



Declarations and Conservation Grants

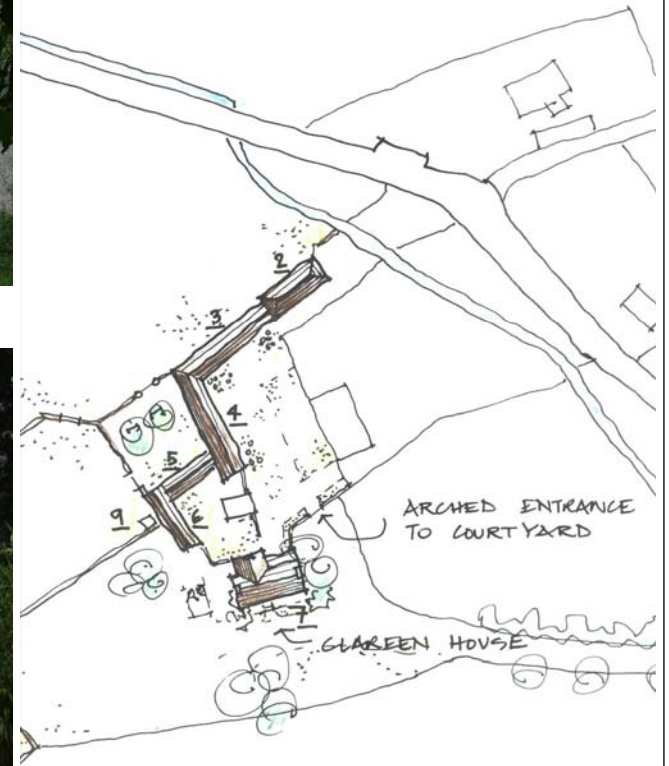
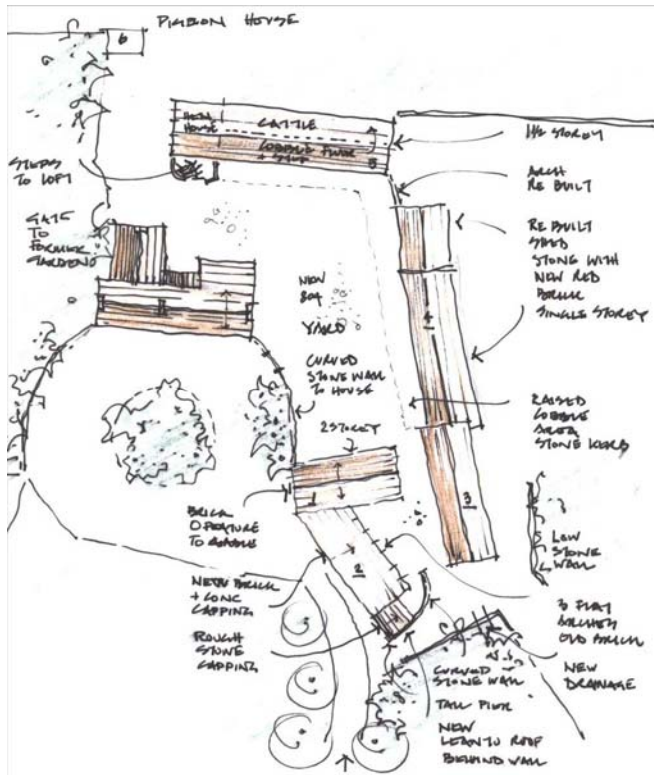
Offaly County Council
Tullamore Town Council
Birr Town Council

Rachel Mc Kenna
Senior Executive Architect

Introduction

- Section 57 Declarations
- Conservation Grant Scheme



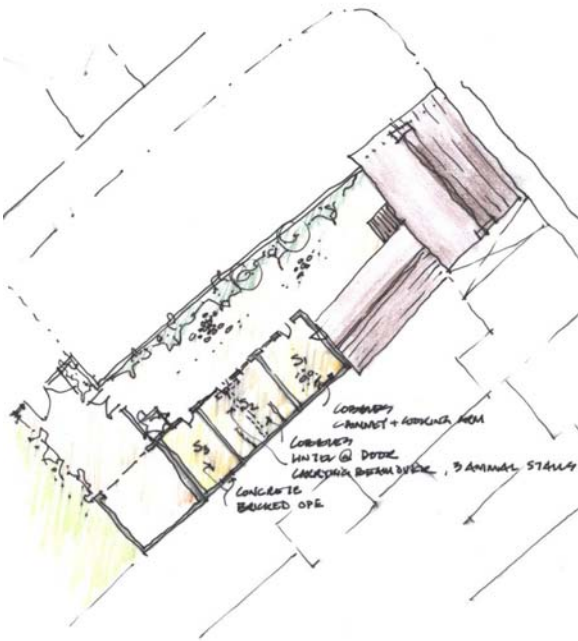


Section 57 Declarations

- Definition
- Works which will require Planning Permission
- Works which will not require Planning Permission
- Sample Declarations

Section 57 Declaration

Definition



- Under Section 57 of the Planning and Development Act 2000, (as amended by the 2002 Act), an owner or occupier of a protected structure may make a written request to the Planning Authority, to issue a declaration as to the type of works which it considers would or would not materially affect the character of a protected structure.
- Within twelve weeks of receiving a request, the Planning Authority is required to issue a declaration. No fee is required in this case.

Section 57 Declaration

Where clarification is required contact the Planning Authority

- A register of Declarations is kept for public display by the Planning Authority
- The record on public display will contain general information regarding the structure and list the items which will and will not require planning permission
- A Declaration can cover the entire building or relate to specific items of change that the owner may be considering



Will require Planning Permission

Sample external works

- **Roofs** - Damage to or entire removal of chimneys, existing slates and rainwater goods
- **Walls** - Removal of render, repointing or capping with unsuitable materials
- **Openings** - Alterations to structural openings, replacement of original or early surviving doors or windows
- **Extensions** – The building of any new extensions

Sample internal works

- Removal of or damage to internal joinery, plasterwork or fireplaces
- New openings between rooms
- Alterations to the layout or form of stairwells
- Installation of mechanical services - re-wiring, re-plumbing
- Installation of dry-lining
- Alteration of floor levels and or the insertion of suspended ceilings

Will not require Planning Permission

Where clarification is required contact the Planning Authority



- Repair and maintenance works carried out in accordance with the 'Conservation Guidelines' by the Department of the Environment, Heritage, and Local Government www.environ.ie
- Repairs to roof, re-fixing loose slates with existing where possible and using good quality natural slate where required
- Repair of existing windows or joinery, retaining as much of the original fabric as possible
- The application of paint or wallpaper and the repair of damaged plasterwork in compatible materials to match existing
- Minor alterations to services

Purpose of a Declaration

Where clarification is required contact the Planning Authority

- The issue of a declaration is a service that the planning authority provides to the owners of protected structures.
- Declarations may be used as an advice mechanism for the owners of protected structures, should issues arise that require clarification.
- In some cases the owner may not require a formal declaration, but may be given informal guidance on issues relating to their structure.
- Declarations can be issued to permit specific minor works which will not materially affect the character of the protected structure.

Offaly County Council
Aras an Chontae
Charleville Road
Tullamore
Tel 0579 4880
Fax 0579 4888



Declaration
In accordance with Section 57 (2) of the Planning and Development Act 2000

Declaration Number DEC/08/004

Planning Authority NIAH

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 building 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 fittings that form part of the interior or structure of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other features within adjacent grounds of the protected structure.

Nothing in this declaration exempts works that would not otherwise be exempt from a requirement for planning permission. Changes of use or introduction of the current use may require planning permission. It is the applicant's responsibility to consult the planning authority for further advice before commencing any works.

Applicant Name	Gerard Murray	Status	Owner
Name of Building	Clareen House	Former Name	N/A
Townland	Clareen	OS Map Type	
Address 1	Shannon	Map Sheet	399-C
Address 2		National Grid co-ord	205,848, 194, 116
Address 3	Birr	Date of Inspection	05 August 2008
Date of Request	28-May-08 20-Aug-08	Date of Declaration	
Previous Declaration	N/A		
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	CP042-004 rby
Record of Protected Structures	S7-7	Zone of Archaeological Potential	N/A
Architectural Conservation Area	N/A	Preservation Order or Temp PO	N/A

NIAH Description of Structure
Detached L-plan five-bay three-storey over basement house, built c.1770, with extensions to rear. Basement area to front of house enclosed behind gable wall. Pitched slate roof with rendered chimneys and cast-iron rainwater goods. Roughcast rendered walls with toolled limestone cornice. Square-headed window openings with timber sash windows and toolled limestone sills. Square-headed door opening with open-bed pedimented surround with Doric pilasters. N.P. 177 engraved above door. Door accessed by seven limestone steps flanked by walls terminating in limestone piers. Partly cobbled rear yard accessed through arched opening surmounted by bellcote. L-plan range of outbuildings and stables to rear yard with incorporating three-storey former maling house to east. Partially uncovered stone to outbuilding - 1773. Former pigsty to rear of house. Walled orchard to west of house. Three-bay gate lodge to road with hipped roof. Wrought-iron entrance gate supported by rendered piers and flanked by quadran walls. Site enclosed by random coursed walls.

Appraisal
This attractive house, which is set in its own grounds, contributes to the built heritage of County Offaly. Clareen House has a regional/ligate typical of eighteenth-century houses with an open-bed pediment door surround with robust and bold Doric pilasters. The owners of the house have not deciphered the curious inscription above the door, N.P. 177, but they believe it possibly an unfinished date plaque. The house retains many original features, including interior joinery and staircase, that contribute to its character and architectural significance. The maling house to the rear of the house is reputed to have produced beer for local consumption.



Conservation Grants

- Explanation of the Grant
 - Process
- Other Grant Schemes
 - Sample Projects

Conservation Grants Scheme

Refer to Offaly
County Council
web site

www.offaly.ie

for further
information



- The Conservation Grant Scheme is operated by Offaly County Council on behalf of the Department of the Environment, Heritage and Local Government. It is provided to **assist owners** and occupiers carry out conservation works or repairs on protected structures.
- Under the scheme, a wide range of conservation works will qualify for grants, amounting up to 50% of the cost of the works up to a maximum of 13,000 euros and in special circumstances up to 75% and 25,000 euros. Works consisting of routine maintenance will not qualify.
- In general the scheme is advertised in local papers in January each year, new applicants may apply January 2010. Details of the scheme and application forms can be obtained from the Planning Section, Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly.

Conservation Grants Scheme Funding

- Applicants are deemed unsuccessful if they are not a protected structure
 - If the proposals are deemed non conservation or non essential works
 - If the works have been carried out prior to inspection
- Where possible, the funding is distributed among all eligible applicants

1999 - £112,000	11 applicants
2000 - £51,500	23 applicants
2001 - £129,000	36 applicants
2002 - €57,000	31 applicants
2003 - €55,000	24 applicants
2004 - €80,000	30 applicants
2005 - €64,000	21 applicants
2006 - €113,000	14 applicants
2007 - €116,000	23 applicants
2008 - €113,000	24 applicants
2009 - €102,500	31 applicants

Conservation Grants Scheme - Process

Refer to Offaly
County Council
web site
www.offaly.ie
for further
information

- Form 1 Application for a Grant is filled in by the applicant with general information regarding the building – location, age, use
- The proposed works are described with estimated costs and funding details, where applicable
- Personnel employed are noted, architect, contractor and a contact person
- When funding is approved by DOEHLG, the applications are assessed and site visits will be arranged for valid submissions
- Works are prioritised and funding distributed
- Form 2 Certificate of Provisional Approval will be sent to the applicant by Offaly County Council outlining the provisional grant and the type of works included
- Form 2 Part 2 Claim for Payment is signed by the applicant when works are completed and returned to Offaly County Council, by 1st October, with invoices, C2 Certificates and receipts for the works

The image shows two forms side-by-side. The left form is titled 'Grant for the conservation of a protected structure Application for a Grant'. It includes fields for 'Local Authority' (Offaly County Council), 'Applicant' details (Name, Address, Telephone), 'Structure' details (Address, Age, Date built, Proposed use), and 'Proposed works' (Description of works, Estimated cost, Starting date, Completion date). The right form is titled 'Certificate of Provisional Approval'. It includes fields for 'Local Authority' (Offaly County Council), 'PART 1 Provisional Approval' details (Applicant Name, Address, Grant Reference No., Signed Name, Date), and 'PART 2' details (Statement of works, Signed Name, Date). Both forms have a 'FORM 1' or 'FORM 2' label in the top right corner.

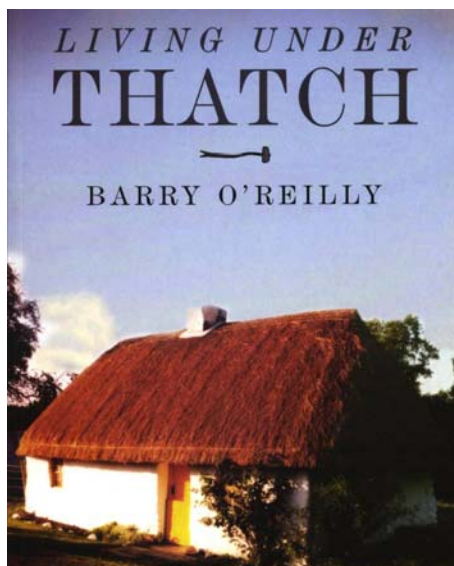
Other Grant Schemes – Heritage Council

Refer to
Heritage Council
www.heritagecouncil.ie/grants/architecture
for further
information



- **Buildings at Risk** – The aim of the Programme is to safeguard buildings which are at serious risk, but are not yet in a ruinous state. At the present the Heritage Council is considering roof repairs only for funding. The scheme will re open for applications in January 2010
- **REPS 4 Traditional Farm Buildings Grant Scheme** - seeks to protect traditional farm buildings. Farmers in the REPS 4 scheme are eligible to apply. The building must be in agricultural use. The closing date for submission of applications is the 3rd April
- **Architecture Research Grant** – providing assistance for research into the understanding of architectural heritage
- **Special Conservation Grant** – These projects are generally available for substantial works to properties that are accessible to the public

Other Grant Schemes - Thatch



- **Department of the Environment Thatching Grant** - A grant of two thirds of the approved cost, up to a maximum of €3,810 is available for owner occupied houses. Householders with a medical card may be eligible for thatching grants up to a maximum of €6,350 www.environ.ie Contact the Housing Grants Section, DOEHLG, Government Buildings, Ballina, Co. Mayo. Tel: 096 24200 or Locall 1890 305030 - HA2T Memorandum and the HA1/90 Application Form.
- **Living under Thatch** by Barry O'Reilly, 2004, Mercier Press, provides a profile of thatched properties in Offaly and practical advice on how to take care of them www.mercierpress.ie
- Refer to the **National Inventory of Ireland** website for detailed information regarding Thatch in Ireland – including a recently published report, a list of insurance companies, sourcing thatch materials and contact details for thatchers in Ireland www.buildingsofireland.ie

Other Grant Schemes

Refer to
www.environ.ie
www.igs.ie
for further
information



Birr Column
€34,000



Quaker Meeting Hse
€34,000

- **Civic Structures Conservation Grant Scheme**, administered by the Department of the Environment, Heritage and Local Government, will provide grants for the restoration and conservation of the architectural heritage in respect of buildings, which are in civic ownership or occupation and generally open to the public, and are of considerable architectural merit. Applications for this scheme should be submitted in February from local authorities, civic trusts and other not for profit organisations. For 2009 the maximum grant available is €40,000 www.environ.ie
- **Irish Georgian Society grant scheme** - provides grant-aid for the conservation and restoration of historic buildings, interiors, gardens and monuments. Involvement ranges from commissioning conservation reports to raising funds for major projects, for details email info@igs.ie



Conservation Grants 2009

Sample Projects

Thank You!

Rachel Mc Kenna, Senior Executive Architect, Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly.