

**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 removal and replacement of original Quarry Slate. Replacement of battens, timbers and felt where required.

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 removal and replacement of original Quarry Slate. Replacement of battens, timbers and felt where required.

1. 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, only if required. Ridge tiles shall be retained, and similar replacement ridge tiles sourced where required. Parging (a lime mortar coating applied to the underside of slates) shall be retained unless the written consent of the Planning Authority has been obtained. Existing cast iron gutters and downpipes are to be repaired and retained in accordance with details submitted with the planning application unless the written consent of the Planning Authority has first been obtained. If new sections are required, they shall match the existing. Refer to the Department Advice Series: Roofs <https://www.buildingsofireland.ie/resources/>
2. Subject to Department approval, these works will form part of a Built Heritage Investment Scheme grant 2024.

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/24/001**

Planning Authority

NIAH 14819090



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	Ray & Ita Haines	Status	Owner
Name of Building		Former Name	N/A
Townland	Green Street	OS Map Type	
Address 2	Birr	Map Sheet	
Address 3	Co. Offaly.	National Grid co-ordi	
Date of Request	08-Jan-24 01-Apr-24	Date of Inspection	
Previous Declaration	N/A	Date of Declaration	Wednesday 14 February 20
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	NA
Record of Protected Structures	49-286	Archaeological Potential	
Architectural Conservation Area	NA	Preservation Order or Temp PO	NA

NIAH Description of Structure

Terraced four-bay three-storey house, built c.1840, with integral carriage arch, three-storey return and extensions to rear. Fronts directly onto street. Pitched slate roof with rendered chimneystacks and some cast-iron rainwater goods. Pitched slate roof to return and hipped tiled roof to extension. Ruled-and-lined render to façade, smooth and roughcast render to rear with exposed yellow brick. uPVC windows with stone sills. Segmental-headed door opening with timber panelled door and replacement fanlight, flanked by engaged Doric columns on stone bases, accessed over limestone threshold. Segmental-headed carriage arch gives access to rear site.

Appraisal: The house forms part of a terrace which leads up to Birr Castle walls from Emmet Square. Substantial in scale, it is quite typical of the Irish Georgian townhouse. Although its original sashes have been replaced, it retains its classical Doric doorcase which gives the structure its architectural heritage significance.

Composition:

Terraced four-bay three-storey house, built c.1840, with integral carriage arch, three-storey return and extensions to rear.

Roof:

Pitched slate roof with rendered chimneystacks and some cast-iron rainwater goods. Pitched slate roof to return and hipped tiled roof to extension.

Walls:

Ruled-and-lined render to façade, smooth and roughcast render to rear with exposed yellow brick.

Openings:

uPVC windows with stone sills. Segmental-headed door opening with timber panelled door and replacement fanlight, flanked by engaged Doric columns on stone bases, accessed over limestone threshold. Segmental-headed carriage arch gives access to rear site.

Interior:

Furniture and Fittings:

Site:

Mapping References:

First Edition OSI 6": It appears that the Carriage Arch was not constructed at the time and may have been a later addition.

UCD Town Map 1879: House and Carriage Arch shown at this time. 3 storey Rear extension appears to be a later Addition

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2. Subject to Departmental approval, these works will form part of a Built Heritage Investment Scheme grant 2024.

Special Remarks

Any further documentation attached

Inspector

Rachel Mc Kenna

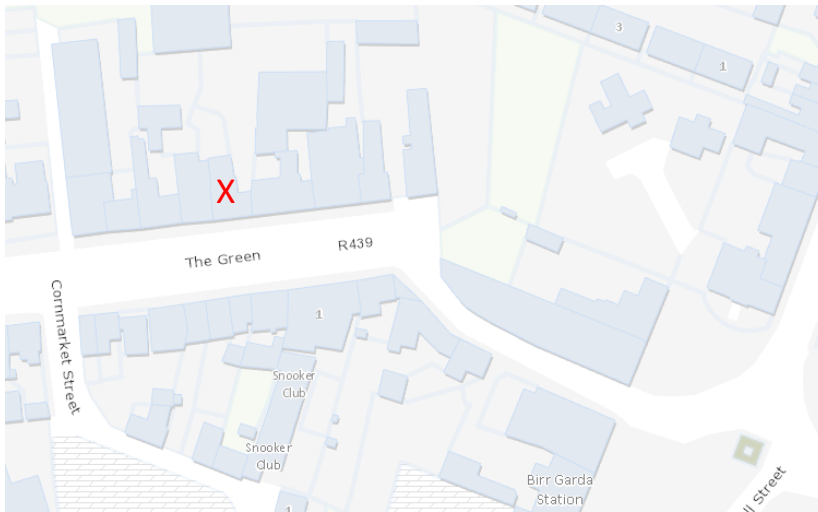
Inspector Date

ednesday 14 February 2024



DEC57_2401 Green Street, Birr, Co. Offaly. NIAH No. 14819090 RPS No. 49-286
Removal and replacement of original Quarry Slate. Replacement of battens, timbers and felt where required.

1. Location and Historical OS Maps



Site marked Red X



UCD Town Map 1879

Site marked Red X



Historical 6" First Edition OS Map
Site marked Red X

Note: Carriage Arch does not appear to be in place at this time.

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2. Photos



Image from google maps (date: Oct 2022)