

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

**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: change of use from mixed use to fully residential having previously had the commercial element of a Bank of Ireland branch coinciding with a 4-bedroom residence.

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**

Note this is a Partial S57 Declaration relating to: change of use from mixed use to fully residential having previously had the commercial element of a Bank of Ireland branch coinciding with a 4-bedroom residence.

1. Change of use from mixed use to fully residential.
2. Removal of ground floor (modern) partitions and suspended ceiling. Note it is hoped that original plasterwork may still be intact above modern suspended ceiling over former banking area.
3. Reinstating former door between entrance lobby and stair.
4. 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.

**Special Remarks**

Note this is a Partial S57 Declaration relating to: change of use from mixed use to fully residential having previously had the commercial element of a Bank of Ireland branch coinciding with a 4-bedroom residence.

1. Interim floor/room over Utility not shown on drawings.
2. Repairs required to central roof valley and chimneys to prevent further water ingress and damage to internal walls and first floor plaster cornice. The applicant may wish to apply for conservation grant funding and should email Built Heritage Investment Scheme and Historic Structures Fund <B@offalycoco.ie> for further information regarding the schemes and 2024 timeframe.

# 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/23/012**

## Planning Authority

**NIAH 14810010**



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>	Rachel O'Leary
<b>Name of Building</b>	Bank of Ireland, Banagh
<b>Townland</b>	Main Street
<b>Address 2</b>	Banagher
<b>Address 3</b>	Offaly
<b>Date of Request</b>	13-Sep-23 06-Dec-23
<b>Previous Declaration</b>	N/A

<b>Status</b>	Owner
<b>Former Name</b>	N/A
<b>OS Map Type</b>	
<b>Map Sheet</b>	
<b>National Grid co-ordi</b>	
<b>Date of Inspection</b>	Tuesday 3 October 2023
<b>Date of Declaration</b>	Wednesday 11 October 20

<b>Protection Status</b>	<input checked="" type="checkbox"/>
<b>Record of Protected Structures</b>	39-09
<b>Architectural Conservation Area</b>	NA

<b>Record of Monuments and Places</b>	N/A
<b>Archaeological Potential</b>	N/A
<b>Preservation Order or Temp PO</b>	N/A

## NIAH Description of Structure

Detached double-pile five-bay two-storey bank, built c.1900, with extensions to rear. Bank set within its own grounds. Hipped slate roof with terracotta ridge tiles, red brick chimneystacks and cast-iron rainwater goods. Red brick walls with tooled limestone plinth course and limestone sill course to first floor with carved 'Bank of Ireland' over entrance door. Dog tooth brick and limestone cornice. Roughcast render to side and rear elevations. Flat-arched and segmental-arched openings with timber sash windows. uPVC windows to the rear. Segmental-arched opening with bull-nosed brick reveals and central carved limestone keystone, giving access to recessed porch. Segmental-arched door opening with bull-nosed brick reveals and overlight with timber panelled door. Tooled limestone steps flanked by railings give access to entrance. Modern ramp to front site. Garden to front enclosed by cast-iron railings surmounting tooled stone plinth.

Appraisal: The Bank of Ireland, which is located in a strategic position at the top of Main Street, retains many of its original features. The architectural aspects of this building, the intricate brick work, handsome carved limestone features and impressive central keystone above the recessed doorway, are of particular note. The use of red brick in the façade of this structure is an unusual feature in the streetscape of Banagher, making this building particularly interesting and one which stands out against the rendered domestic and commercial architecture of the town.

## Composition:

Detached double-pile five-bay two-storey bank, built c.1900, with extensions to rear. Bank set within its own grounds.

## Roof:

Hipped slate M-roof with terracotta ridge tiles, red brick chimneystacks, central valley and cast-iron rainwater goods.

#### **Walls:**

Red brick walls with tooled limestone plinth course and limestone sill course to first floor with carved 'Bank of Ireland' over entrance door. Dog tooth brick and limestone cornice. Roughcast render to side and rear elevations.

#### **Openings:**

Flat-arched and segmental-arched openings with timber sash windows to the front elevation, uPVC windows to the rear. Segmental-arched opening with bull-nosed brick reveals and central carved limestone keystone, giving access to recessed porch. Segmental-arched door opening with bull-nosed brick reveals and overlight with timber panelled door.

#### **Interior:**

Original features remaining including joinery; deep moulded skirting, door and window architraves, panelled internal doors, timber sash windows to front (2/2 ground floor, 1/1 first floor), uPVC to rear, panelled shutters; moulded cornices in main rooms (note may be intact above suspended ceiling to bank ground floor)

#### **Furniture and Fittings:**

Fireplaces intact in main rooms ground and first floor.

#### **Site:**

The Bank of Ireland is located in a strategic position at the top of Main Street. Tooled limestone steps flanked by railings give access to entrance. Modern ramp to front site. Garden to front enclosed by cast-iron railings surmounting tooled stone plinth. Long garden to rear surrounded by high stone wall, mature evergreen trees and some fruit trees to rear section. Fire escape stair to rear over flat roof section, into garden.

#### **Mapping References:**

OSI 6": N/A Residential terrace shown

OSI 25": Bank shown and named, with three small outbuildings (almost central) to rear facing further outbuildings along boundary wall (south) with adjacent convent. Two ranges of outbuildings form a courtyard to side of bank. Large garden to rear.

Current mapping and aerial view: Flat roof extension to rear (north) with fire escape from first floor adjoins return outbuildings, still intact, which still face outbuildings along boundary (south) with former convent (currently undergoing emergency accommodation alterations). conifers.

#### **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: change of use from mixed use to fully residential having previously had the commercial element of a Bank of Ireland branch coinciding with a 4-bedroom residence.

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**

Note this is a Partial S57 Declaration relating to: change of use from mixed use to fully residential having previously had the commercial element of a Bank of Ireland branch coinciding with a 4-bedroom residence.

1. Change of use from mixed use to fully residential.

2. Removal of ground floor (modern) partitions and suspended ceiling. Note it is hoped that original plasterwork may still be intact above modern suspended ceiling over former banking area.

3. Reinstating former door between entrance lobby and stair.

4. 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.

#### **Special Remarks**

Note this is a Partial S57 Declaration relating to: change of use from mixed use to fully residential having previously had the commercial element of a Bank of Ireland branch coinciding with a 4-bedroom residence.

1. Interim floor/room over Utility not shown on drawings.

2. Repairs required to central roof valley and chimneys to prevent further water ingress and damage to internal walls and first floor plaster cornice. The applicant may wish to apply for conservation grant funding and should email Built Heritage Investment Scheme and Historic Structures Fund <B@offalycoco.ie> for further information regarding the schemes and 2024 timeframe.

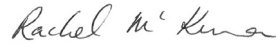
**Any further documentation attached**

**Inspector**

Rachel Mc Kenna

**Inspector Date**

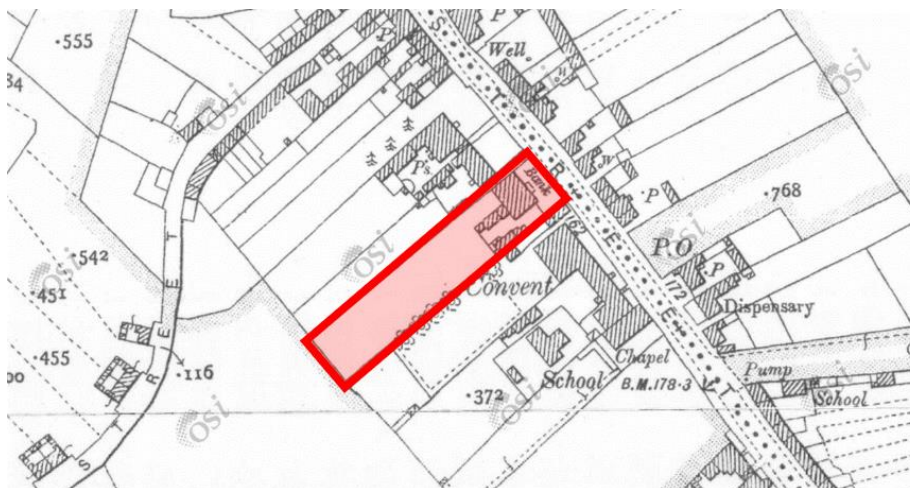
Wednesday 11 October 2023



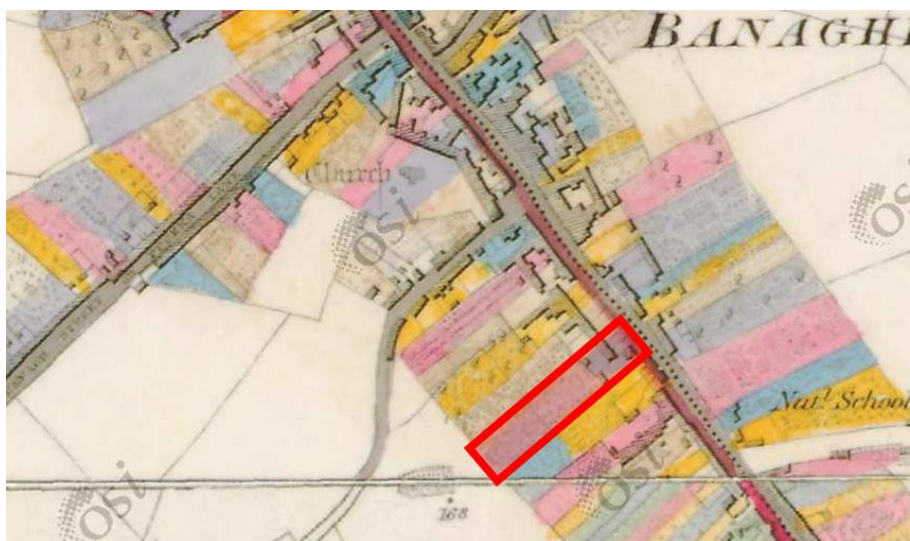
1. Location and Historical OS Maps



Site outlined in Red



Historical OS 25" Map  
Site outlined in Red



Historical 6" First Edition  
OS Map Site outlined in  
Red



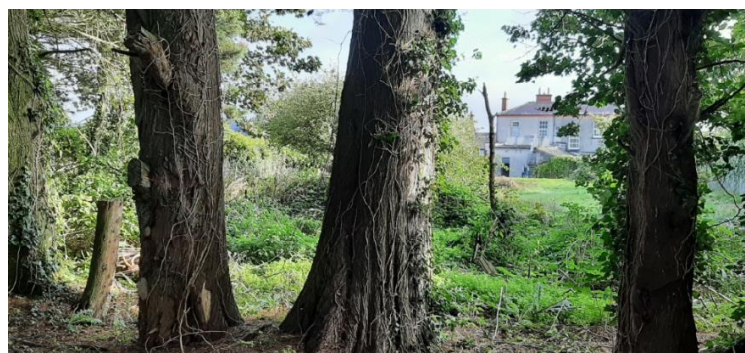
S57 DEC23012 Bank of Ireland, Banagher.

2. Photos





S57 DEC23012 Bank of Ireland, Banagher.



### 3. Drawings

