

**OFFALY COUNTY COUNCIL
DECLARATION UNDER SECTION 57 OF THE
PLANNING & DEVELOPMENT ACTS 2000, as amended**

Dec 57 21/02 Castletown House, Castletown, Fortal, Birr, Co. Offaly

Works which would materially affect the character of the protected structure and, as a result, require planning permission

Please note that this is Partial Declaration and therefore it relates only to proposal of roof repairs to front and part of rear house, rain water goods and works to chimneys.

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

Please note that this is Partial Declaration and therefore it relates only to proposal of roof repairs to front and part of rear house, rain water goods and works to chimneys.

1. Note RMP OF038-045001/2 Castel and Bawn - ensure relevant Ministerial notifications/consents are in place. <https://www.archaeology.ie/monument-protection>. When the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a Recorded Monument or a Registered Monument they are required to give notice in writing to the Minister two months before commencing that work. This is to allow the National Monuments Service time consider the proposed works and how best to proceed to further the protection of the monument. Any notification of works at or in relation to a Recorded or Registered Monument should be given using this form - Ministerial Notification - Works at/near Monument - and forwarded to nationalmonuments@chg.gov.ie marked "Notification under the National Monuments Acts 1930-2004".

2. Minor repairs shall only be carried out to the roof in accordance with details submitted 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. Existing cast iron gutters and downpipes are to be repaired and retained in accordance with details submitted unless the written consent of the planning authority has first been obtained. If new sections are required they shall match the existing.

3. Bats: All bats and their roosts are strictly protected in Ireland under the EU habitats Directive. No development shall take place on site unless the developer has first submitted written confirmation to the planning authority that no bats or bat roosts are present on site. In the

event that bats or bat roosts are present on site no development shall proceed unless the written consent of the planning authority has first been obtained.

4. Chimney repairs: External resealing and repointing the chimney to eliminate the ingress of water. All works shall be designed to cause minimum intervention to existing fabric and shall retain the maximum amount of surviving historic fabric and features in situ. Existing or locally sourced stone/brick shall be used unless. 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. 5. Given the RMP and possibility of earlier historic elements within the existing house - particularly discernible within a roof space, roof timber etc.: 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, the name of whom is to be submitted to the planning authority two weeks prior to the commencement of works. In this regard, all permitted works shall be designed to cause minimum interference to the building's structure and/or fabric.

Special Remarks

Note the works will progress as part of a BHIS provisional grant 2021 where a contractor invoice specifying the exact works in detail must be provided.

Offaly County Council

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Charleville Road
Ilamore

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Declaration Declaration Type: **Partial Declaration** Plan Type: **CDP 2014_2020**

In accordance with Section 57 (2) of the Planning and Development Act 2000 Number: **DEC/21/003**
Planning Authority NIAH **14938001**



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. In doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

Applicant Name	<input type="text" value="Helen Clery"/>	Status	<input type="text" value="Owner"/>
Name of Building	<input type="text" value="Castletown House"/>	Former Name	<input type="text" value="N/A"/>
Townland	<input type="text" value="Castletown"/>	OS Map Type	<input type="text"/>
	<input type="text" value="Fortel"/>	Map Sheet	<input type="text"/>
Address 3	<input type="text" value="Birr"/>	National Grid co-ordi	<input type="text" value="211177, 202065"/>
Date of Request	<input type="text" value="19-Feb-21"/> <input type="text" value="14-May-21"/>	Date of Inspection	<input type="text"/>
Previous Declaration	<input type="text" value="N/A"/>	Date of Declaration	<input type="text" value="Wednesday 7 April 2021"/>

Address 2	<input checked="" type="checkbox"/>	Record of Monuments and Places	<input type="text" value="OF038-0450"/>
Protection Status		Record of Protected Structures	<input type="text" value="53-13"/> Archaeological Potential <input type="text" value="038-045001/2"/> Castle + Bawn
Architectural Conservation Area	<input type="text" value="N/A"/>	Preservation Order or Temp PO	<input type="text" value="N/A"/>

NIAH Description of Structure

Detached three-bay two-storey farmhouse, built c.1800, with two bays added to south-east, c.1840. Entrance porch to front elevation and return to rear. Pitched slate roof, half-hipped to north-west, with terracotta ridge tiles, rendered chimneystacks and cast-iron rainwater goods. Roughcast rendered walls. Square-headed window openings with concrete and limestone sills and timber sash windows. Dormer timber sash window to return. Timber panelled and glazed door to entrance porch, round-headed former front elevation door opening within entrance porch. Timber battened door to rear. Outbuildings and stables to rear yard including a half-hipped outbuildings and multiple-bay two-storey barn with diamond brick vents to upper floor. Remains of castle to southeast of house. Single-storey T-plan gate lodge with pitched slate roof and timber sash windows. Wrought-iron double gates supported by rendered panelled piers and flanked by quadrant walls terminating in piers. Disused ER VII post box, c.1905, located in wall to north-west of entrance gates.

Appraisal

Located beside the remains of a stone bawn with battered base, Castletown House comprises an earlier house incorporated into an early nineteenth-century house. The style, size and window box on the earlier timber sash windows to the rear of the house contrast with the later timber sash windows on the front elevation. The fine entrance gates are an elegant entrance to the house.

Composition:

Detached three-bay two-storey farmhouse, built c.1800, with two bays added to south-east, c.1840. Entrance porch to front elevation and return to rear.

Roof:

Pitched slate roof, half-hipped to north-west, with terracotta ridge tiles, rendered chimneystacks and cast-iron rainwater goods.

Walls:

Roughcast rendered walls.

Openings:

Square-headed window openings with concrete and limestone sills and timber sash windows. Dormer timber sash window to return. Timber panelled and glazed door to entrance porch, round-headed former front elevation door opening within entrance porch. Timber battened door to rear.

Interior:

Furniture and Fittings:

Site:

Outbuildings and stables to rear yard including a half-hipped outbuildings and multiple-bay two-storey barn with diamond brick vents to upper floor. Remains of castle to south-east of house. Single-storey T-plan gate lodge with pitched slate roof and timber sash windows. Wrought-iron double gates supported by rendered panelled piers ad flanked by quadrant walls terminating in piers. Disused ER VII post box, c.1905, located in wall to north-west of entrance gates.

Mapping References:

Castletown House is visible on all historic maps. Historic 6 inch Map present Main House and 3 additional outbuildings. Long, straight, tree-lined driveway indicating early landscaped demesne. Main house rectangular in form with central extension to rear, large courtyard to rear with outbuilding to NW, additional courtyard to east with outbuilding to N and W. Historic 25 Inch Map presents further extensions to rear west of main house and numerous additional outbuildings flanking house and around existing courtyards. Recent OSI Map present further expansion of additional farm structures.

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Any further documentation attached

Inspector

Rachel Mc Kenna



Inspector Date

Monday 15 March 2021