

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

Dec 57 23/10

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: proposed smoke ventilation rooflights to existing stairs - rear 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: proposed smoke ventilation rooflights to existing stairs - rear roof.

1. The provision of two, low profile 'conservation type' rooflights with central glazing bar to the rear roof 'return', to provide smoke ventilation from the protected stairwell.

2. The works shall retain the maximum amount of surviving historic fabric, slates, plasterwork and joinery and shall be designed to cause minimum interference to the structure and/or fabric. All existing original features not part of the works shall be protected during the course of refurbishment.

3. The suitably qualified conservation expert (as per Architectural Heritage Impact Assessment) shall be employed to manage monitor and implement the works on the site and to ensure adequate protection of the historic fabric during the works.

Special Remarks

Refer to former Planning Applications PL2/20/514 and PL2/22/062 and subsequent reports. See also Architectural Heritage Impact Assessment prepared for planning by EMD Architects.

Offaly County Council

Áras an Cúirt
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/23/010**
Planning Authority **NIAH 14807058**



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	Bridgestock Care Ltd	Status	Owner
Name of Building	McGinn House	Former Name	N/A
Townland	Tullamore	OS Map Type	
Address 2	High Street	Map Sheet	
Address 3	Tullamore	National Grid co-ordi	
Date of Request	17-Apr-23 10-Jul-23	Date of Inspection	
Previous Declaration	N/A	Date of Declaration	Tuesday 25 April 2023
Protection Status	<input checked="" type="checkbox"/>	Record of Monuments and Places	
Record of Protected Structures	23-254	Archaeological Potential	
Architectural Conservation Area	N/A	Preservation Order or Temp PO	

NIAH Description of Structure

Terraced three-bay three-storey over basement house, built c.1800, with integral carriage. Set behind railings, fronts directly onto street. Pitched slate roof with rendered chimneystacks, terracotta pots. Roughcast render to walls with string course to second floor. Timber sash windows with tooled stone sills. Round-headed door opening with tooled door surround to tooled stone threshold steps. Replacement lead and stained glass fanlight over replacement panelled timber door with stained glass panes and wrought-iron grills. Cast-iron bootscraper to door, flanked by cast- and wrought-iron railings. Plinth wall with tooled stone coping. Cast- and-wrought iron railings to front of site. Segmental-headed integral arch to building with double timber doors.

Appraisal: This building on High Street retains a good deal of character which results from high quality details such as its sash windows and doorcase and fanlight. Its positive design enhances the architectural stock of the town.

Composition:

Terraced three-bay three-storey over basement house, built c.1800, with integral carriage. Set behind railings, fronts directly onto street.

Roof:

Pitched slate roof with rendered chimneystacks, terracotta pots.

Walls:

Roughcast render to walls with string course to second floor.

Openings:

Timber sash windows with tooled stone sills. Round-headed door opening with tooled door surround to tooled stone threshold steps. Replacement lead and stained glass fanlight over replacement panelled timber door with stained glass panes and wrought-iron grills. Segmental-headed integral arch to building with double timber doors.

Interior:

Furniture and Fittings:

Site:

Cast-iron bootscraper to door, flanked by cast- and wrought-iron railings. Plinth wall with tooled stone coping. Cast- and-wrought iron railings to front of site. Segmental-headed integral arch to building with double timber doors.

Mapping References:

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Any further documentation attached

Inspector

Rachel Mc Kenna

Inspector Date

Tuesday 25 April 2023

Rachel Mc Kenna

