

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

**Dec 57 23/01**

**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 solar panels on a rear pitch of the main roof.

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 solar panels on a rear pitch of the main roof.

1. The proposal is for solar panels fitted onto the rear pitch of the roof, ensuring they do not involve the removal of existing roofing material and should be reversible if required in the future.
2. Ensure that S.I. No.83 of 2007 Planning and Development Regulations 2007 is complied with relating to the installation or erection of a solar panel - Class 2(c).
3. All works being undertaken shall retain the maximum amount of surviving historic fabric and features in situ. All other features which are not the subject of the partial declaration shall be protected during the course of the works.
4. Refer to Department Advice Series and ensure that all works are carried out in accordance with Department Conservation Guidelines.

# Offaly County Council

ras 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/23/001**

## Planning Authority

**NIAH 14819121**



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.

<b>Applicant Name</b>	Derek and Rosalind Fannin	<b>Status</b>	Owner
<b>Name of Building</b>	St Brendans Street	<b>Former Name</b>	
<b>Townland</b>	TOWNPARKS (BALLYBRI)	<b>OS Map Type</b>	
<b>Address 2</b>	St Brendans Street	<b>Map Sheet</b>	
<b>Address 3</b>	Birr	<b>National Grid co-ord</b>	
<b>Date of Request</b>	09-Jan-23 03-Apr-23	<b>Date of Inspection</b>	Tuesday 24 January 2023
<b>Previous Declaration</b>	N/A	<b>Date of Declaration</b>	Tuesday 24 January 2023
<b>Protection Status</b>	<input checked="" type="checkbox"/>	<b>Record of Monuments and Places</b>	
<b>Record of Protected Structures</b>	53-226	<b>Archaeological Potential</b>	
<b>Architectural Conservation Area</b>	N/A	<b>Preservation Order or Temp PO</b>	

## NIAH Description of Structure

Detached five-bay three-storey house, built c.1840, abutting house to west with extension to east elevation. Fronts directly onto street. Pitched slate roof with terracotta ridge tiles and rendered chimneystacks with terracotta pots. Pebbledashed walls with rendered plinth. Timber sash window with tooled stone sills. Timber casement window to side elevation. Round-headed door opening with replacement timber panelled door and timber spoked fanlight.

Appraisal: This handsome house, which is more substantial than its neighbour, retains many features of note. Elements that enhance its architectural significance include original six-over-six timber sash windows and line-tooled stone sills. It is well proportioned and exhibits a symmetrical design. In association with the adjacent house, this urban dwelling is an integral feature on the streetscape of Saint Brendan's Street.

## Composition:

Detached five-bay three-storey house, built c.1840, abutting house to west with extension to east elevation. Fronts directly onto street.

## Roof:

Pitched slate roof with terracotta ridge tiles and rendered chimneystacks with terracotta pots.

## Walls:

Pebbledashed walls with rendered plinth.

## Openings:

Timber sash window with tooled stone sills. Timber casement window to side elevation. Round-headed door opening with replacement timber panelled door and timber spoked fanlight.

**Interior:**

**Furniture and Fittings:**

**Site:**

Fronts directly onto street. Note: given the height of the fine three-storey property, the rear pitch is visible on the approach from High Street and the Camcor Riverwalk.

**Mapping References:**

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**Special Remarks**

**Any further documentation attached**

**Inspector**

Rachel Mc Kenna

**Inspector Date**

Tuesday 24 January 2023

*Rachel Mc Kenna*