

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

Dec 57 23/07

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: replacement of front windows with double glazed windows, note some of these windows have already been replaced with 2/2 double glazed units. A Section 57 Declaration may not be carried out retrospectively. With regard to the remaining historic 6/6 timber sliding sash windows:

1. Changes to the external appearance including the unsympathetic replacement of historic timber sliding sash windows with historically inaccurate double glazed units.
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: replacement of front windows with double glazed windows, note some of these windows have been replaced with 2/2 double glazed units. A Section 57 Declaration may not be carried out retrospectively. With regard to the remaining historic 6/6 timber sliding sash windows:

1. Items of essential repair and routine maintenance in accordance with Department Conservation Guidelines including localised repairs. The existing historic 6/6 timber sliding sash windows should be repaired and such a project would be eligible for a possible Built Heritage Investment Scheme grant in 2024. The applicant should apply for such funding to repair when the scheme is announced towards the end of 2023.

Special Remarks:

No.s 1-3 Rosse Row have a total of 12 windows, 6 have been replaced with 2/2 double glazed units, 6 of the historic 6/6 timber sliding sash remain. The existing (retained on site) 6/6 timber sliding sash windows shall be repaired and reinserted into the six openings to ensure the restoration of the building's character and the character of the streetscape which is situated opposite Birr 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.

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/23/007**

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 not 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	Birr Trustee Company	
Name of Building	3 Rosse Row	
Townland	TOWNPARKS (BALLYBRI)	
Address 2	Rosse Row	
Address 3	Birr	
Date of Request	28-Mar-23	20-Jun-23
Previous Declaration	22011	

Protection Status	<input checked="" type="checkbox"/>
Record of Protected Structures	49-280
Architectural Conservation Area	N/A

Status	Owner
Former Name	Whites Row (OSI 6")
OS Map Type	
Map Sheet	
National Grid co-ord	205828, 205122
Date of Inspection	
Date of Declaration	Thursday 20 April 2023

Record of Monuments and Places	
Archaeological Potential	Within Birr Town zone
Preservation Order or Temp PO	

NIAH Description of Structure

Terraced three-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 6/6 sash windows with stone sills, note 2020 photo with new double glazed 2/2 windows to upper floors of no.1 and no.3 and ground floor of no.1. 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. No.s 1-3 Rosse Row have a total of 12 windows, 6 have been replaced with 2/2 double glazed units, 6 of the historic 6/6 timber sliding sash remain.

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**

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Any further documentation attached Refer to DEC23009 for mapping and photos

Inspector

Rachel Mc Kenna

Inspector Date

Thursday 20 April 2023

