

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

Dec 57 21/05 The Oaks (coach house) Shinrone, Birr, Co. Offaly

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

Note this is a Partial Declaration to reinstate the original form of the roof (pitched roof) to the Coach House and consolidate the stone walls.

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 Declaration to reinstate the original form of the roof (pitched roof) to the Coach House and consolidate the stone walls.

1. Reinstatement of former pitched roof, following the existing angle remaining on the southern gable to the road. Ensure existing stone coping is retained. Materials to be agreed with the Planning Department prior to commencement.
2. 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.
3. All timber to be independently certified by the Forest Stewardship Council or an equivalent scheme.
4. Stone wall repairs: 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.
5. All works shall be designed to cause minimum intervention to existing fabric.

Special Remarks

1. Ensure that the rainwater systems are agreed by both the applicant and the western neighbour in relation to the boundary wall and eaves - letter of support from neighbour on file is noted.
2. All surface water, rainwater and storm water from the development shall be collected on site and disposed of within the sites surface water system. No surface water runoff from the site shall discharge onto the public footpath/road.

Offaly County Council

Áras an Chontae
Charleville Road
Tullamore

Tel 05793 46800
Fax 05793 46868



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/21/005

Planning Authority

NIAH 0



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	Samantha Long	Status	Owner
Name of Building	The Oaks (coach house)	Former Name	The Oaks
Townland	Shinrone	OS Map Type	
Address 2	Roscrea Road	Map Sheet	
Address 3	Shinrone, Birr	National Grid co-ordi	605141, 692591
Date of Request	01-Jul-21	Date of Inspection	23-Sep-21
Previous Declaration	DEC/19/002	Date of Declaration	Tuesday 17 August 2021

Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	N/A
Record of Protected Structures	61-45	Archaeological Potential	N/A
Architectural Conservation Area	N/A	Preservation Order or Temp	N/A

NIAH Description of Structure

Description of the Main House (not on NIAH):

An early-nineteenth century, five-bay, two-storey, gable-ended house built of coursed-rubble stone with recent external lime render. There is a square-headed doorcase with modern door. The house has recently been refurbished and external lime render reapplied over exposed stonework, once again. Appraisal: A good example of an early-nineteenth century house on the edge of Shinrone.

Note this is a Partial Declaration to reinstate the original form of the roof (pitched roof) to the Coach House and consolidate the stone walls.

Composition:

Main house is five-bay, two-storey, gable-ended house built of coursed-rubble stone. Extension to the rear. Coach House located along west boundary, facing the main house, is a long, narrow stone building with altered roof.

Composed of two sections with a brick arch to each, southern section thought to be older, but both appear on 1838 map.

Roof:

Currently a lean-to roof with corrugated sheeting on the structure, modern timber beneath. Stone coping layer at former eaves mostly intact.

Walls:

Built of coursed-rubble stone. Two yellow brick stone archways, a number of window openings at different levels. Some river washed stone, note lintel over southern doorway. Some repairs to western boundary wall with blockwork and concrete mix.

Openings:

Two number brick archways in east elevation. Two small openings on the upper level, one to the east and one to the south. Openings along the boundary with neighbour. One square head doorway.

Interior:

Two rooms with stone cobble floor partially intact internally.

Furniture and Fittings:

N/A

Site:

The current layout incorporates some of the earlier outbuildings shown on historic maps along with extensions to the main house. It retains the outbuilding perpendicular to the road, one to the rear and some additional farm sheds within the former walled garden to the rear (north).

Mapping References:

The Coach House is visible on all historical maps. The OSI 6" 1838 shows the L-shaped house with substantial outbuildings to the east perpendicular to the road and a further building to the rear with an orchard type layout to a walled garden to the north.

The OSI Cassini some years later shows a similar arrangement with the outbuilding to the rear shown extending the full width of the site.

This arrangement is retained by 1910 in the OSI 25" and the house named The Oaks, with two small extensions indicated to the rear of the main house.

The current layout incorporates some of these extensions, retains the outbuilding perpendicular to the road one to the rear and some additional farm sheds within the former walled garden.

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

Note this is a Partial Declaration to reinstate the original form of the roof (pitched roof) to the Coach House and consolidate the stone walls.

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 Declaration to reinstate the original form of the roof (pitched roof) to the Coach House and consolidate the stone walls.

1. Reinstatement of former pitched roof, following the existing angle remaining on the southern gable to the road. Ensure existing stone coping is retained. Materials to be agreed with the Planning Department prior to commencement.

2. 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.

3. All timber to be independently certified by the Forest Stewardship Council or an equivalent scheme.
4. Stone wall repairs: 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.
5. All works shall be designed to cause minimum intervention to existing fabric.

Special Remarks

1. Ensure that the rainwater systems are agreed by both the applicant and the western neighbour in relation to the boundary wall and eaves - letter of support from neighbour on file is noted.
2. All surface water, rainwater and storm water from the development shall be collected on site and disposed of within the sites surface water system. No surface water runoff from the site shall discharge onto the public footpath/road.

Any further documentation attached

Mapping and Site Photographs

Inspector

Rachel Mc Kenna

Rachel Mc Kenna

Inspector Date

Tuesday 17 August 2021