

**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: the installation of Solar Panels – to rear pitch only.

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: the installation of Solar Panels – to rear pitch only.

1. Installation of Solar Panels to Roof at the rear (South East Facing) – only. Ensure that the proposed solar panels allow for the retention of the existing roof slates insitu and are reversible if required in the future. Note the panels will not be visible from Cormac Street.
2. Prior to commencement the applicant shall detail to the Planning Authority the type and number of panels proposed.
3. 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).
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.

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/23/017**

Planning Authority

NIAH 14807050



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	Catherine Loughman
Name of Building	
Townland	Cormac Street
Address 2	Tullamore
Address 3	Co. Offaly
Date of Request	04-Dec-23 26-Feb-24
Previous Declaration	

Status	Owner
Former Name	
OS Map Type	
Map Sheet	
National Grid co-ordi	
Date of Inspection	Tuesday 9 January 2024
Date of Declaration	Tuesday 9 January 2024

Protection Status	<input checked="" type="checkbox"/>
Record of Protected Structures	23-246
Architectural Conservation Area	NA

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

NIAH Description of Structure

Terraced two-bay three-storey over basement house, built c. 1830, with square-headed integral carriage archway. Pitched slate roof with rendered chimneystacks, terracotta pots and cast-iron rainwater goods. Roughcast render to walls with channelled rendered quoins. Timber sash windows with stone sills. Round-headed doorway with tooled stone surround and fluted engaged Doric columns, timber door and timber spoked fanlight. Cast-iron bootscraper to door with acanthus leaf and shell detail. Doorway accessible by tooled stone steps and wrought-iron railings.

Appraisal: Regularly fenestrated timber sash windows and a neo-classical doorcase with spider web timber fanlight adorn the façade of this Cormac Street building. An integral carriage arch also adds to the architectural prowess of this house, allowing this structure to impact positively on Tullamore town.

Composition:

Terraced two-bay three-storey over basement house, built c. 1830, with square-headed integral carriage archway.

Roof:

Pitched slate roof with rendered chimneystacks, terracotta pots and cast-iron rainwater goods.

Walls:

Roughcast render to walls with channelled rendered quoins.

Openings:

Timber sash windows with stone sills. Round-headed doorway with tooled stone surround and fluted engaged Doric columns, timber door and timber spoked fanlight.

Interior:

N/A

Furniture and Fittings:

N/A

Site:

Wrought-iron railing and gate to front boundary adjacent road. Doorway accessible by tooled stone steps and wrought-iron railings.

Mapping References:

First Edition OSI 6": Not constructed at the time - site of former Wellington Barracks
OSI 25": Terraced House shown here with evidence of steps to entrance and carriage archway also shown at this time.

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Special Remarks

Any further documentation attached

Inspector

Rachel Mc Kenna

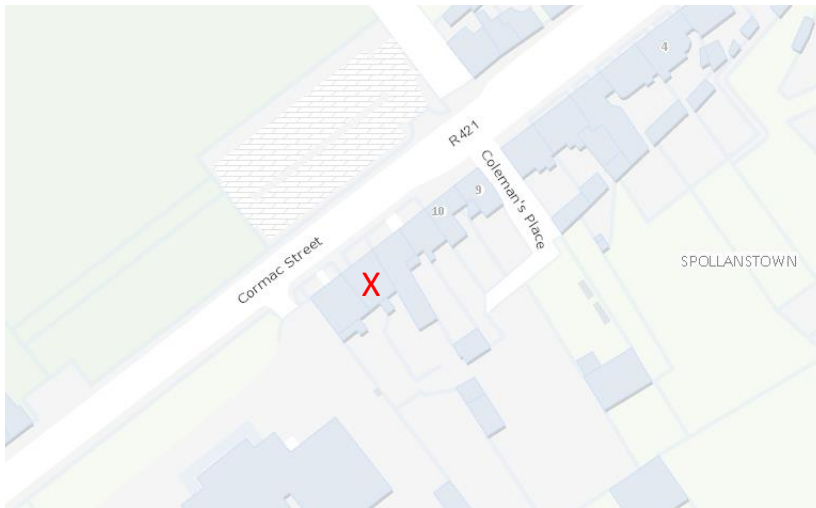
Inspector Date

Thursday 11 January 2024

Rachel Mc Kenna

S57 DEC2317 7 Cormac Street, Tulamore, Co. Offaly. (NIAH No. 14807050)
Proposal to install Solar Panels on Roof.

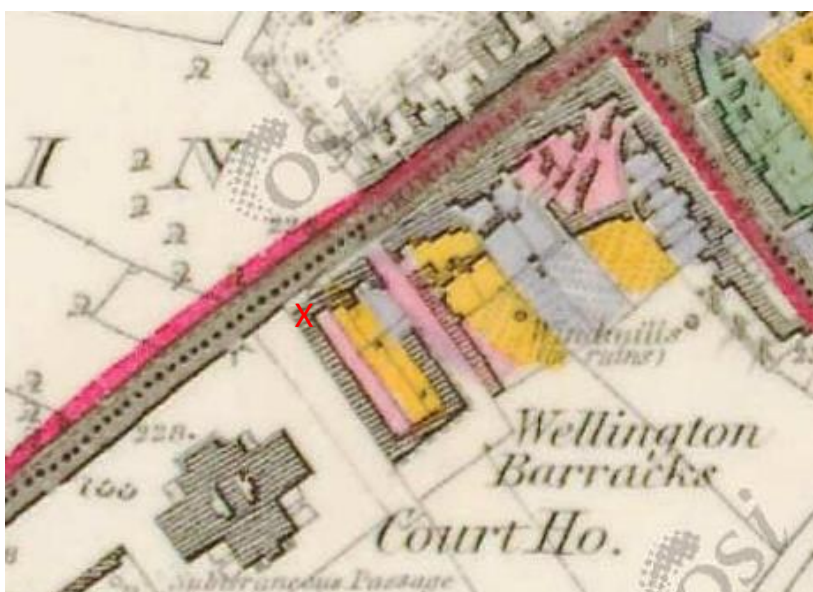
1. **Location and Historical OS Maps**



Site marked Red X



Historical OS 25" Map Site marked Red X



Historical 6" First Edition OS Map Site marked Red X

S57 DEC2317 7 Cormac Street, Tulamore, Co. Offaly. (NIAH No. 14807050)
Proposal to install Solar Panels on Roof.

2. **Photos – 9th Jan 2024.**

