

# Offaly County Council

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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/24/004**

## Planning Authority

**NIAH** **I4805004**



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.

<b>Applicant Name</b>	Elizabeth Duffy	<b>Status</b>	Occupier
<b>Name of Building</b>	Parish Hall Shannonbrid	<b>Former Name</b>	Saint Kieran's Catholic Chu
<b>Townland</b>	Raghra	<b>OS Map Type</b>	
<b>Address 2</b>	Shannonbridge	<b>Map Sheet</b>	
<b>Address 3</b>	Offaly	<b>National Grid co-ordi</b>	
<b>Date of Request</b>	26-Apr-24 19-Jul-24	<b>Date of Inspection</b>	
<b>Previous Declaration</b>	N/A	<b>Date of Declaration</b>	Wednesday 5 June 2024
<b>Protection Status</b>	<input checked="" type="checkbox"/>	<b>Record of Monuments and Places</b>	NA
<b>Record of Protected Structures</b>	19-03	<b>Archaeological Potential</b>	NA
<b>Architectural Conservation Area</b>	NA	<b>Preservation Order or Temp PO</b>	NA

## NIAH Description of Structure

Detached three-bay double-height Catholic church, dated 1858, on a T-shaped plan comprising two-bay double-height nave opening into single-bay (single- or two-bay deep) double-height transepts; single-bay single-storey sacristy (east). Closed, 1965. Pitched slate roof on a T-shaped plan; pitched slate roof (east), clay ridge tiles, coping to gables including coping to gable (south) with Cross finial-topped cut-limestone bellcote to apex, and replacement uPVC rainwater goods on rendered eaves with cast-iron rainwater goods (east) on rendered eaves retaining cast-iron downpipes. Rendered, ruled and lined walls; roughcast surface finish (east). Pointed-arch window openings with cut-limestone sills, and concealed dressings framing eight-over-eight timber sash windows having overlights with interlocking Y-tracery glazing bars. Pointed-arch door opening (west) below cut-limestone date stone ("1858") with cut-limestone block-and-start surround having chamfered reveals framing replacement timber boarded double doors having overlight with remains of interlocking Y-tracery glazing bars. Full-height interior with octafoil-panelled choir gallery (west). Set back from line of street with rendered, ruled and lined piers to perimeter having gabled capping supporting wrought iron double gates.

Appraisal: A church 'ERECTED BY REV FARRELL DUFFY' representing an important component of the mid nineteenth-century built heritage of Shannonbridge with the architectural value of the composition confirmed by such attributes as the traditional "T"-shaped plan form; the pointed profile of the openings underpinning a stolid Georgian Gothic theme with those openings showing characteristic switch-track glazing patterns; and the bellcote embellishing the roof as a picturesque eye-catcher in the landscape.

## Composition:

Detached three-bay double-height Catholic church, dated 1858, on a T-shaped plan comprising two-bay double-height nave opening into single-bay (single- or two-bay deep) double-height transepts; single-bay single-storey sacristy (east)

**Roof:**

Pitched slate roof on a T-shaped plan; pitched slate roof (east), clay ridge tiles, coping to gables including coping to gable (south) with Cross finial-topped cut-limestone bellcote to apex, and replacement uPVC rainwater goods on rendered eaves with cast-iron rainwater goods (east) on rendered eaves retaining cast-iron downpipes.

**Walls:**

Rendered, ruled and lined walls; roughcast surface finish (east)

**Openings:**

Pointed-arch window openings with cut-limestone sills, and concealed dressings framing eight-over-eight timber sash windows having overlights with interlocking Y-tracery glazing bars. Pointed-arch door opening (west) below cut-limestone date stone ("1858") with cut-limestone block-and-start surround having chamfered reveals framing replacement timber boarded double doors having overlight with remains of interlocking Y-tracery glazing bars.

**Interior:**

Full-height interior with octafoil-panelled choir gallery (west)

**Furniture and Fittings:**

N/A

**Site:**

Set back from line of street with rendered, ruled and lined piers to perimeter having gabled capping supporting wrought iron double gates.

**Mapping References:**

First Edition OSI 6": map surveyed 1829-1842 Church shown labeled R.C. Chapel at this time.

OSI 25": Church labeled St. Kieran's R.C. Church.

**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:

- a. Internal: Full electrical re-wiring of the building. Cabling and conduits to be recessed (chased in) and plastered over. Ceilings - Repair of water and mould damage. Application of light weight insulation directly onto the ceiling.
- b. Roof Repairs- Localised resetting of Loose Slates. Check masonry of Bell Tower and reset and repoint if required. Replace missing downpipes to northern elevation.
- c. External Render: Localised repairs using like for like Lime render. Removal of existing patches of cement based plaster patches and replacement with lime render. Conserve as much of the Lime render as possible.
- d. Windows - Repair to Decayed Timber Framed windows with like for like materials using traditional methods of craftsmanship. Window Opes - Reinstatement of 4 Large Gothic Window opes to the Eastern Elevation that were closed to approx. one third of their original height with concrete blockwork several decades ago (Manufacture and installation to match original windows). Retention of original Limestone sills in situ.
- I. Any other works related to the protected structure and its curtilage which are not part of this Declaration may require planning permission.

**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:

- a. Internal: Full electrical re-wiring of the building. Cabling and conduits to be recessed (chased in) and plastered over. Ceilings - Repair of water and mould damage. Application of light weight insulation directly onto the ceiling.
- b. Roof Repairs- Localised resetting of Loose Slates. Check masonry of Bell Tower and reset and repoint if required. Replace missing downpipes to northern elevation.
- c. External Render: Localised repairs using like for like Lime render. Removal of existing patches of cement based plaster patches and replacement with lime render. Conserve as much of the Lime render as possible.
- d. Windows - Repair to Decayed Timber Framed windows with like for like materials using traditional methods of craftsmanship. Window Opes - Reinstatement of 4 Large Gothic Window opes to the Eastern Elevation that were

closed to approx. one third of their original height with concrete blockwork several decades ago (Manufacture and installation to match original windows). Retention of original Limestone sills in situ.

1. (a) Internal rewiring as part of this declaration. 21. The works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic reinstatement. All existing original features not part of the works shall be protected during the course of refurbishment.

2. (b) 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. 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/>.

3. (c) Repair of existing lime render: Only problem areas where plaster is loose and defective need to be redone in accordance with best practice. The retention of sound work is important because of authenticity and historical value. Render should match existing mix and must not be stronger or thicker than the background to which it is applied.

4. (d) Windows: Any replacement windows/timber sections shall pay particular regard to existing glazing bars, or should be based on photographic evidence or remaining windows on site. 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. Prior to commencement, the applicant shall submit full details of the type of window, proposed type of timber, glazing bar and meeting rail dimensions and design, gasket colour etc.

### Special Remarks

Recommend also that high level window on western elevation is repaired and made safe where it looks onto adjacent site, Kileen's Village Tavern.

All works shall be carried out in accordance with Best Conservation Practice and the Department Guidelines for Architectural Heritage Protection.

For further guidance refer to The Department of Housing, local government and Heritage publications of 'Advice Series' all available to download at: <https://www.buildingsofireland.ie/resources/>

### Any further documentation attached

Inspector

Rachel Mc Kenna

Inspector Date

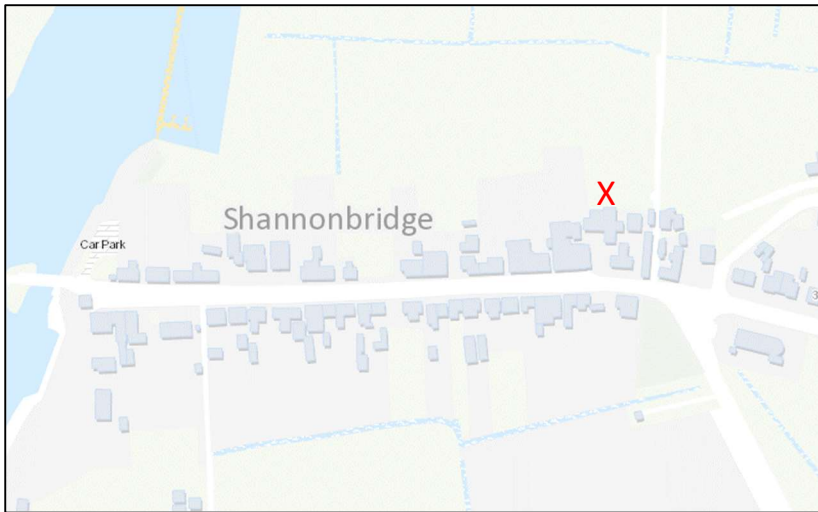
Wednesday 5 June 2024



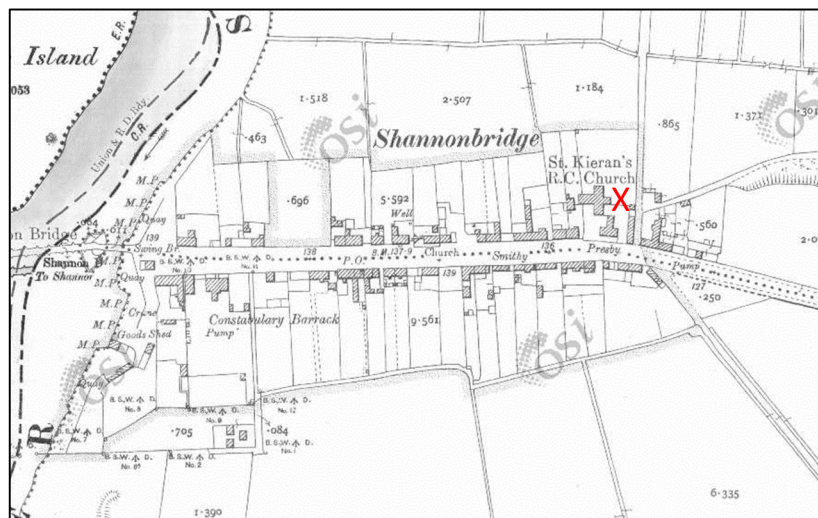
**DEC57\_2404 Shannonbridge Community Hall. NIAH No. 14805004 RPS No. 19-03**

Full electrical re-wiring of the building, internal and external repair works along with Reinstatement of 4 Large Gothic Window opes to the Eastern Elevation to match original windows.

**1. Location and Historical OS Maps**



Site marked Red X



OSI 25"

Site marked Red X



Historical 6" First Edition OS Map  
(1829-1834)

Site marked Red X



**DEC57\_2404 Shannonbridge Community Hall. NIAH No. 14805004 RPS No. 19-03**

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**2. Photos - Images from Declaration request**



South Elevation



North Elevation



East Elevation windows to be Reinstated



Interior

