

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

Dec 57 23/11

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 the former outbuilding (studio) which sits perpendicular to the street, adjacent to the main house. The solar panels are proposed to either side of the roof pitch (roughly west and east facing).

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 the former outbuilding (studio) which sits perpendicular to the street, adjacent to the main house. The solar panels are proposed to either side of the roof pitch (roughly west and east facing).

1. The proposal is for solar panels fitted to either side of the studio roof (perpendicular to the road), 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.

Special Remarks

This is a Partial S57 Declaration relating to: provision of solar panels on the former outbuilding (studio) which sits perpendicular to the street, adjacent to the main house. The solar panels are proposed to either side of the roof pitch (roughly west and east facing). It would be preferable to have the solar panels to the rear of the main house (roughly south facing), however the applicants were advised of caution regarding the capacity of the roof structure to take the weight of the solar panels.

Presumably the studio roof has been assessed for the same weight issues. It is unfortunate that the panels will now be visible from both sides along St Brendan's Street. They are reversible and could be removed in the future without altering the existing slates.

Offaly County Council

Áras 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/23/011**

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. In doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

Applicant Name	Derek and Rosalind Fannin
Name of Building	St Brendans Street
Townland	TOWNPARKS (BALLYBRI
Address 2	St Brendans Street
Address 3	Birr
Date of Request	15-May-23 07-Aug-23
Previous Declaration	23001

Status	Owner
Former Name	
OS Map Type	
Map Sheet	
National Grid co-ordi	
Date of Inspection	Tuesday 24 January 2023
Date of Declaration	Tuesday 24 January 2023

Protection Status	<input checked="" type="checkbox"/>
Record of Protected Structures	53-226
Architectural Conservation Area	N/A

Record of Monuments and Places	
Archaeological Potential	
Preservation Order or Temp PO	

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:

Main house fronts directly onto and parallel to the street. The former outbuilding now artist studio is adjacent to the main house with a small courtyard between and runs perpendicular to the street.

Mapping References:

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Any further documentation attached Photographs showing location and orientation of studio

Inspector

Rachel Mc Kenna

Inspector Date

Thursday 15 June 2023

Rachel Mc Kenna

