

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

Dec 57 22/04

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 specifically to the removal of asbestos roof to entire central sawtooth section and adjoining lean-to, replacement with composite Kingspan roof.

1. Given the scale of the proposed development, the extent of new material (Kingspan roof), and in agreement with the Area Planner; the works are deemed to materially alter the structure and hence require planning permission.
2. 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

N/A

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/22/004**

Planning Authority

NIAH 14935006



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	Clarionmont Ltd	Status	Owner
Name of Building	Midland Tribune	Former Name	B. Woods & Sons Carpet F
Townland	Clonghill Upper	OS Map Type	
Address 2	Birr	Map Sheet	
Address 3	Birr	National Grid co-ordi	
Date of Request	24-May-22 16-Aug-22	Date of Inspection	Monday 20 June 2022
Previous Declaration	N/A	Date of Declaration	Monday 27 June 2022
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	N/A
Record of Protected Structures	53-374	Archaeological Potential	N/A
Architectural Conservation Area	N/A	Preservation Order or Temp PO	N/A

NIAH Description of Structure

Detached fifteen-bay two-storey newspaper publishing house, built c.1930, with segmental bow to south side elevation and flat-roofed extension to rear. Set within its own grounds. Hipped slate roof, hidden by a parapet, with terracotta ridge tiles and rendered chimneystack to south end. Smooth rendered walls with projecting fascia to top of façade and coping to parapet. Square-headed window openings with steel-framed casement windows. Recessed full-height square-headed porch with rectangular profile columns. Square-headed door opening to porch with glazed timber doors. Rendered wall with metal railings to road. Two sets of rendered gate piers with metal gates.

Buildings of Central Leinster, Andrew Tierney: B. Woods & Sons Carpet Factory (including drawing showing sawtooth section to the rear) 1950, by Desmond Fitzgerald. A long block, the upper storey smaller. Fourteen bays, closely spaced, on either side of a giant porch set in antis, with plain slender piers; the inner wall glazed to full height. The fenestration carries distant echoes of Georgian Birr, and the segmental bow on the w elevation is found on several local houses of that period.

Composition:

Detached fifteen-bay two-storey newspaper publishing house, built c.1930, with segmental bow to south side elevation and flat-roofed extension to rear. Set within its own grounds.

Roof:

Hipped slate roof, hidden by a parapet, with terracotta ridge tiles and rendered chimneystack to south end.

Walls:

Smooth rendered walls with projecting fascia to top of façade and coping to parapet.

Openings:

Square-headed window openings with steel-framed casement windows. Recessed full-height square-headed porch with rectangular profile columns. Square-headed door opening to porch with glazed timber doors.

Interior:

N/A

Furniture and Fittings:

N/A

Site:

Rendered wall with metal railings to road. Two sets of rendered gate piers with metal gates.

Mapping References:

OSI 6" and 25" not present on site. Current mapping and BING maps shown.

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N/A

Special Remarks

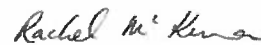
Any further documentation attached

Inspector

Rachel Mc Kenna

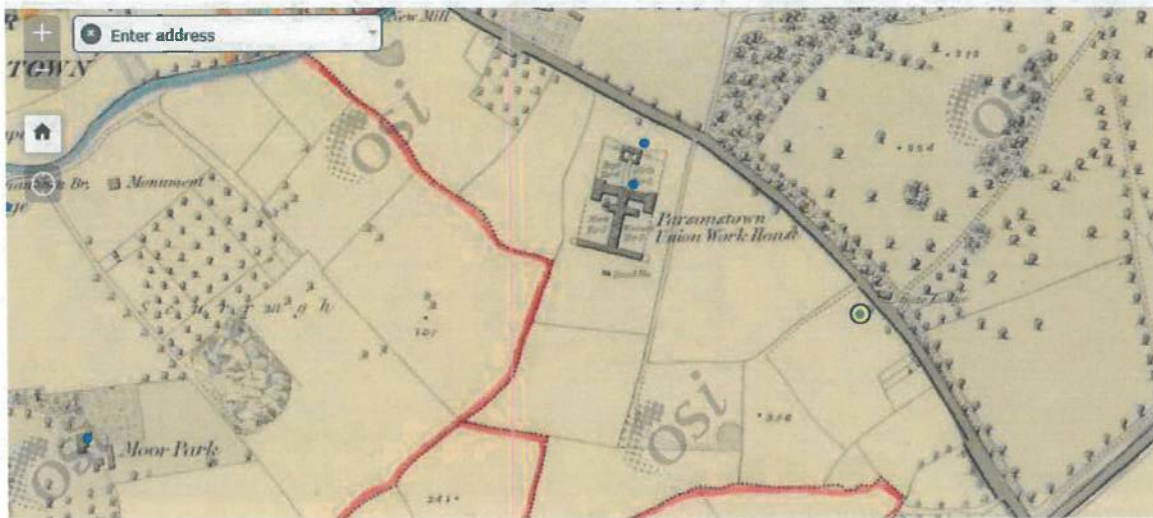
Inspector Date

Monday 27 June 2022

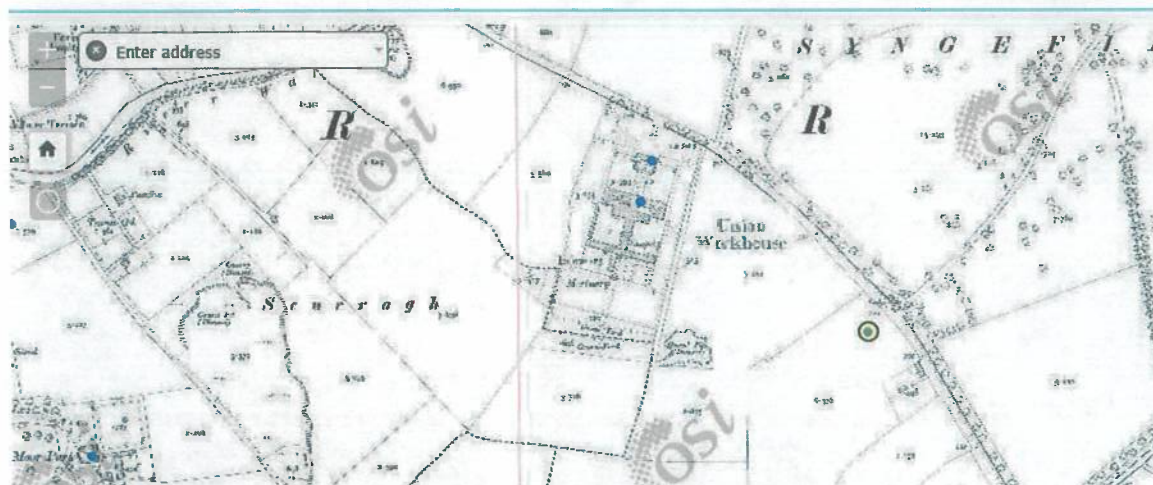


S57 Declaration 22004 Midland Tribune Birr

Mapping



OSI 6" Property not yet constructed



OSI 25" Property not yet constructed



Bing Maps, showing the current arrangement.

Sawtooth central roofs and lean-to roof to south asbestos and form part of current S57 application, outlined in orange.



Interior, vast sawtooth structure with asbestos roof





Sawtooth roof viewed from first floor of main building



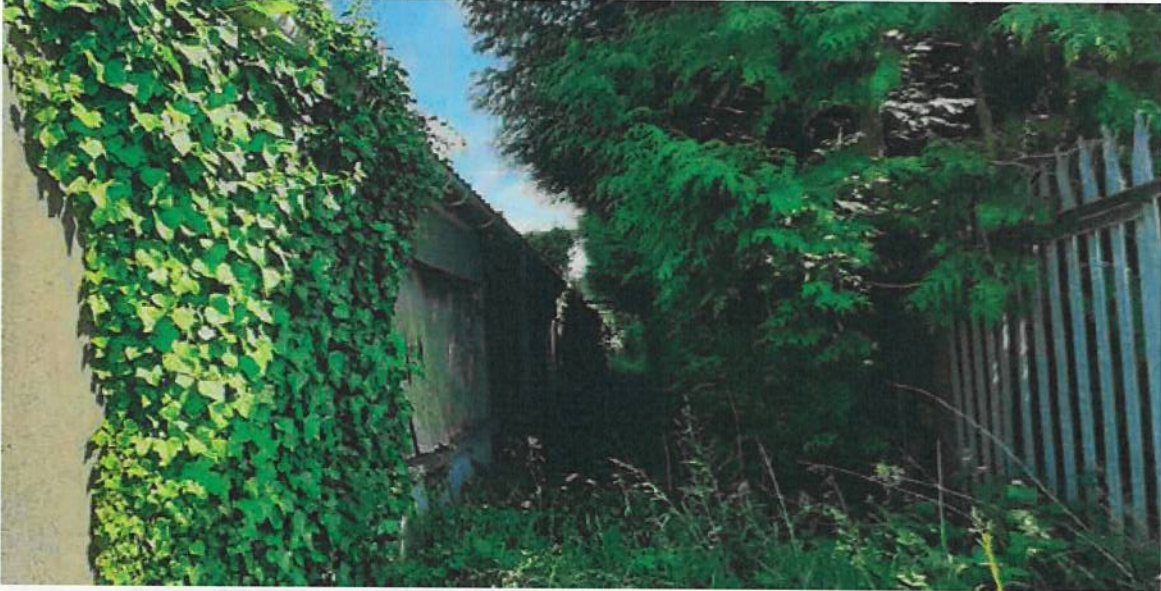
External view of vast sawtooth building with main building to the front facing the road



External view of sawtooth building with more recent building to rear



Internal view of flat roofed building with asbestos roof built beside sawtooth building



External view of flat roofed section, close to boundary



External view of flat roofed extension beside sawtooth building to rear of main building