

**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 clearing of rubble, charred timbers from a previous fire, and overgrowth around the protected building.

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 clearing of rubble, charred timbers from a previous fire, and overgrowth around the protected building.

1. Proposed works to the protected structure including clearing of rubble, charred timbers from a previous fire, and overgrowth. (These works will prevent any further deterioration of the building and allow for a complete site survey and analysis to facilitate future conservation efforts). Only fire damaged and rubble materials are to be removed and shall be appropriately stored (as approved by the conservation architect) on site. All such removed materials shall be assessed by the conservation architect for repair and future use.
2. Supervision: All works to the Protected Structure, its curtilage, and within its setting, are to be managed 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; the name of which is to be submitted to the Planning Authority two weeks prior to the commencement of works.
3. A suitably qualified conservation expert shall be employed to manage monitor and implement the works on the site and to ensure adequate protection of the historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the building's structure and/or fabric.
4. Bats: All bats and their roosts are strictly protected 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 bat or bat roosts are present on site no development shall proceed unless the written consent of the Planning Authority has first been obtained.
5. Vegetation removal shall only take place within the regulated timeframe. Under the Wildlife Act it is against the law to cut, burn or otherwise destroy vegetation between March 1st and August 31st.

Special Remarks

Significant damage has been caused by a fire in 2017.

Proposed works as noted above are being carried out to prevent any further deterioration of the building and to allow for a complete site survey and analysis to facilitate future conservation efforts.

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/25/004**

Planning Authority

NIAH 14819234



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	Kenny Lyons Associates Ar	Status	Owner
Name of Building	Birr Workhouse	Former Name	NA
Townland	Clonoghill Upper	OS Map Type	
Address 2	Birr	Map Sheet	
Address 3	Co. Offaly	National Grid co-ordi	
Date of Request	07-Feb-25 02-May-25	Date of Inspection	Thursday 12 December 20
Previous Declaration	NA	Date of Declaration	Tuesday 11 March 2025
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	NA
Record of Protected Structures	53-328	Archaeological Potential	NA
Architectural Conservation Area	No	Preservation Order or Temp PO	NA

NIAH Description of Structure

Detached H-plan multiple-bay two-storey with attic former workhouse, built c.1845 to a design by George Wilkinson, with double-pile three-storey gable-fronted advanced blocks to sides and extension to rear, built in 1900. Now derelict except for office in part of rear arm. Set within its own site. Pitched slate roofs with rendered chimneystacks, terracotta ridge tiles and cast-iron rainwater goods. Parapets to end bays. Cast-iron roof vents. Traceried dormer windows. Snecked limestone walls. Mix of timber casement and sash windows, some with tooled stone surrounds, others with moulded brick surrounds. uPVC replacement windows to rear. Slate canopy with carved timber and glazed door set to tooled stone surround. Some traces of cobbling to yard. Interior shows little alteration with mix of timber and stone flags to floor and cantilevered stone stairs. Former dormitories to upper floors have timber platforms running lengthways along walls.

Appraisal: This workhouse serves as a reminder of the work of the Poor Law Union in housing and caring for the destitute of Ireland in the nineteenth century. These buildings were built throughout Ireland to the designs of George Wilkinson, but of varying scales following the passing of the Poor Relief (Ireland) Act in 1838. The survival of much original fabric and materials, together with a high level of craftsmanship make this an important structure. Similar examples are seen in Carrickmacross, Co. Monaghan and Carrick-on-Shannon, Co. Leitrim, though this structure is very intact, retaining its interior as well as exterior features.

Composition:

Detached H-plan multiple-bay two-storey with attic former workhouse, built c.1845 to a design by George Wilkinson, with double-pile three-storey gable-fronted advanced blocks to sides and extension to rear, built in 1900.

Roof:

Pitched slate roofs with rendered chimneystacks, terracotta ridge tiles and cast-iron rainwater goods. Parapets to end bays. Cast-iron roof vents. Traceried dormer windows.

Walls:

Sneaked limestone walls.

Openings:

Mix of timber casement and sash windows, some with tooled stone surrounds, others with moulded brick surrounds. uPVC replacement windows to rear. Slate canopy with carved timber and glazed door set to tooled stone surround.

Interior:

Interior shows little alteration with mix of timber and stone flags to floor and cantilevered stone stairs. Former dormitories to upper floors have timber platforms running lengthways along walls.

Furniture and Fittings:**Site:**

Set within its own site with an overall land holding of 1.8 ha. The Workhouse once formed part of a larger site which was also occupied by a Detached U-plan four-bay two-storey former workhouse master's house, built c.1845 which is now within its own site and in use as a dwelling.

Mapping References:

First Edition OSI 6": map surveyed 1829-1842 Workhouse clearly visible at this time which also indicates separate yards for Men, Women, Boys and Girls.

OSI 25": (surveyed 1897-1913) Workhouse clearly shown at this time with added extension and graveyard to rear. Current: As before.

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Any further documentation attached

Inspector

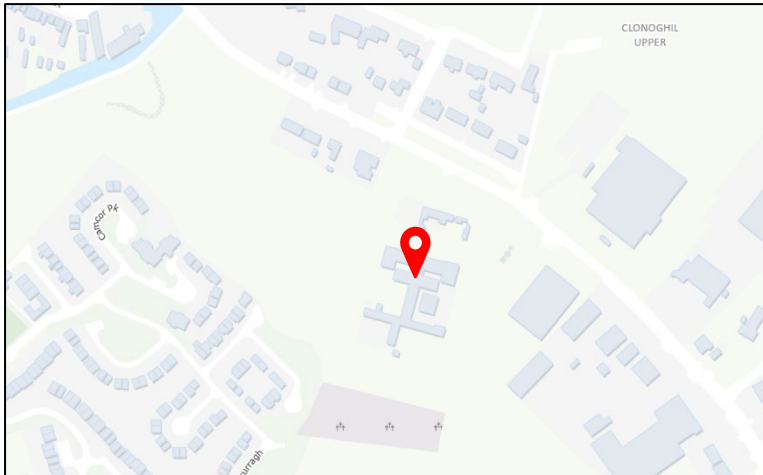
Rachel Mc Kenna

Inspector Date

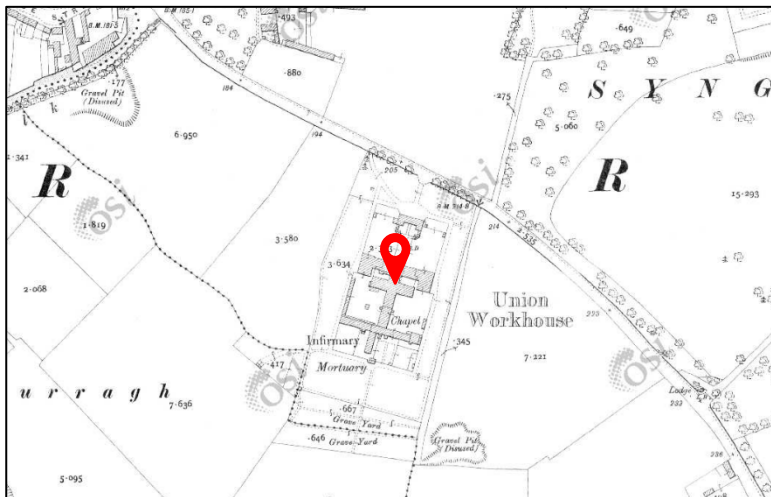
Tuesday 11 March 2025

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
- Note the protected building is in place at this time



- Historical First Edition OS Map (surveyed 1829-1842)
- Site location marked red
- Note the protected building is also in place at this time which also indicates separate yards for Men, Women, Boys and Girls.

2. Proposal & Photos

The proposed works to the protected structure (OCC RPS No: 53-328) includes clearing of rubble, charred timbers from a previous fire, and overgrowth. These works will prevent any further deterioration of the building and allow for a complete site survey and analysis to facilitate future conservation efforts.





Brian McDonald

Brian McDonald

Architectural Technician

Rachel Mc Kenna

Rachel Mc Kenna, MRIAI

Senior Executive Architect

