

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 the following specific items of repair listed in Special Remarks.

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 the following specific items of repair listed in Special Remarks.

1. Stone repair/reinstatement of rendered chimney based on historic photo: Existing or locally sourced stone shall be used unless the written consent of the Planning Authority is first obtained. Pointing is to be carried out with a compatible lime based mortar to match existing. Ensure that joining is subservient to stonework and that new work blends in with existing stone walls, joints to be flush pointed and tamped back before fully set. Refer to Department Conservation Guidelines Booklet No. 4: Mortars, Pointing & Renders and Advice Series: Ruins.
2. Slate roof repairs: Minor repairs shall only be carried out to the roof in accordance with details submitted with the planning application unless the written consent of the Planning Authority has first been obtained. Slates shall be carefully removed and stored during building works. Existing slates shall be used to the front of the building with Blue Bangor or similar closely matching slate used to the rear. Ridge tiles shall be retained and similar replacement terracotta ridge tiles sourced where required. Existing cast iron gutters (where in use) and downpipes are to be repaired and retained. If new sections are required they shall match the existing. Refer to the Department Advice Series: Roof <http://www.buildingsofireland.ie/resources/>
3. All metal windows and glazing shall be retained, cleaned down and repaired. Timber frames shall be repaired. Any replacement timber sections shall pay particular regard to existing frames, noting characteristic mouldings. All reparable items, shutters etc shall be carefully removed and restored. All timber shall be independently certified by the Forest Stewardship Council or equivalent scheme. The development shall be in accordance with Department Advice Series 'Windows A Guide to the repair of Historic Windows' and all works shall be carried out in accordance with Department Conservation Guidelines.
Note a mix of roof coverings to both ranges of outbuildings. Ensure roof coverings are assessed for asbestos and appropriate surveys and measures are taken, by competent contractors.
4. 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.
5. All repair works shall be carried out in accordance with the best conservation practice as detailed in the application and the Departments Architectural Heritage Protection Guidelines for Planning Authorities.

Special Remarks

This is a partial S57 Declaration relating to the following specific items: External

1. Repair/Reinstatement of Forge Chimney to original detail.
2. Repair/Reinstatement of existing Forge slate roof covering (recent and previous repairs using different natural slate to be removed and replaced with Blue Bangor or closely matching slate)
3. Repair of existing crittal window frames and glazing of Forge and Northern sheds.
4. Abutment flashings between forge and bellows room roof require repair aswell as some localised crack repairs to east elevation and entrance.
5. Repair/Reinstatement of existing Northern shed slate roof covering to front and corrugated sheeting to rear. (Recent and previous repairs using different natural slate to be removed and replaced with Blue Bangor or closely matching slate).

Internal

6. Repair/Reinstatement of forge flue, chimney breast, firebox and hearth.
Previous cement based repairs to be carefully removed and replaced with traditional lime mortar.
7. Repair/Reinstatement of existing simple ledged and battened window shutters modelled on surviving examples.
Note a mix of roof coverings to both ranges of outbuildings. Ensure roof coverings are assessed for asbestos and appropriate surveys and measures are taken, by competent contractors.
The works may be eligible for the Built Heritage Investment Scheme and the applicant has been placed on the mailing list for notification for the 2026 scheme.

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/25/006**

Planning Authority

NIAH 14814015



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 Aherne	Status	Owner
Name of Building	The Forge	Former Name	Smithy
Townland	CURRAGH (GEASHILL BY	OS Map Type	
Address 2	Geashill	Map Sheet	
Address 3		National Grid co-ordi	
Date of Request	06-Mar-25 29-May-25	Date of Inspection	Thursday 27 March 2025
Previous Declaration	N/A	Date of Declaration	Thursday 27 March 2025
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	N/A
Record of Protected Structures	35-13	Archaeological Potential	N/A
Architectural Conservation Area	N/A	Preservation Order or Temp PO	N/A

NIAH Description of Structure

Detached gable-fronted single-bay single-storey former forge, built c.1870, with two-bay side elevation, outshot to east and return abutting outbuilding to rear. Fronts onto road within a farmyard. Pitched slate roof with terracotta ridge tiles and timber bargeboards. Random coursed limestone walls with tooled stone quoins. Casement windows with stone sills. Horseshoe-shaped opening to gable-front with ashlar voussoirs and timber battened double doors. Timber battened door to rear return. Random coursed stone outbuildings to site with pitched slate and corrugated-iron roofs. Cast-iron pump to site. Yard bounded by rendered wall.

Composition:

Detached gable-fronted single-bay single-storey former forge, built c.1870, with two-bay side elevation, outshot to east and return abutting outbuilding to rear. Fronts onto road within a farmyard.

Roof:

Pitched slate roof with terracotta ridge tiles and timber bargeboards.

Walls:

Random coursed limestone walls with tooled stone quoins.

Openings:

Casement windows with stone sills. Horseshoe-shaped opening to gable-front with ashlar voussoirs and timber battened double doors. Timber battened door to rear return.

Interior:

Furniture and Fittings:

Site:

Random coursed stone outbuildings to site with pitched slate and corrugated-iron roofs. Cast-iron pump to site. Yard bounded by rendered wall.

Mapping References:

First Edition OSI 6": map surveyed 1837-1842 Building shown in forge location, perpendicular to the road with a small, separate building to the north and another to the west.

OSI 25": (surveyed 1888-1913) Full range of buildings shown at this stage to west, north and east with 'Smy' for Smithy/Forge noted, pump shown in the centre of the courtyard.

Current: Range to west extended north enclosing the corner with the northern range. Range to east shows later northerly addition.

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Any further documentation attached

Inspector

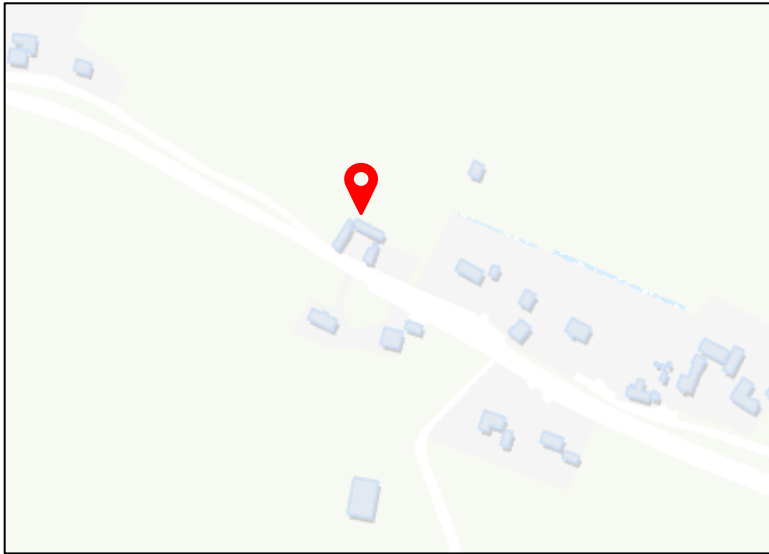
Rachel Mc Kenna

Inspector Date

Thursday 27 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



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

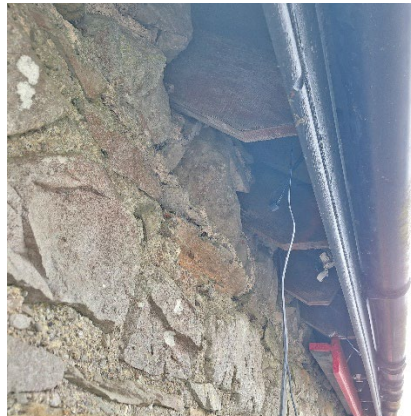
2. Site Photos 2025_0327



Northern range, front showing slate roof (lhs) and mixed roof coverings (rhs) with gutters and downpipe



Northern range rear – mixed roof coverings (lhs) and slate roof (rhs), no gutters and exposed roof timbers. Ensure roof coverings are assessed for asbestos and appropriate measures are taken, by competent contractors. See exposed roof timbers below (rear and front detail)





Stepped East range front elevation. Removed chimney to be rebuilt at LHS of highest range – the forge.



Stepped East range, gable view



Stepped East range rear view, note storm damage and slate repair required



Slipped slates



Forge windows: timber frame in need of repair – base



Forge windows: note chamfered detail to original timbers

Rachel Mc Kenna

Rachel Mc Kenna, MRIAI

Senior Executive Architect

