

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

Dec 57 22/14

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: 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

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 sight fall outwards so as to allow people condensation to drain off to outside of the property.

Offaly County Council

Áras an Chontae
Charleville Road
Tullamore

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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/22/014**
Planning Authority **NIAH** **14819283**



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	Birr Trustee Company	Status	Owner
Name of Building	1 Eden Road	Former Name	
Townland	TOWNPARKS (BALLYBRI)	OS Map Type	
Address 2	Eden Road	Map Sheet	
Address 3	Birr	National Grid co-ord	
Date of Request	22-Dec-22 16-Mar-23	Date of Inspection	
Previous Declaration	N/A	Date of Declaration	Thursday 26 January 2023
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	
Record of Protected Structures	49-313	Archaeological Potential	
Architectural Conservation Area	N/A	Preservation Order or Temp PO	

NIAH Description of Structure

End-of-terrace two-bay single-storey worker's house with attic, built c.1870, and return rear. Set back from street. Pitched slate roof with terracotta ridge tiles, rendered chimneystack, timber bargeboards with finial to gable and cast-iron rainwater goods. Catslide roof to return. Pebbledashed walls with timber eaves course. Timber sash windows with painted sills. Square-headed door opening with replacement timber battened door with pitched canopy with decorative timber bargeboards and finial. Front site bounded by timber fence. Shared outhouse to rear site. Random coursed stone wall with piers and wrought-iron gate bounds rear site. Appraisal: This structure is the first of an picturesque row of cottages located just outside the demesne of Birr Castle. This terrace of cottages is aesthetically pleasing. The decorative bargeboards, door canopy and six-over-six timber sash windows set the pattern for the style and character of these houses which won the Gold Royal Agricultural Society Medal in the 1870s. The terrace was built for employees of the Birr Castle Estate. Featured on the cover of 'Buildings of Irish Towns and Treasures of everyday architecture' by Patrick and Maura Shaffrey and described as 'small estate houses with a charm and quality associated with...developments'.

Composition:

End-of-terrace two-bay single-storey worker's house with attic, built c.1870, and return rear. Set back from street.

Roof:

Pitched slate roof with terracotta ridge tiles, rendered chimneystack, timber bargeboards with finial to gable and cast-iron rainwater goods. Catslide roof to return.

Walls:

Pebbledashed walls with timber eaves course.

Openings:

Timber sash windows with painted sills. Square-headed door opening with replacement timber battened door with pitched canopy with decorative timber bargeboards and finial.

Interior:

Furniture and Fittings:

Site:

Front site bounded by timber fence.

Mapping References:

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

Special Remarks

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

Rachel M'Kenna