

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

Dec 57 22/07

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

This is a Partial S57 Declaration relating to: change of use from public house to apartments (Note previous retention application PL2/22/305 at Further Information stage)

1. Extensive works have been carried out to the protected structure leaving the property in an interim state, as such any proposals for accommodation would involve significant new build and would therefore 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

This is a Partial S57 Declaration relating to: change of use from public house to apartments (note previous retention application PL2/22/305 at Further Information stage).

1. Items of essential repair and routine maintenance in accordance with Department Conservation Guidelines including localised repair.

Offaly County Council

Áras an Chontae
Charleville Road
Ilamore

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Declaration Declaration Type: **Partial Declaration** Plan Type: CDP 2021_2027
Number: **DEC/22/007**
NIAH **0**

Planning Authority



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	James Hiney	Status	Owner
Name of Building	J Hiney's	Former Name	J Hiney's
Townland	Ferbane	OS Map Type	
Address 2	Main Street	Map Sheet	
Address 3	Chapel Street, Ferbane	National Grid co-ordi	
Date of Request	21-Sep-22 14-Dec-22	Date of Inspection	Thursday 13 October 2022
Previous Declaration	N/A	Date of Declaration	Thursday 13 October 2022
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	N/A
Record of Protected Structures	22-06	Archaeological Potential	N/A
Architectural Conservation Area	N/A	Preservation Order or Temp PO	N/A

NIAH Description of Structure

End-of-terrace corner-sited six-bay two-storey house, built c.1870, with pubfront. Pitched slate roof with rendered chimneystacks. Ruled-and-lined render to facade with quoins. Roughcast render to side elevation, rear and return. Square-headed window openings with timber sash windows, moulded stucco console brackets supporting cornices to first floor. Stone sills throughout. Square-headed window openings to ground floor with moulded stucco surrounds, stone sills and timber sash windows. Pair of square-headed recessed display windows to ground floor with moulded stucco surrounds and timber casement windows. Square-headed door opening with timber replacement double door and overlight.

Appraisal: An imposing structure within the Ferbane streetscape, J. Hiney's public house has a traditional Irish character. Modest in its functional design, it is made unique by the incorporation of decorative window surrounds. Elaborate console brackets and moulded cornices enhance its upper floor, framing the mid nineteenth-century style sash windows.

Composition:

End-of-terrace corner-sited six-bay two-storey house, built c.1870, with pubfront.

Roof:

Pitched slate roof with rendered chimneystacks

Walls:

Ruled-and-lined render to facade with quoins. Roughcast render to side elevation, rear and return.

Openings:

Square-headed window openings with timber sash windows, moulded stucco console brackets supporting cornices to first floor. Stone sills throughout. Square-headed window openings to ground floor with moulded stucco surrounds, stone sills and timber sash windows. Pair of square-headed recessed display windows to ground floor with moulded stucco surrounds and timber casement windows. Square-headed door opening with timber replacement double door and overlight.

Interior:

Extensive works have been carried out to the protected structure leaving the property in an interim state. Internally on the first floor some fine joinery and plasterwork feature remain, including moulded timber architraves to window and door openings, fine timber panelled surround to windows including shutters, rear timber staircase and balustrade.

Furniture and Fittings:

Some fine chimney pieces remaining intact in first floor rooms.

Site:

Large new structure to rear of the property between two returns. Ormer outbuilding shown on all maps appears to be in different ownership.

Mapping References:

The property in question including its return, at the corner of Main Street and Chapel Lane, Ferbane is present on all historic maps from the coloured OSI6 inch to the current map. The 'L-shaped' outbuildings is also shown on all maps, but appears altered on the current map.

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Special Remarks

Any further documentation attached

Inspector

Rachel Mc Kenna

Inspector Date

Thursday 13 October 2022

Rachel Mc Kenna

557 22007 Main Street Ferbane - mapping



The property in question including its return, at the corner of Main Street and Chapel Lane, Ferbane is present on all historic maps from the coloured OSI6 inch to the current map. The 'L-shaped' outbuildings is also shown on all maps, but appears altered on the current map.

Site photographs 2022_1013 – External (Note extended window RHS)



Internal photos – Ground Floor, Proposed Apartment A



Former pub, walls, floors, ceilings stripped out



Former large window extended to floor as new glazed door – part of Retention Application PL22305



New stud wall to front staircase and adjoining room



Large ground floor structure to the rear between two returns, does not appear to be on drawings



External view of same central room to the rear



Note
Apartment B
seems to
propose an
internal
Kitchen, with
no windows.

Last external
door on side
elevation is
not existing
and not
shown as a
new opening.

First Floor – Internal photographs of some very fine remaining features, note all floors removed to the front of the building, new joists in place.

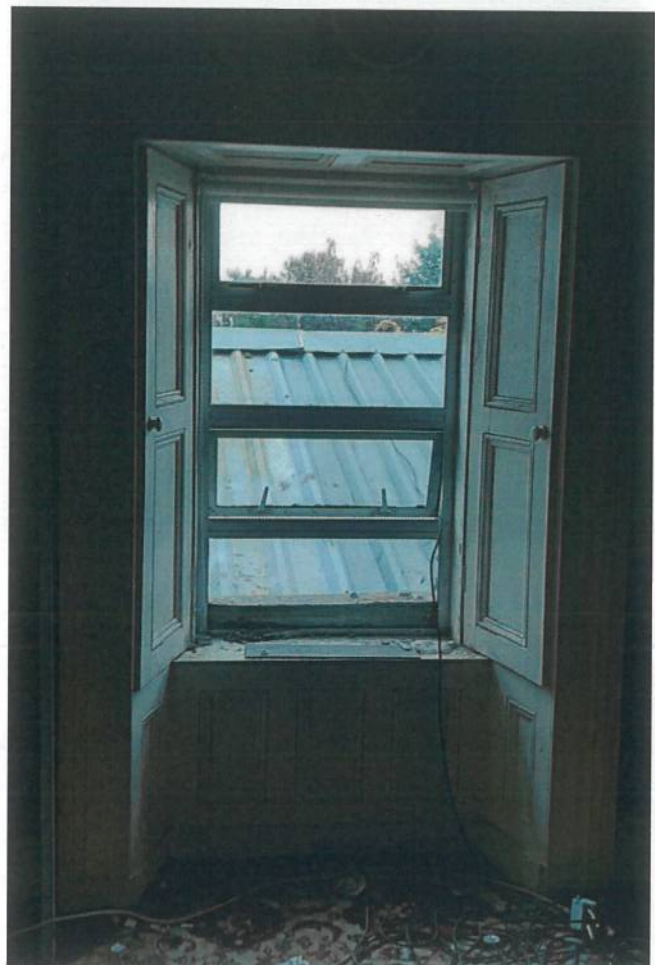


Rear timber stair and balustrade remaining to former upper living accommodation, fine moulded timber architraves to window and door openings, some historic doors remaining.





Some decorative features remaining including chimneypieces to former bedrooms and upper living room with overmantle and moulded cornice. Excellent upper windows with architraves, shutters and timber paneling.



Window details – Remaining and removed

