings with replacement PVC windows. Round headed door opening at first floor with replacement PVC door and fan light.

Interior:

Furniture and Fittings:

Site:

This house as noted above is unusual in its position at the entrance to the former barracks. There is also an enclosed garden adjacent to the public road.

Mapping References:

First Edition OSI 6": map surveyed 1829-1842 House not in place at this time.

OSI 25": (surveyed 1897-1913) House clearly shown at this time with external flight of stairs to SE elevation (as existing) and overall plan as current. Different shed layout shown to rear, running perpendicular to the house off the curved boundary wall. Former house onto Molesworth Street, the site of which now forms part of the applicants garden to the east.

Current: As before, but the small shed to the rear is now parallel to the house along the boundary wall. The triangular garden is accessed through a pedestrian gate off the curved boundary wall and is enclosed onto Molesworth Street and the access road with a low wall and railing. A small grotto with a statue of Mary is located in the Northern corner of the garden facing onto Molesworth Street.

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Any further documentation attached**Inspector**

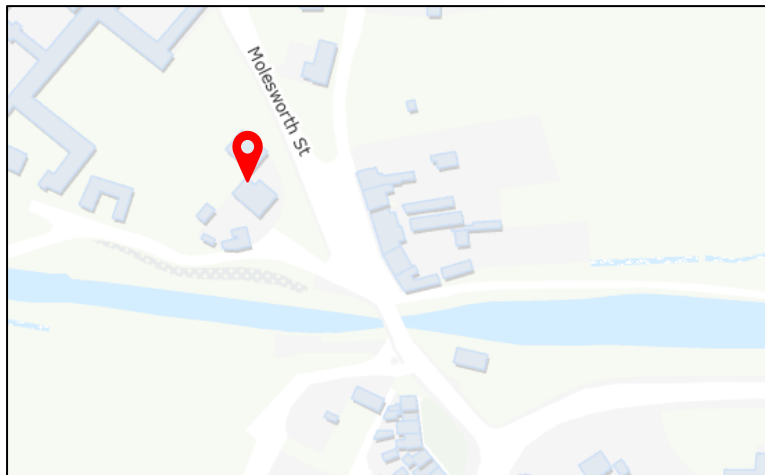
Rachel Mc Kenna

Inspector Date

Thursday 6 February 2025



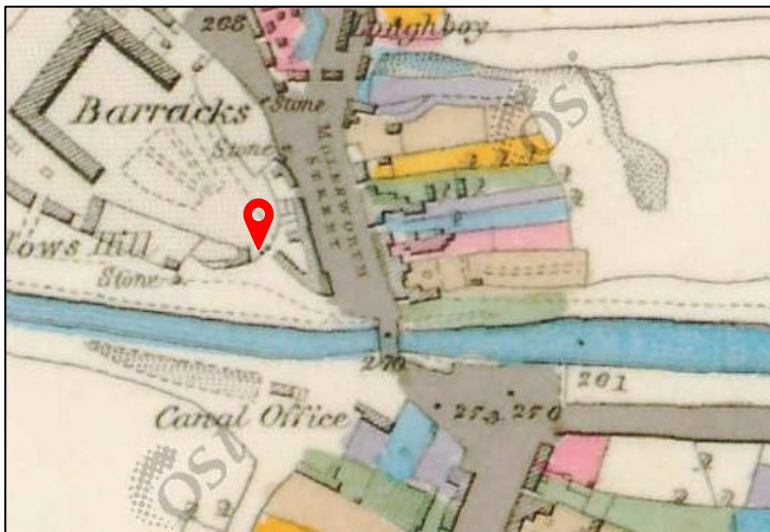
1. Location and Historical OS Maps



- Current Map
- Site location marked red



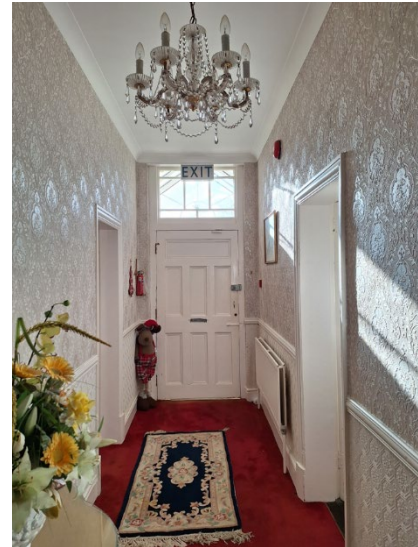
- Historical OS 25 Inch Map (surveyed 1897-1913)
- Site location marked red
- Note the building is in place at this time



- Historical First Edition OS Map (surveyed 1829-1842)
- Site location marked red
- Note the building does not appear to be in place at this time.

2. Proposal & Photos

Proposed Roof repairs (relatting and felt 40% of the roof), new kitchen units, updating smoke detecting units, tiling/waterproofing of wet areas, new shower).





Brian McDonald

Brian McDonald

Architectural Technician

Rachel Mc Kenna

Rachel Mc Kenna, MRIAI

Senior Executive Architect

