

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

**Dec 57 22/11**

**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: provisions of vents on external walls in all habitable rooms.

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**

This is a Partial S57 Declaration relating to: provisions of vents on external walls in all habitable rooms.

1. New vents may be provided as outlined with vent cover embedded in the lime plaster finish of the wall and painted to blend in with the facades. Ensure matching lime render/plaster and breathable paint are used internally and externally to make good existing finishes. All repair works shall be carried out in accordance with the best conservation practice as detailed in the Departments Architectural Heritage Protection Guidelines for Planning Authorities. The works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.
2. Items of essential repair and routine maintenance in accordance with Department Conservation Guidelines including localised repairs.

**Special Remarks**

Note in historic properties with breathable lime render and paint, original timber sash windows with trickle ventilation, such vents should not be required. Some of the original, historic windows have been replaced within these properties. Further detail provided by the applicant relating to the type, size and proposed finish of the vents. Air vents to be installed in the outside walls of the habitable rooms. Air vent consisting of round pvc vent piping with 110mm diameter. Outside opening covered by aluminium vent cover with horizontal slots and fly screen, embedded in the plaster finish of the wall and painted to blend in with the gables. Inside vent covers in rectangular, white pvc grilles with adjustable air flow. Positions of air vents to be approximately 2.0m above floor level as per building practice; exact position to be agreed with the customer. Ventilation channels to have a slight fall outwards so as to allow possible condensation to drain off to outside of the property.

# Offaly County Council

Áras an Chontae  
Charleville Road  
Tullamore

Tel 05793 46800  
Fax 05793 46868



**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/22/011**

**Planning Authority** **NIAH 14819084**



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>	Birr Trustee Company	<b>Status</b>	Owner
<b>Name of Building</b>	3 Rosse Row	<b>Former Name</b>	N/A
<b>Townland</b>	TOWNPARKS (BALLYBRI)	<b>OS Map Type</b>	
<b>Address 2</b>	Rosse Row	<b>Map Sheet</b>	
<b>Address 3</b>	Birr	<b>National Grid co-ord</b>	
<b>Date of Request</b>	22-Dec-22 16-Mar-23	<b>Date of Inspection</b>	
<b>Previous Declaration</b>	N/A	<b>Date of Declaration</b>	Thursday 26 January 2023
<b>Protection Status</b>	<input checked="" type="checkbox"/>	<b>Record of Monuments and Places</b>	
<b>Record of Protected Structures</b>	49-280	<b>Archaeological Potential</b>	
<b>Architectural Conservation Area</b>	N/A	<b>Preservation Order or Temp PO</b>	

## NIAH Description of Structure

Terraced two-bay two-storey house, built c.1840, with extension to rear. Fronts directly onto street. Pitched slate roof with terracotta ridge tiles, rendered chimneystacks and cast-iron rainwater goods. Lean-to roof to extension. Pebbledashed walls. Timber sash windows with stone sills, note 2020 photo with new timber 2/2 sash window to upper floor. Timber casement windows to extension. Segmental-headed door opening with fanlight and timber panelled door.

Appraisal: Though modest in design and small in stature, this house forms one of a group of similar structures. The house, like its neighbours, is enhanced by the retention of its timber sash windows and early materials, such as its slate roof. Along with its neighbours, this house forms an aesthetically pleasing group within the streetscape, facing onto the high stone walls which surround Birr Castle Demesne. Rosse Row forms part of a streetscape of a photograph taken by the 4th Earl of Rosse in the 1870's which is on display in the Historic Science Centre.

## Composition:

Terraced two-bay two-storey house, built c.1840, with extension to rear. Fronts directly onto street.

## Roof:

Pitched slate roof with terracotta ridge tiles, rendered chimneystacks and cast-iron rainwater goods. Lean-to roof to extension.

## Walls:

Pebbledashed walls.

**Openings:**

Timber sash windows with stone sills, note 2020 photo with new timber 2/2 sash window to upper floor. Timber casement windows to extension. Segmental-headed door opening with fanlight and timber panelled door.

**Interior:****Furniture and Fittings:****Site:**

Terraced three-bay two-storey house, built c.1840, with extension to rear. Fronts directly onto street. Lean-to roof to extension

**Mapping References:****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: provision of vents on external walls in all habitable rooms.

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**

This is a Partial S57 Declaration relating to: provision of vents on all external walls in all habitable rooms.

1. New vents may be provided as outlined with vent cover embedded in the lime plaster finish of the wall and painted to blend in with the facades. Ensure matching lime render/plaster and breathable paint are used internally and externally to make good existing finishes. All repair works shall be carried out in accordance with the best conservation practice as detailed in the Departments Architectural Heritage Protection Guidelines for Planning Authorities. The works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

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

**Special Remarks**

Note in historic properties with breathable lime render and paint, original timber sash windows with trickle ventilation, such vents should not be required. Some of the original, historic windows have been replaced within these properties.

Further detail provided by the applicant relating to the type, size and proposed finish of the vents.

Air vents to be installed in the outside walls of the habitable rooms. Air vent consisting of round pvc vent piping with 110mm diameter. Outside opening covered by aluminium vent cover with horizontal slots and fly screen, embedded in the plaster finish of the wall and painted to blend in with the gables. Inside vent covers in rectangular, white pvc grilles with adjustable air flow. Positions of air vents to be approximately 2.0m above floor level as per building practice; exact position to be agreed with the customer. Ventilation channels to have a slight fall outwards so as to allow possible condensation to drain off to outside of the property.

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

Rachel Mc Kenna

**Inspector Date**

Thursday 26 January 2023

