

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

**Dec 57 22/06**

**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 the possibility of upgrading or replacing the existing (modern) porch.

1. Any new porch design to replace the existing (modern) porch.
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**

Note this is a Partial S57 Declaration relating to the possibility of upgrading or replacing the existing (modern) porch.

1. The porch is a modern addition to the historic façade and as such may be removed to reinstate the former composition. It is noted that the porch is likely built over the existing stone entrance steps which remain on either side of the porch. The lifting of internal porch floor tiles should confirm this supposition.
2. An internal double door arrangement could provide a required draught lobby without impacting on the external façade. Alternatively the existing porch may be upgraded, retaining existing features.
3. Any replacement windows/timber sections shall pay particular regard to existing glazing bars (elsewhere on site), 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.
4. All works shall be designed to cause minimum intervention to existing fabric.
5. All works shall be carried out in accordance with Best Conservation Practice and the Departments Guidelines for Architectural Heritage Protection.

# 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/22/006**

## Planning Authority

**NIAH 14819047**



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.

<b>Applicant Name</b>	Jim and Mairead Roycroft	<b>Status</b>	Owner
<b>Name of Building</b>	The Rectory	<b>Former Name</b>	N/A
<b>Townland</b>	Townparks	<b>OS Map Type</b>	
<b>Address 2</b>	Glebe Street	<b>Map Sheet</b>	
<b>Address 3</b>	Birr	<b>National Grid co-ordi</b>	
<b>Date of Request</b>	16-Sep-22 09-Dec-22	<b>Date of Inspection</b>	Tuesday 11 October 2022
<b>Previous Declaration</b>	N/A	<b>Date of Declaration</b>	Wednesday 12 October 2022
<b>Protection Status</b>	<input checked="" type="checkbox"/>	<b>Record of Monuments and Places</b>	N/A
<b>Record of Protected Structures</b>	49-244	<b>Archaeological Potential</b>	N/A
<b>Architectural Conservation Area</b>	N/A	<b>Preservation Order or Temp PO</b>	N/A

## NIAH Description of Structure

Detached L-plan three-bay two-storey over basement rectory, built c.1830, with porch to front and later extensions to rear. Set within its own grounds. Hipped slate roof with oversailing eaves, ashlar chimneystacks and terracotta pots. Stone parapet to porch roof. Pebbledashed walls. Timber sash windows with stone sills to basement with replacement windows and stone sills to rest of house. Square-headed door opening with timber panelled door with brass door furniture accessed by limestone steps with wrought-iron railings. Two-storey outbuilding to rear with corrugated roof. Rear yard accessed through segmental-headed brick arched opening set within ashlar piers. Cast-iron gate piers to front site with wrought-iron gate.

## Composition:

Detached L-plan three-bay two-storey over basement rectory, built c.1830, with porch to front and later extensions to rear. Set within its own grounds.

## Roof:

Hipped slate roof with oversailing eaves, ashlar chimneystacks and terracotta pots. Stone parapet to porch roof.

## Walls:

Pebbledashed walls.

## Openings:

Timber sash windows with stone sills to basement with replacement windows and stone sills to rest of house. Square-headed door opening with timber panelled door with brass door furniture accessed by limestone steps with wrought-iron railings.

**Interior:**

N/A

**Furniture and Fittings:**

N/A

**Site:**

Two-storey outbuilding to rear with corrugated roof. Rear yard accessed through segmental-headed brick arched opening set within ashlar piers. Cast-iron gate piers to front site with wrought-iron gate.

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

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**Special Remarks**

Planning permission was granted for the property June 2022 for renovation and upgrading works to the main building. The accompanying S57 documentation notes that porch appears to have been constructed in the late 70s or early 80s as evidenced by the type of construction namely 225mm blockwork. It as appears as though it was built on top of the existing granite steps (this will become clear with the removal of the internal tiled floor). The front door is teak construction, timber finish with handles/ ironmongery not in keeping with the house and the porch windows has a different head height to main house. The pitched roof to the porch is finished with various slate from a cement to natural.

**Any further documentation attached****Inspector**

Rachel Mc Kenna

**Inspector Date**

Wednesday 12 October 2022

