

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 electrical and plumbing works to existing bathrooms, ensuites and kitchen. To add appropriate breathable insulation to the walls of the basement. To conserve intact features in the house and replace the out-of-character windows with sash windows that are reflective of the periods in which the house was built.

1. Changes to the external appearance including the replacement of windows with historically inaccurate double glazed sash windows.
2. 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 electrical and plumbing works to existing bathrooms, ensuites and kitchen. To add appropriate breathable insulation to the walls of the basement. To conserve intact features in the house and replace the out-of-character windows with sash windows that are reflective of the periods in which the house was built.

1. Proposed works to the protected structure as listed will not require planning permission: these are proposed electrical and plumbing works to existing bathrooms, ensuites and kitchen. Add appropriate breathable insulation to the walls of the basement - ONLY. Conserve intact features in the house.
2. Reinstatement of historically accurate windows through research and should be based on photographic evidence and this such a project would be eligible for a possible Built Heritage Investment Scheme grant. All timber shall be independently certified by the Forest Stewardship Council or an equivalent scheme. The development shall be in accordance with the Departments Advice Series 'Windows A Guide to the repair of Historic Windows' and all works shall be carried out in accordance with the Departments Conservation Guidelines. You will need quotes from joiner(s) who are experienced in such work. Details of any such windows shall be submitted to the Planning Department prior to commencement.
3. 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.
4. All works being undertaken shall retain the maximum amount of surviving historic fabric and features in situ, including interior and exterior fittings and features, joinery and plasterwork, and all other features which are not the subject of the planning application shall be protected during the course of the works.
5. Refer to Department Advice Series and ensure that all works are carried out in accordance with Department Conservation Guidelines.

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
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/25/005**

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	John O'Connor	
Name of Building	Old Parochial House	
Townland	Kilnagall	
Address 2	Kilcormac	
Address 3	Co. Offaly	
Date of Request	18-Feb-25	13-May-25
Previous Declaration	NA	

Status	Owner
Former Name	Green Hills & later Carmel
OS Map Type	
Map Sheet	
National Grid co-ordi	
Date of Inspection	Friday 7 March 2025
Date of Declaration	Tuesday 11 March 2025

Protection Status	<input checked="" type="checkbox"/>
Record of Protected Structures	41-19
Architectural Conservation Area	No

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

NIAH Description of Structure

RPS Description:

An early-19th century, three-bay, two-storey house over a basement which has a round-headed, blocked-architrave doorcase and flanking windows to the doorcase which act as sidelights. The house has a pedimented breakfront and a simple cavetto cornice under the eaves of the hipped roof. The roof is covered with natural slates and the walls are painted over smooth rendering. The house was altered slightly in the late 19th century which single-pane, sash windows were inserted and a large tripartite window, containing a stained glass window, in the centre of the first floor. The yard and grounds are surrounded by a high stone wall. Appraisal: A simple, early-19th century house elegantly set in a small park on the edge of Kilcormac. The house was altered slightly in the late 19th century or early 20th century. Known locally as 'Carmel House' it was originally the Stony Estate Land Stewards House.

Composition:

An early-19th century, three-bay, two-storey house over a basement which has a round-headed, blocked-architrave doorcase and flanking windows to the doorcase which act as sidelights.

Roof:

The roof is covered with natural slates.

Walls:

The walls are painted over smooth and roughcast rendering

Openings:

Square-headed window openings with replacement PVC windows. Large tripartite window, containing a stained glass window, in the centre of the first floor. Timber panelled entrance door with replacement PVC fanlight above.

Interior:

Furniture and Fittings:

Site:

A simple, early-19th century house elegantly set in a small park on the edge of Kilcormac.

Mapping References:

First Edition OSI 6": map surveyed 1829-1842 House clearly shown at this time albeit slightly smaller than present house.

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

Current: As before.

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Special Remarks

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Any further documentation attached

Inspector
Inspector Date

Rachel Mc Kenna
Wednesday 12 March 2025

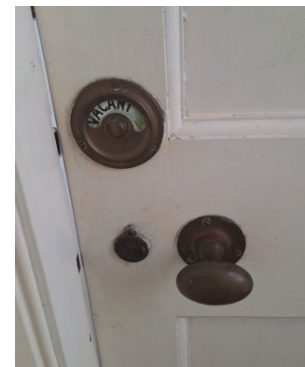
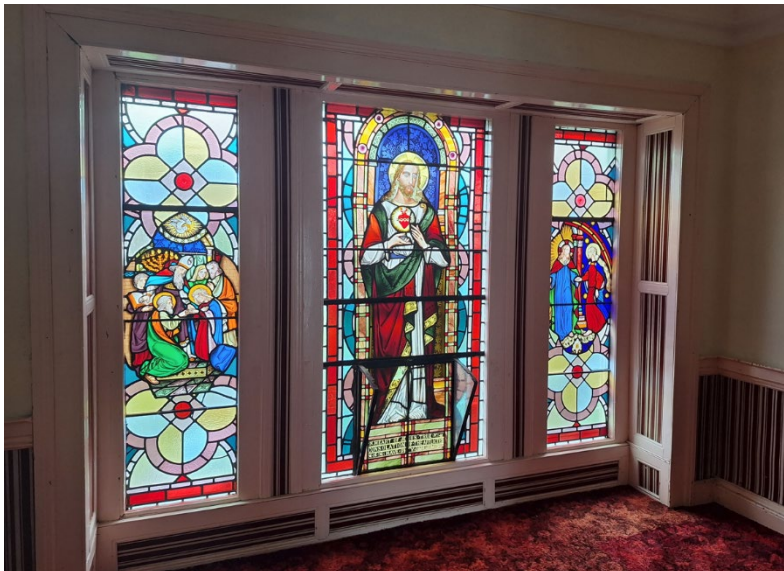
Rachel M'Kenna

2. Proposal & Photos

Stage 1: Firstly, we are hoping to do essential works in order to make the house, which has not been lived in for approximately 15 years, habitable, safe, and secure. We are prioritising electrical and plumbing works at this stage. This involves non-invasive work to existing bathrooms, ensuites and kitchen, none of which will involve changes to the functions of rooms or that will interfere with woodwork or plaster detailing. At this stage, we would also like to add appropriate breathable insulation to the walls of the basement to retain heat inside the house. We are not intending on adding insulation to internal walls at ground and first floor levels, due to the effect that this would have on the original plaster and woodwork detailing.

Stage 2: We are hoping to conserve intact period features in the house, as well as to replace the out-of-character windows that appear to have been installed in the 1970's or thereabouts, with sash windows that are reflective of the periods in which the house was built and extended.





Brian McDonald

Brian McDonald

Architectural Technician

Rachel Mc Kenna

Rachel Mc Kenna, MRIAI

Senior Executive Architect

