

**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 proposed interim repair works.

1. Creation of new openings within the structure of the building and alteration/enlargement of existing openings.
2. Removal or replacement of existing extensions.
3. 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 proposed interim repair works.

1. Removal of modern dry lining to expose original lime plaster finish, allowing lime time to sufficiently dry out prior to any later building works subject to planning permission. Repair of existing lime render: Only problem areas where plaster is loose and defective need to be redone in accordance with best practice. The retention of sound work is important because of authenticity and historical value. Render should match existing mix and must not be stronger or thicker than the background to which it is applied.
2. 5. Roof: Minor repairs shall only be carried out to the roof in accordance with details submitted with the Hipped slate roof, decorative scalloped eaves board and open eaves. Rendered chimney. J.A.K. Dean notes that when the later north section was added to the rear 'fashionable way wooden fascia boards were applied to embrace the whole'. Walls: Pebbledashed walls with smooth ruled rendered walls to rear of the north section close to the demesne boundary wall. Openings: Replacement windows throughout and modern front door in later lean-to extension. J.A.K. Dean notes that the front window to the avenue may have been a 'more appropriate tripartite Wyatt window'. Interior: The entrance is via modern lean-to, original entrance door now internal with stone threshold in place. External dash render still in place behind new plasterboard. Front section made up of two simple rooms with coved, high, plain render ceilings, replacement windows and modern glazed fireplaces, walls were dry-lined at some stage with lime render underneath. Flat-roofed extension to the rear. Rear section has a coved timber boarded ceiling with large modern stove and opening to rear flat-roofed extension. Furniture and Fittings: Remaining fittings boarded timber doors, timber coved ceiling to north section. Site: The site is accessed via the demesne entrance, bounded by low wall to the avenue, hedgerows and some mature trees to rear and north and high stone, demesne wall to west onto road. Described by Brewer in 1825 as a newly built porter's lodge with a modest one-bay short front to the avenue extending to the rear below a hipped roof. Mapping References: OSI 6" showing main house, landscaped gardens and outbuilding (c.1838). Note only the gate lodge to LHS of avenue entrance is shown at this time. The second gate lodge to the RHS is dated as c.1880 by J.A.K. Dean and built by John Gilbert King (visible on last edition of 6"). OSI 25" showing first gate lodge to the north of entrance and later lodge to the south, dated as c.1880 by J.A.K. Dean and built by John Gilbert King (visible on last edition of 6"). According to the applicant, this was originally a farm entrance but after a big storm when large trees came down across the main entrance, it was upgraded to become the primary approach to the demesne. The two main forms of the original gate lodge are visible with a small extension to the north. Current as noted above and Bing map showing the current layout of original gate lodge (north) later gate lodge (south) and two large new houses on the opposite side of the road. planning application unless the written consent of the planning authority has first been obtained. Slates shall be carefully removed and stored during building works. Existing slates shall be used to the front of the building with Blue Bangor or similar closely matching slate used to the rear. Ridge tiles shall be retained and similar replacement terracotta ridge tiles sourced where required. Parging (a

lime mortar coating applied to the underside of slates) shall be retained unless the written consent of the planning authority has been obtained. Existing cast iron gutters and downpipes are to be repaired and retained in accordance with details submitted with the planning application unless the written consent of the planning authority has first been obtained. If new sections are required they shall match the existing. Refer to the Department Advice Series: Roofs <https://www.buildingsofireland.ie/resources/>. Ensure the ceiling finishes are retained to the original north and south sections, timber boarded and plaster.

3. Modern fireplaces may be removed as not original to the rooms.
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 Department Guidelines for Architectural Heritage Protection.
6. Items of essential repair and routine maintenance in accordance with Department Conservation Guidelines including localised repairs.

**Special Remarks**

Refer also to Dean, J.A.K., *The Gate Lodges of Leinster*, (Wordwell 2016), pp306-307

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# 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/23/005**  
**Planning Authority** **NIAH** **14914005**



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>	John Hickey	<b>Status</b>	Owner
<b>Name of Building</b>	Ballylin Gate Lodge	<b>Former Name</b>	N/A
<b>Townland</b>	Ballylin	<b>OS Map Type</b>	
<b>Address 2</b>	Ballylin	<b>Map Sheet</b>	
<b>Address 3</b>	Ferbane	<b>National Grid co-ordi</b>	
<b>Date of Request</b>	09-Mar-23 01-Jun-23	<b>Date of Inspection</b>	Wednesday 22 March 2023
<b>Previous Declaration</b>	N/A	<b>Date of Declaration</b>	Wednesday 29 March 2023
<b>Protection Status</b>	<input checked="" type="checkbox"/>	<b>Record of Monuments and Places</b>	N/A
<b>Record of Protected Structures</b>	21-01	<b>Archaeological Potential</b>	2 and south OF015-008004
<b>Architectural Conservation Area</b>	N/A	<b>Preservation Order or Temp PO</b>	N/A

## NIAH Description of Structure

Pair of gates lodges and entrance gates to former Ballylin House, c.1830. Located on roadside. Pair of tooled limestone octagonal gate piers with decoratively carved cap stones supporting pair of wrought-iron gates and flanked by entrance gates to gate lodges supported by smaller piers. Entrance gates flanked by squared limestone walls terminating in similar piers. Detached four-bay single-storey gate lodge to south (not part of this S57). Detached three-bay single-storey gate lodge to north with hipped slate roof, decorative scalloped eaves board and pebbledashed walls and ruled and lined render wall, extensions to the rear. Square-headed window openings with replacement windows.

## Composition:

Detached four-bay single-storey gate lodge to south with projecting gabled end bays and extension to rear. Pair of gates lodges and entrance gates to former Ballylin House, c.1830. Located on roadside. Pair of tooled limestone octagonal gate piers with decoratively carved cap stones supporting pair of wrought-iron gates and flanked by entrance gates to gate lodges supported by smaller piers. Entrance gates flanked by squared limestone walls terminating in similar piers. Two gate lodges, one to the south (not part of this S57), and a detached three-bay single-storey gate lodge to north of avenue. This gate lodge is made up of two early offset sections with three later extensions (refer to mapping). A narrow lean-to extension to the west which provides front door access linking the front section to the rear section. A modern flat-roofed extension to the north of the front section. A small flat-roofed extension to the north of the rear section

## Roof:

Hipped slate roof, decorative scalloped eaves board and open eaves. Rendered chimney. J.A.K. Dean notes that when the later north section was added to the rear 'fashionable way wooden fascia boards were applied to embrace the whole'.

**Walls:**

Pebbledash walls with smooth ruled rendered walls to rear of the north section close to the demesne boundary wall.

**Openings:**

Replacement windows throughout and modern front door in later lean-to extension. J.A.K. Dean notes that the front window to the avenue may have been a 'more appropriate tripartite Wyatt window'.

**Interior:**

The entrance is via modern lean-to, original entrance door now internal with stone threshold in place. External dash render still in place behind new plasterboard. Front section made up of two simple rooms with coved, high, plain render ceilings, replacement windows and modern glazed fireplaces, walls were dry-lined at some stage with lime render underneath. Flat-roofed extension to the rear. Rear section has a coved timber boarded ceiling with large modern stove and opening to rear flat-roofed extension.

**Furniture and Fittings:**

Remaining fittings boarded timber doors, timber coved ceiling to north section.

**Site:**

The site is accessed via the demesne entrance, bounded by low wall to the avenue, hedgerows and some mature trees to rear and north and high stone, demesne wall to west onto road. Described by Brewer in 1825 as a newly built porter's lodge with a modest one-bay short front to the avenue extending to the rear below a hipped roof.

**Mapping References:**

OSI 6" showing main house, landscaped gardens and outbuilding (c.1838). Note only the gate lodge to LHS of avenue entrance is shown at this time. The second gate lodge to the RHS is dated as c.1880 by J.A.K. Dean and built by John Gilbert King (visible on last edition of 6").

OSI 25" showing first gate lodge to the north of entrance and later lodge to the south, dated as c.1880 by J.A.K. Dean and built by John Gilbert King (visible on last edition of 6"). According to the applicant, this was originally a farm entrance but after a big storm when large trees came down across the main entrance, it was upgraded to become the primary approach to the demesne. The two main forms of the original gate lodge are visible with a small extension to the north.

Current as noted above and Bing map showing the current layout of original gate lodge (north) later gate lodge (south) and two large new houses on the opposite side of the road.

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planning application unless the written consent of the planning authority has first been obtained. Slates shall be carefully removed and stored during building works. Existing slates shall be used to the front of the building with Blue Bangor or similar closely matching slate used to the rear. Ridge tiles shall be retained and similar replacement terracotta ridge tiles sourced where required. Parging (a lime mortar coating applied to the underside of slates) shall be retained unless the written consent of the planning authority has been obtained. Existing cast iron gutters and downpipes are to be repaired and retained in accordance with details submitted with the planning application unless the written consent of the planning authority has first been obtained. If new sections are required they shall match the existing. Refer to the Department Advice Series: Roofs <https://www.buildingsofireland.ie/resources/>. Ensure the ceiling finishes are retained to the original north and south sections, timber boarded and plaster.

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#### Special Remarks

Refer also to Dean, J.A.K., The Gate Lodges of Leinster, (Wordwell 2016), pp306-307

**Any further documentation attached** Mapping References, Site Photographs

**Inspector**

Rachel Mc Kenna

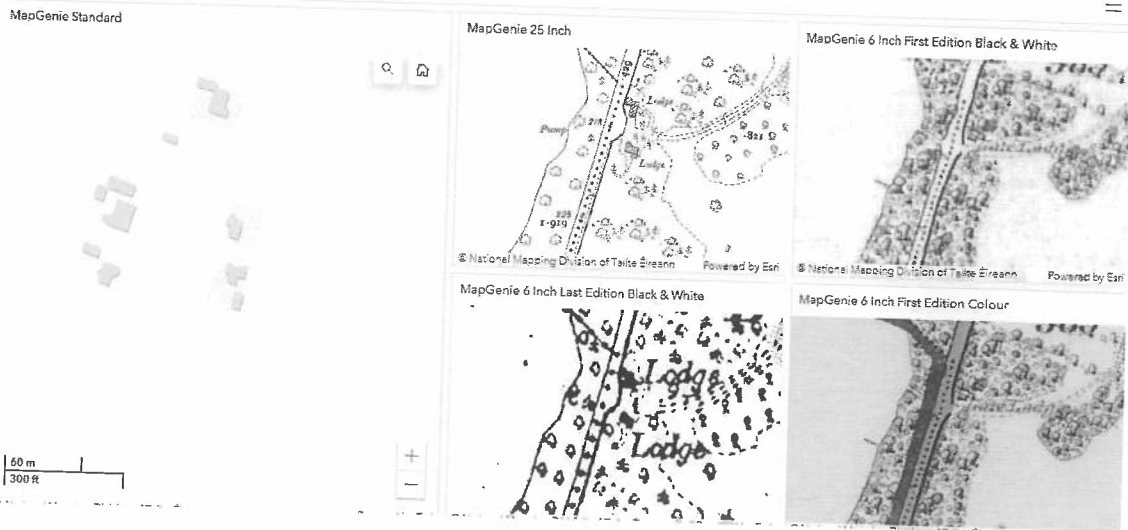
**Inspector Date**

Wednesday 29 March 2023

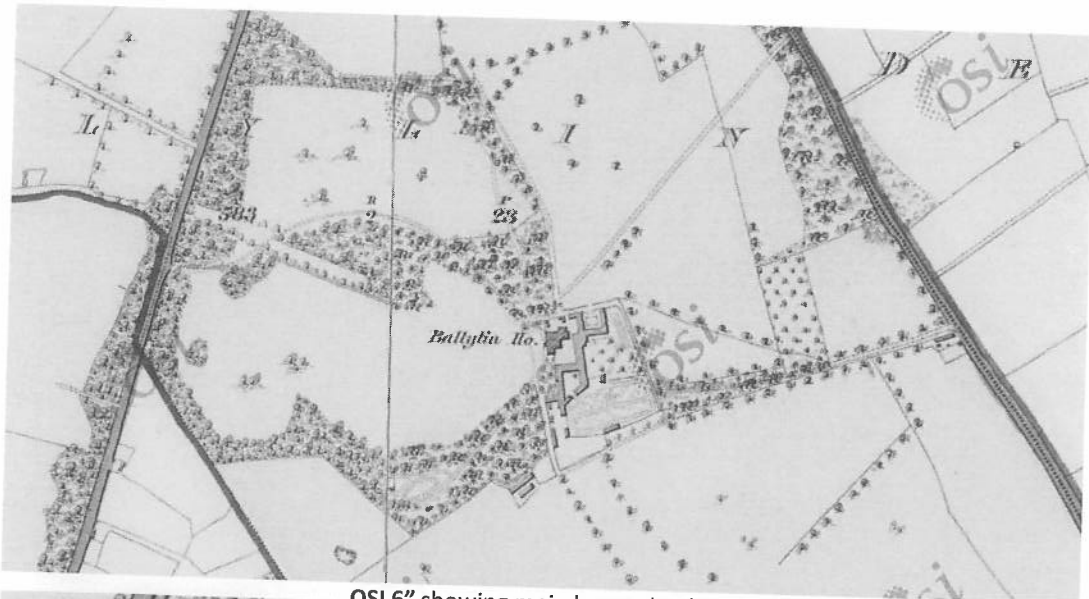
*Rachel Mc Kenna*

## Ballylin Estate - Mapping References

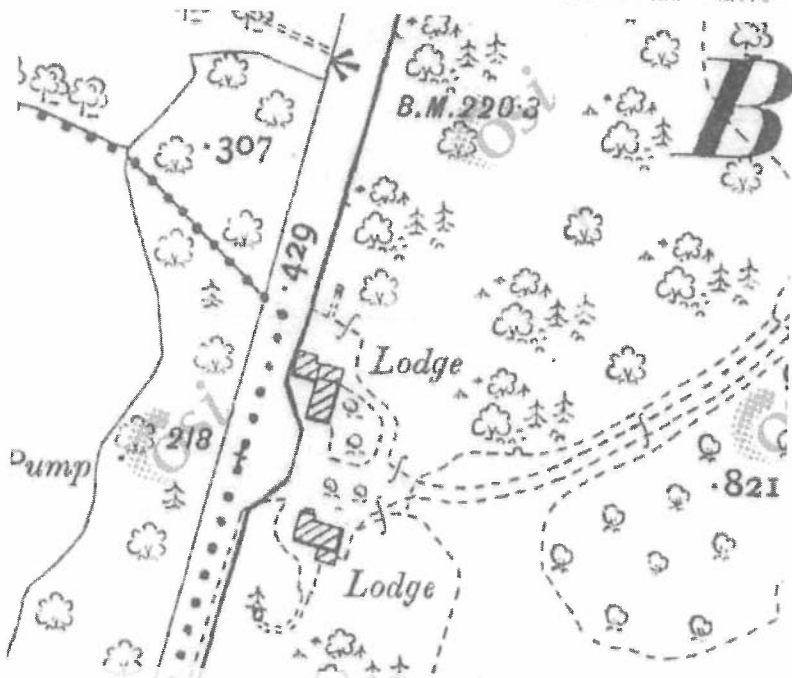
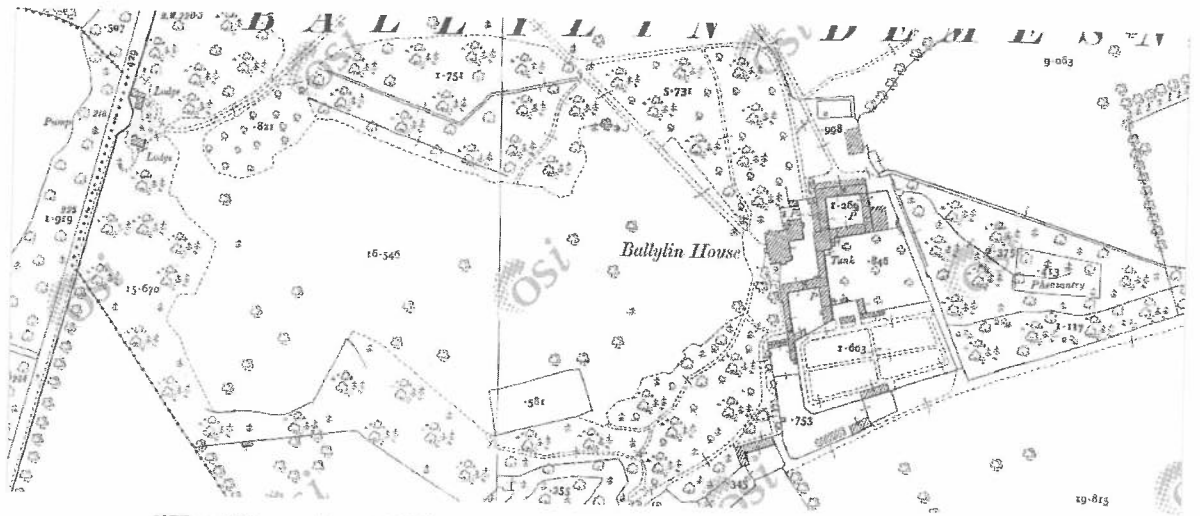
### National Irish Historic Maps Dashboard



All editions of OSI highlighting gate lodges at front entrance



OSI 6" showing main house, landscaped gardens and outbuilding (c.1838). Note only the gate lodge to LHS of avenue entrance is shown at this time. The second gate lodge to the RHS is dated as c.1880 by J.A.K. Dean and built by John Gilbert King (visible on last edition of 6").



OSI 25" showing first gate lodge to the north of entrance and later lodge to the south, dated as c.1880 by J.A.K. Dean and built by John Gilbert King (visible on last edition of 6"). According to the applicant, this was originally a farm entrance but after a big storm when large trees came down across the main entrance, it was upgraded to become the primary approach to the demesne.

Note the two main forms of the original gate lodge and a small extension to the north.



Current OS showing the altered form of the gate lodge which is composed of:

1. A narrow lean-to extension to the west (blue), which provides front door access linking the front section (a) to the rear section (b)
2. A modern flat-roofed extension to the north (green) of the front section
3. A small flat-roofed extension (orange) to the north of the rear section.



Bing map showing the current layout of original gate lodge (north) later gate lodge (south) and two large new houses on the opposite side of the road.



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2023\_0322 Gate Lodge, Ballyin, Ferbane



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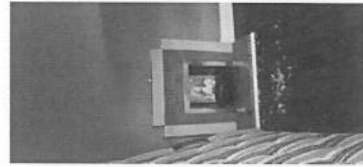
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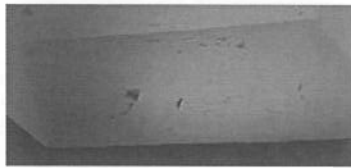
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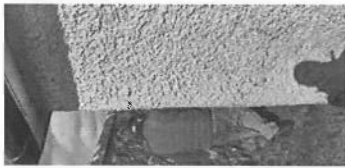
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