

**COMHAIRLE CATHRACH AGUS CONTAE LUIMNIGH  
LIMERICK CITY & COUNTY COUNCIL**

Údarás Pleanála,  
(Planning Authority),  
7-8 Sráid Phádraig,  
(7-8 Patrick Street),  
Cathair Luimnigh,  
(Limerick City).

**10<sup>th</sup> June 2015**

**To: Cathaoirleach and Each Member of Cappamore – Kilmallock Municipal District  
of Limerick City and County Council**

**Re: Proposed Additions to, and Removals from, the Record of Protected Structures**

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**A Chomhairleoir, a chara,**

I enclose herewith a copy of the Chief Executive's Report on the Proposed Additions to, and Removals from, The Record of Protected Structures contained in the County Development Plan.

Part IV [Architectural Heritage] of the Planning and Development Act (as amended) is the statutory basis for protecting our built cultural assets. Limerick City and County Council maintains Records of Protected Structures in accordance with the provisions of Section 51 of the 2000 Act (as amended). There are approximately 1,600 entries currently in the Record contained in Volume 3 of the County Development Plan 2010 – 2016.

In making additions to or deletions from, the Record of Protected Structures, a statutory process must be followed. This includes the issuing of a Public Notice and the serving of Notices on the owner and the prescribed bodies. A minimum of six weeks must be given to allow submissions or observations to be made.

Submissions or observations made by owners, occupiers, the prescribed bodies, the Minister and members of the public, must be taken into consideration before the final decision is made. Following the completion of the public consultation period the file on the individual buildings is considered by the elected Members of the Municipal District and, as such decisions are a Reserved Function, they make the final determination on the matter. This decision must be reached by Friday July 3<sup>rd</sup>, 2015.

As provided for under the provisions of Section 54 of the Act, it is proposed to make two additions to the Record of buildings located in the Cappamore – Kilmallock Municipal District, and to delete a total of three structures situated within this area from the Record on the basis that their protection is no longer warranted. The statutory process in respect of serving Notices on the owners and the prescribed bodies, as well as informing the Minister for the Arts, Heritage and the Gaeltacht and placing a Notice in a newspaper has been completed.

The requisite Notices, which were issued on February 26<sup>th</sup>, 2015, were served by Registered Post on the owners and the prescribed bodies (Fáilte Ireland, An Comhairle Ealaíon, The Heritage Council, and An Taisce) as well as the Minister for the Arts, Heritage and the Gaeltacht. The period of public consultation, which was notified by way of a Notice placed in the Limerick Leader of February 28<sup>th</sup>, 2015, ran from Monday March 2<sup>nd</sup>, through to Monday April 13<sup>th</sup>, 2015. No Submissions or Observations were received.

As a number of the structures are rated as being of Regional Significance by the National Inventory of Architectural Heritage and, as such, are the subject of a Ministerial Recommendation that they be added to the Record of Protected Structures under the provisions of Section 53 of the Planning and Development Act. The Minister was informed that no Submissions were received for her comment

The Reports in respect of the two proposed additions (P.P.S. 2015/A (which received assistance for conservation works in 2014 under the terms and conditions of the Built Heritage Jobs Leverage Scheme) and P.P.S. 2015/B) and the proposed deletions (R.P.S. Reg. Nos.: 60; 570; and 649), along with the Planning Authority's Recommendations, are set out in the attached report.

If you have any queries on the report or wish to meet prior to the Municipal District meeting please contact Maria Woods, Senior Executive Planner, on 061-407228 or the Conservation Officer, Tom Cassidy, on 061 407251.

Mise le meas,



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**Pat Daly,**  
**Director of Services,**  
**Economic Development and Planning.**

# **Chief Executive's Report to Members**

In accordance with Section 55 of the Planning & Development  
Act 2000 (as amended)

Proposed Additions of two buildings to the  
Record of Protected Structures;

Proposed Deletions of three buildings from the  
Record of Protected Structures;

Volume 3, Limerick County Development Plan 2010 – 2016

10<sup>th</sup> June 2015

In the Cappamore-Kilmallock Municipal district



Forward Planning

Limerick City and County Council,  
Economic Development and Planning Department,  
7-8 Patrick Street,  
Limerick.

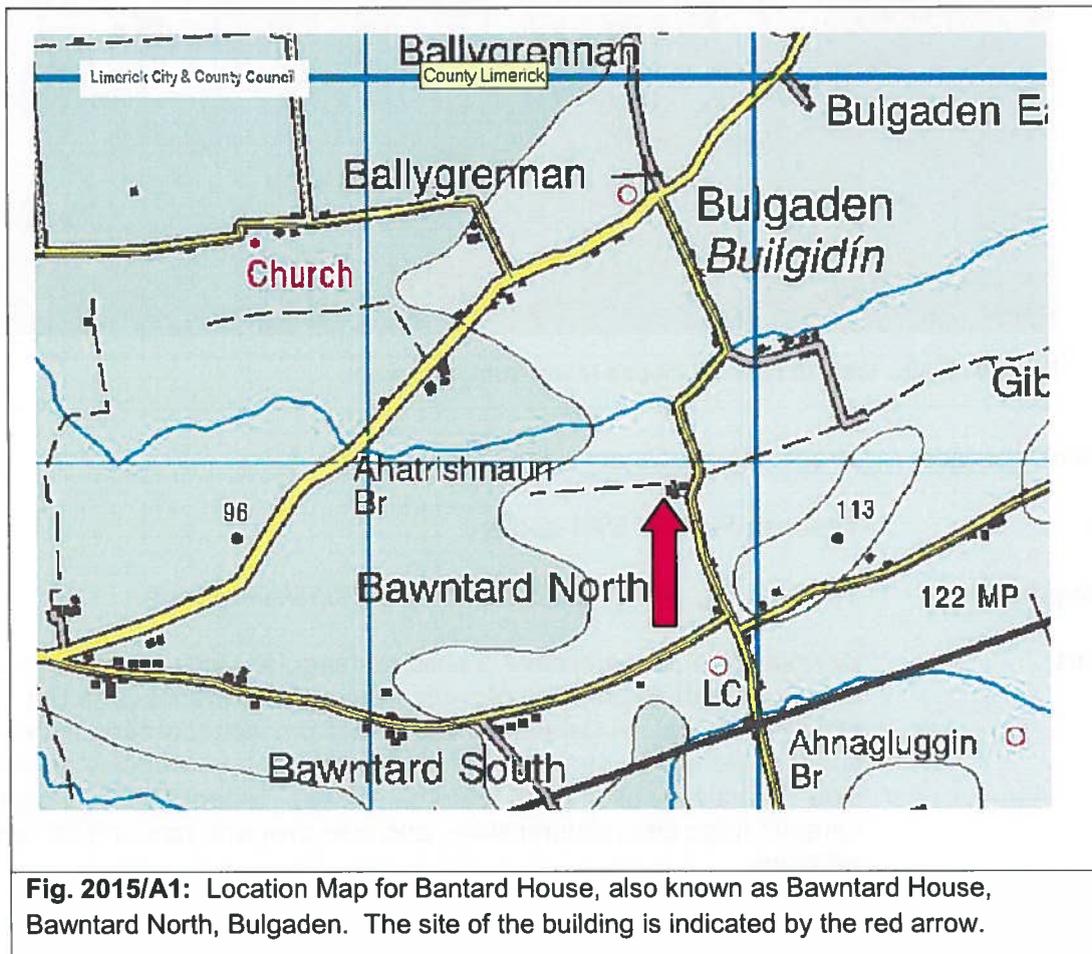
**Proposed Addition to the  
Record of Protected Structures  
maintained by  
Limerick City and County Council  
pursuant to the provisions of  
Part IV [Architectural Heritage]  
of the  
Planning and Development Act, 2000  
(as amended)  
Reference No. P.P.S. 2015/A  
A country house at Bawntard North,  
Bulgaden, Kilmallock**

**Bantard House (also known as Bawntard House)**  
**Proposed Protected Structure Reference No.: P.P.S.2015/A**

**Introduction:**

This report details the features of significance and importance in respect of a vernacular country house. Known as Bantard House, it is also referred to as Bawntard House, this building is located at Bawntard North, Bulgaden, Kilmallock, Co. Limerick (See Fig. 2015/A1 below for its location).

**Building Type:** Country House (Vernacular)



**Location:** Bawntard North Townland  
[St. Peter's and St. Paul's Civil Parish  
Barony of Kilmallock]

**Municipal District:** Cappamore - Kilmallock

**Comments:** This building received grant assistance under the provisions of the Built Heritage Jobs Leverage Scheme 2014.



**Fig. 2015/A2:** View of Bantard House taken from the south.

**Owner/Occupier:** Mrs. Margaret Cleary

**Map:** Yes- see Fig. 2015/A1 above

**Photographs:** Yes (see Fig. 2015/A2 above and Fig. 2015/A3 below)

**Report:** Bawntard House comprises a solid rectangular block aligned almost east-west with its principle elevation facing southwards (See Fig. 2015/A2 above). A gabled central breakfront with a ground floor porch shelters the main entrance. This is flanked by bay windows on either side. Practically all original features survive. Externally this includes ceramic ridge tiles, natural slate, and one over one rise and fall sash windows.

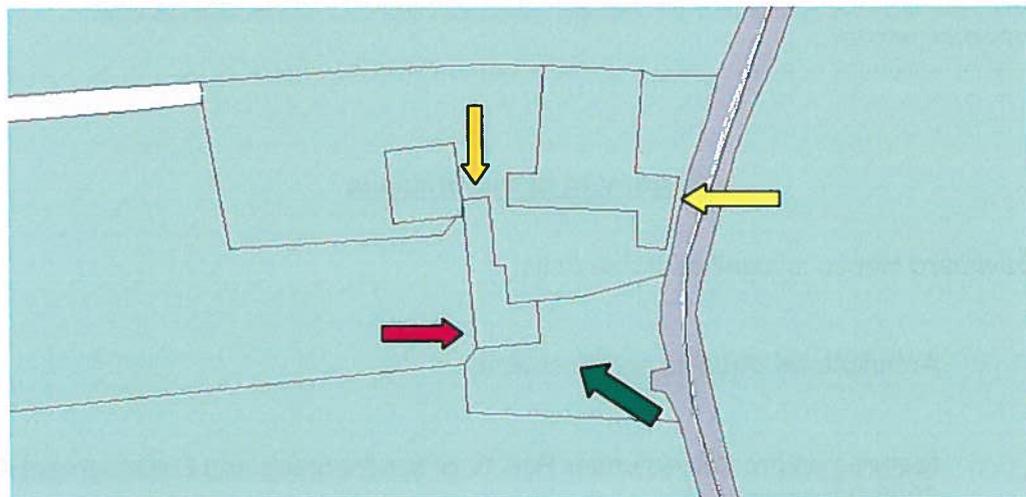
Practically all internal joinery (staircase, doorcases, skirting boards, window cases, and so forth, survive intact)

There is a return to the rear from which a range of outbuildings stretches northwards (See Fig. 2015/A3 below). These buildings, along with a separate range of outbuildings aligned east-west located to the north-east of the main building coupled with the road boundary wall and a wall defining the front garden boundary forms a courtyard (See Fig. 2015/A4 below).

The Report and Assessment of Bawntard House, Ref. No. 2190480, prepared by the National Inventory of Architectural Heritage on foot of their Interim Survey of County Limerick has been included in this report.



**Fig. 2015/A3:** View of Bantard House taken from the east-north-east.



**Fig. 2015/A4:** Layout of the courtyard and buildings associated with Bantard House.

Red Arrow- Location of Bantard House

Amber Arrow- Range of outbuildings stretching northwards from the house

Yellow Arrow- range of outbuildings defining the northern boundary of the courtyard

Green Arrow- Front Garden

## National Inventory of Architectural Heritage's Description and Appraisal:-

### Main Record - County Limerick

[View location on map](#)

 [Print This Page](#)

**Bantard House, County Limerick**

**21904801**



<b>Reg. No.</b>	21904801
<b>Date</b>	1820 - 1880
<b>Previous Name</b>	Bawntard House
<b>Townland</b>	BAWNTARD NORTH
<b>County</b>	County Limerick
<b>Coordinates</b>	163826, 128889
<b>Categories of Special Interest</b>	ARCHITECTURAL ARTISTIC
<b>Rating</b>	Regional
<b>Original Use</b>	house
<b>In Use As</b>	house

#### Description

Detached three-bay two-storey L-plan house, built c. 1840, with additions dating from the later nineteenth and twentieth centuries. House comprising gabled breakfront with box-bay window, full-height bay windows to front (south) elevation single-bay two-storey extension to rear (north) elevation. Pitched slate roof having terracotta ridge tiles render copings and rendered chimneystacks. Rendered walls with render quoins render plinth course. Square headed openings having one-over-one pane timber sliding sash windows with shared concrete sills. Camber-headed window opening to breakfront, first floor having one-over-one pane timber sliding sash window and concrete sill. Paired square-headed openings to breakfront, ground floor, with one-over-one pane timber sliding sash window and shared concrete sill. Square-headed opening to east elevation having four-over-four pane timber sliding sash window and concrete sill. Square-headed opening to breakfront, east elevation, with glazed overlight over timber panelled door. Pair of square-profile rendered piers to east having single-leaf cast-iron gate. Sweeping rendered walls terminating in second pair of piers. Rendered boundary walls to site. Pair of square-profile rendered piers to west with single-leaf cast-iron gate and recent concrete finials.

#### Appraisal

Originally known as Bawntard House, this house has undergone extensive alterations during the nineteenth century. Victorian features include the full-height canted bay windows and gabled breakfront. They underline the original symmetry of the house. The render details, such as the quoins, also articulate the house's form.

### Statement of Significance

Bawntard House is significant due to its:

- Architectural, Artistic, and Technical
- features as prescribed under Part IV of the Planning and Development Acts 2000 (as amended)

### Submissions/Observations

No submissions or observations were received

### Recommendation

It is recommended that Bantard House (also known as Bawntard House), P.P.S. Reference No. 2015/A, be added to the Record of Protected Structures maintained by Limerick City and County Council.



**Proposed Addition to the  
Record of Protected Structures  
maintained by  
Limerick City and County Council  
pursuant to the provisions of  
Part IV [Architectural Heritage]  
of the  
Planning and Development Act, 2000  
(as amended)  
10<sup>th</sup> June 2015  
Reference No. P.P.S. 2015/B  
A thatched house at Caherelly East,  
Grange, Kilmallock**



## **Introduction:**

Part IV [Architectural Heritage] of the Planning and Development Acts 2000 – 2014 allows a planning authority to keep its Record of Protected Structures (R.P.S.) under review on a continual basis. While this can be used as a means to remove structures from the R.P.S. where the planning authority is of the view that their protection is no longer warranted it is normally applied as a means by which buildings or features of significance because of their architectural heritage are added to the R.P.S. as they are identified and as resources permit.

Limerick City and County Council now proposes to add three buildings to the Record of Protected Structures. This report details the features of significance and importance in respect of a vernacular thatched house. Identified as 'Wilkinson's' it is located at Caherelly East, Grange, Kilmallock, Co. Limerick.

A distinct legal process must be followed. This includes the issuing of a Public Notice and the serving of Notices on the owner and the prescribed bodies. A minimum of six weeks must be given to allow submissions or observations to be made. Any member of the public, or an agent acting for them, may make such a contribution- this reflects the fact that the stakeholders in the county's built heritage are many and should be afforded the opportunity to comment whenever changes are contemplated.

The prescribed bodies are:

The Minister for Arts, Heritage and the Gaeltacht (it should be noted that a Ministerial Recommendation, on foot of Section 53 of the Planning and Development Act, 2000 was received by Limerick County Council in respect of this building);

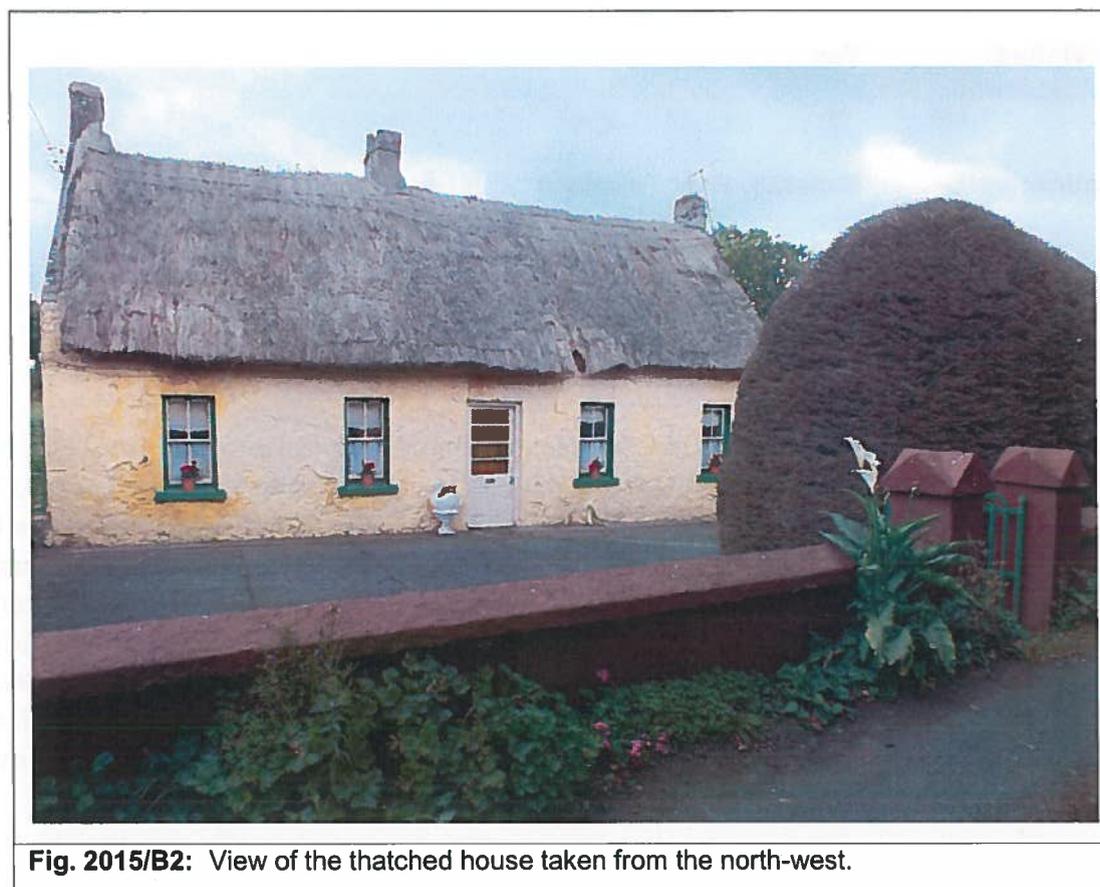
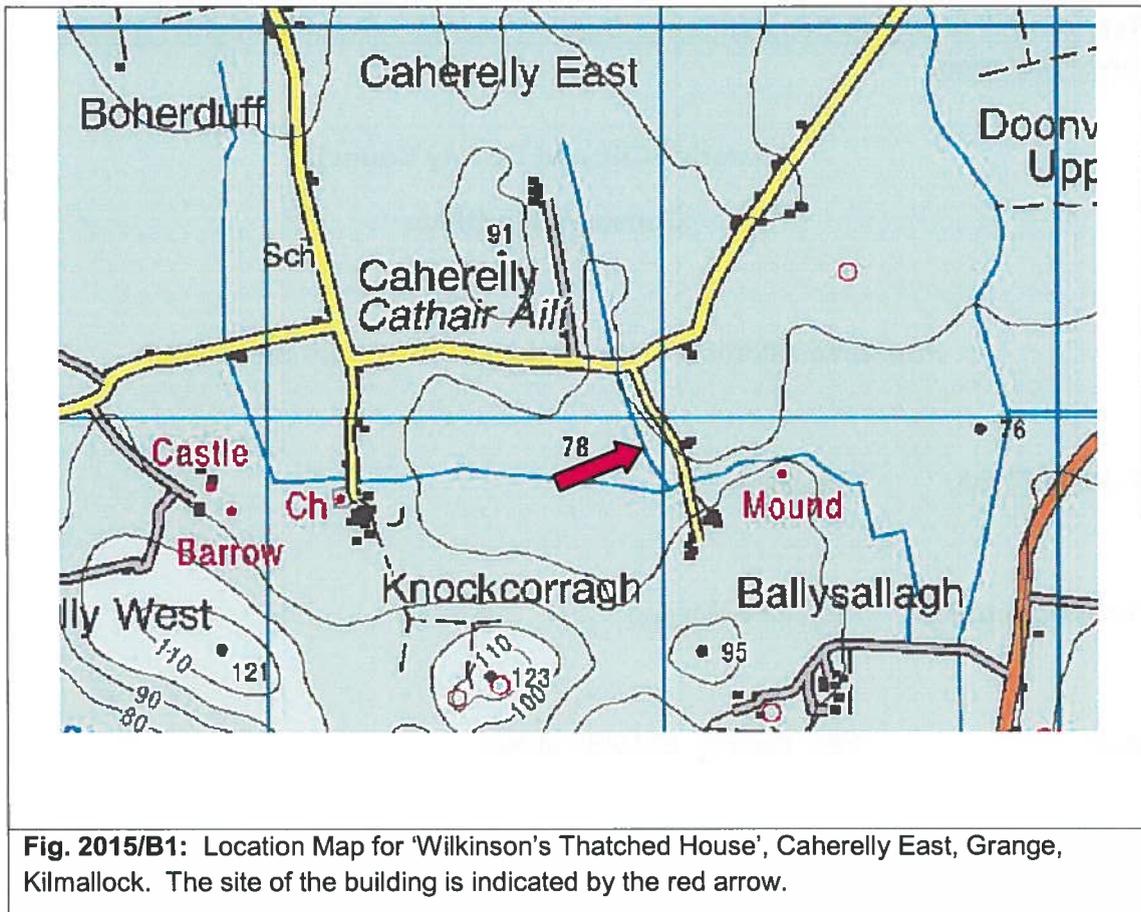
An Taisce;

The Arts Council;

The Heritage Council;

Fáilte Ireland.

Submissions or observations made by owners, occupiers, the prescribed bodies, the Minister and members of the public, must be taken into consideration before the final decision is made. Following the completion of the public consultation period the file on the individual buildings will be considered by the elected Members of the relevant Municipal District and, as such decisions are a Reserved Function, they will make the final determination on the matter. This decision must be reached by Friday, July 3, 2015.



**Ref. No.: P.P.S.2015/B (located in the Cappamore-Kilmallock Municipal District functional area)**

**Limerick City and County Council**

**Conservation Office**

**Proposed Addition to the Record of Protected Structures**

**Building Type:** Thatched House

**Owner/Occupier:** Mr. Tim Wilkinson

**Map:** Yes- see Fig. 2015/B1 above

**Photograph:** Yes

**Site Visited:** Yes

**Location:** Caherelly East Townland  
[Caherelly Civil Parish  
Barony of Clanwilliam]

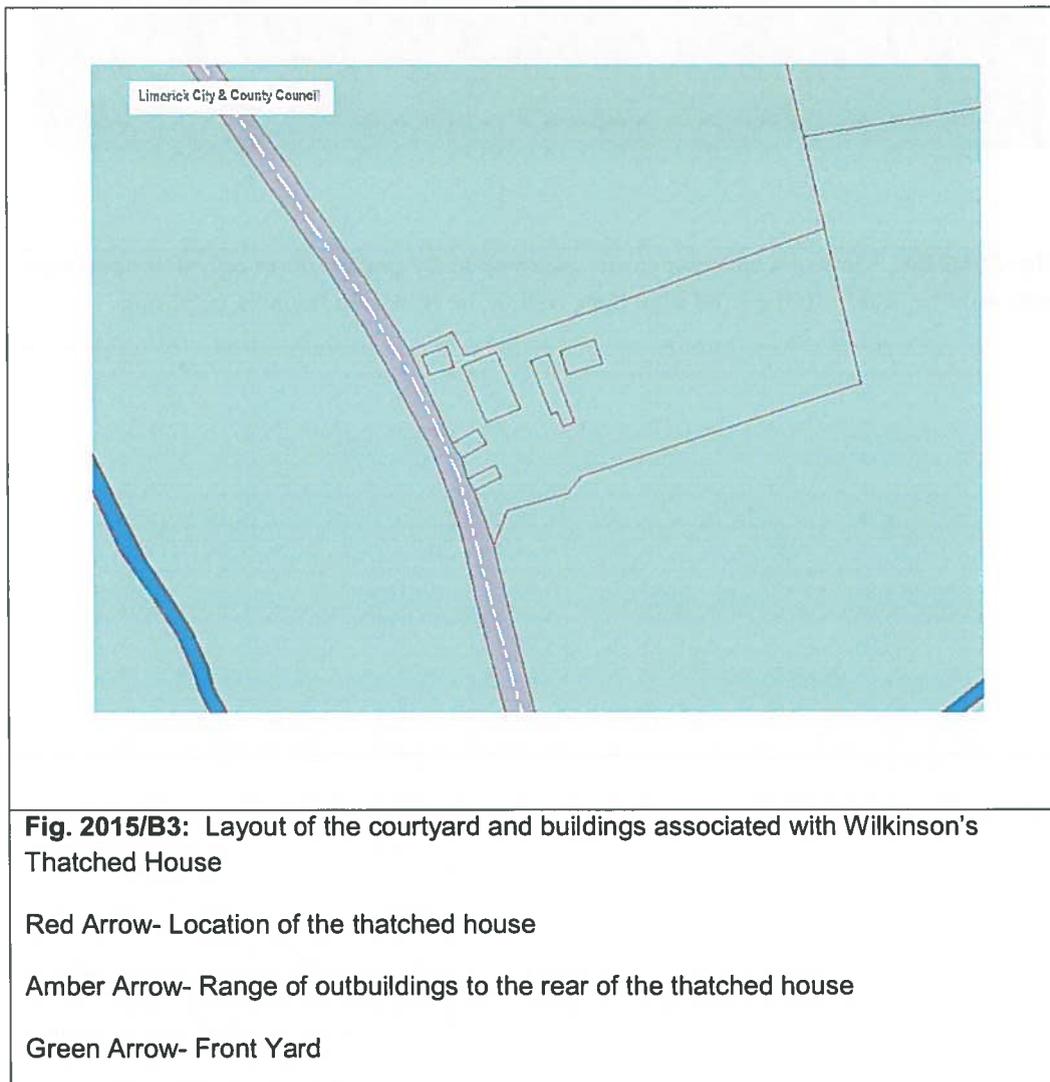
**Report:** Wilkinson's Thatched House comprises a solid rectangular block aligned north-north-west – south-south-east with its principle elevation facing westwards. It has gables at both ends of the building (See Fig. 2015/A2 above) which have a chimney each at their apex. The usual layout of a direct entry thatched house is evident. The main entrance door in the west façade is off-line from the main chimney and it gives direct access to the kitchen. Three windows in this façade light the principle rooms- a bedroom at the northern end, the kitchen itself, and a parlour at the southern end. The glazing pattern is that of two over two rise and fall sash windows.

Practically all internal joinery (staircase, doorcases, window cases, and so forth) and other features of interest, such as the crane in the kitchen inglenook fireplace, survive intact.

There is a lean-to extension at the rear, beneath the line of the thatch at the eaves, which runs the full length of the building. It is with a modern sheeted material.

To the side and rear of the thatched house there are a range of outbuildings which, in conjunction with the road boundary wall and other walls forms a courtyard (See Fig. 2015/A3 below). One of the walls contains a worked stone from an archaeological context.

The curtilage of the site has been defined on a Layout Plan appended to this report.





**Fig. 2015/B4:** View of a wrought stone, believed to be portion of an ogival headed twin light window, built into the front boundary wall of the thatched house's curtilage.

**Conservation Officer's Statement of Significance**

Wilkinson's Thatched House is significant due to its:

Architectural, Archaeological, and Technical

features as prescribed under Part IV of the Planning and Development Acts 2000 - 2014

**Recommendation:**

**As no submissions / observations were received during the statutory public display period, it is recommended, , that Wilkinson's Thatched House, P.P.S. Reference No. 2015/B, be considered for addition to the Record of Protected Structures maintained by Limerick City and County Council.**

**Proposed deletion from the  
Record of Protected Structures  
maintained by  
Limerick City and County Council  
pursuant to the provisions of  
Part IV [Architectural Heritage]  
of the  
Planning and Development Act, 2000 (as amended)  
10<sup>th</sup> June 2015  
County R.P.S. Reg. No. 60  
A thatched house at Ballinwillin,  
Rock Hill, Bruree**

## **Introduction:**

Part IV [Architectural Heritage] of the Planning and Development Acts 2000 – 2014 allows a planning authority to keep its Record of Protected Structures (R.P.S.) under review on a continual basis. Normally, this is a means by which buildings or features of significance because of their architectural heritage are added to the R.P.S. as they are identified and as resources permit.

However, the provisions set out in Part IV may also be used to remove structures from the R.P.S. where the planning authority is of the view that their protection is no longer warranted.

Limerick City and County Council now proposes to delete nine buildings from the Record of Protected Structures. This report addresses the issues in respect of a thatched house at Ballinwillin, Rock Hill, Bruree, Co. Limerick which was destroyed by fire on June 6<sup>th</sup>, 2014.

A distinct legal process must be followed. This includes the issuing of a Public Notice and the serving of Notices on the owner and the prescribed bodies. A minimum of six weeks must be given to allow submissions or observations to be made. Any member of the public, or an agent acting for them, may make such a contribution- this reflects the fact that the stakeholders in the county's built heritage are many and should be afforded the opportunity to comment whenever changes are contemplated.

The prescribed bodies are:

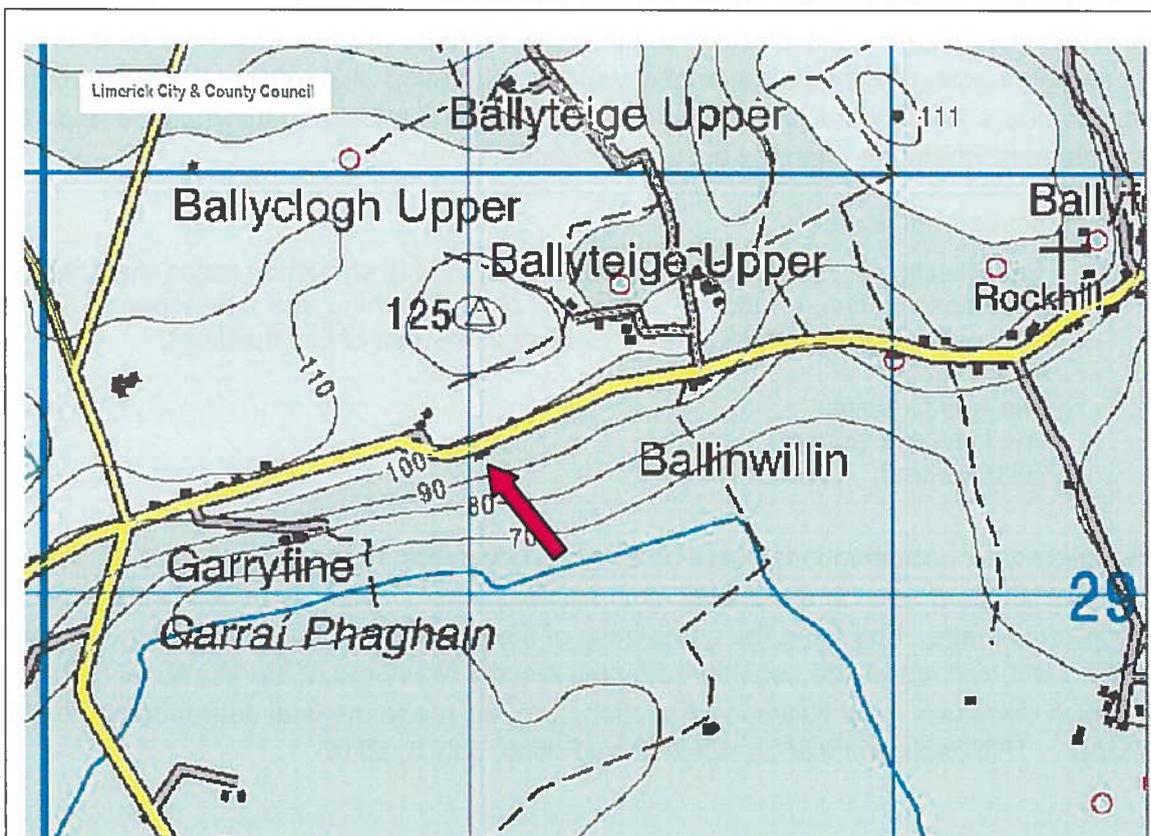
- The Minister for Arts, Heritage and the Gaeltacht (it should be noted that a Ministerial Recommendation, on foot of Section 53 of the Planning and Development Act, 2000 was received by Limerick County Council in respect of this building);
- An Taisce;
- The Arts Council;
- The Heritage Council;
- Fáilte Ireland.

Submissions or observations made by owners, occupiers, the prescribed bodies, the Minister and members of the public, must be taken into consideration before the final decision is made. Following the completion of the public consultation period the file on the individual buildings will be considered by the elected Members of the Municipal District and, as such decisions are a Reserved Function, they will make the final determination on the matter. This decision must be reached by Friday, July 3, 2015.

**Building A (located in the Cappamore-Kilmallock District functional area)**

**Name of Owner:** Mr. Tim Cotter  
**Type of Structure:** Thatched House  
**County R.P.S. Reg. No.:** 60 (Previously D38(E))  
**Location of Structure:** Ballinwillin, Rock Hill, Bruree

**Comments:** Identified as being of heritage value by the National Inventory of Architectural Heritage, Ref. No. 21904609, in the course of its Interim Survey of Co. Limerick. The N.I.A.H. considered the building to be of architectural and technical significance and of regional importance. Their on-line Description and Assessment on this structure has been appended.



**Fig. A1:** Location Map for the Ballinwillin Thatched House: The site of the building is indicated by the red arrow.



**Fig. A2:** Record photograph of the Ballinwillin Thatched House, dating to 2010.



**Fig. A3:** Current condition of Cotter's Thatched House at Ballinwillin, Rockhill, .

**Report:** This thatched house was seriously damaged by fire on the night of June 6, 2014.

The roof of this stone built farmhouse was completely destroyed, the interior almost completely gutted and the walls suffered some cracking in the masonry.

The loss of the historic fabric detailed above means that any effort to rebuild the thatched house would tend to produce an inauthentic building.

### **Statement of Significance**

The Thatched House, Record of Protected Structures Reg. No.: 60, has lost much of its significance due to the loss of its traditional roofing and internal joinery. Consequently, the protection of this structure is no longer warranted, per. S.54(a)(ii) of the Planning and Development, 2000 (as amended).

### **Recommendation**

**As no submissions/observations were received during the statutory public display period, it is recommended that the former thatched farmhouse, R.P.S. Reg. No. 60 , is deleted from the Record of Protected Structures maintained by Limerick City and County Council.**

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**Proposed deletion from the  
Record of Protected Structures  
maintained by  
Limerick City and County Council  
pursuant to the provisions of  
Part IV [Architectural Heritage]  
of the  
Planning and Development Act 2000 (as amended)  
10<sup>th</sup> June 2015  
County R.P.S. Reg. No. 570  
A thatched house at Maddyboy,  
Murroe**



## **Introduction:**

Part IV [Architectural Heritage] of the Planning and Development Acts 2000 – 2014 allows a planning authority to keep its Record of Protected Structures (R.P.S.) under review on a continual basis. Normally, this is a means by which buildings or features of significance because of their architectural heritage are added to the R.P.S. as they are identified and as resources permit.

However, the provisions set out in Part IV may also be used to remove structures from the R.P.S. where the planning authority is of the view that their protection is no longer warranted.

Limerick City and County Council now proposes to delete nine different buildings from the Record of Protected Structures. This report addresses the issues in respect of a thatched house at Gardenfield, Maddyboy, Murroe, Co. Limerick which has disintegrated in recent years owing to the failure of the thatched roof.

A distinct legal process must be followed. This includes the issuing of a Public Notice and the serving of Notices on the owner and the prescribed bodies. A minimum of six weeks must be given to allow submissions or observations to be made. Any member of the public, or an agent acting for them, may make such a contribution- this reflects the fact that the stakeholders in the county's built heritage are many and should be afforded the opportunity to comment whenever changes are contemplated.

The prescribed bodies are:

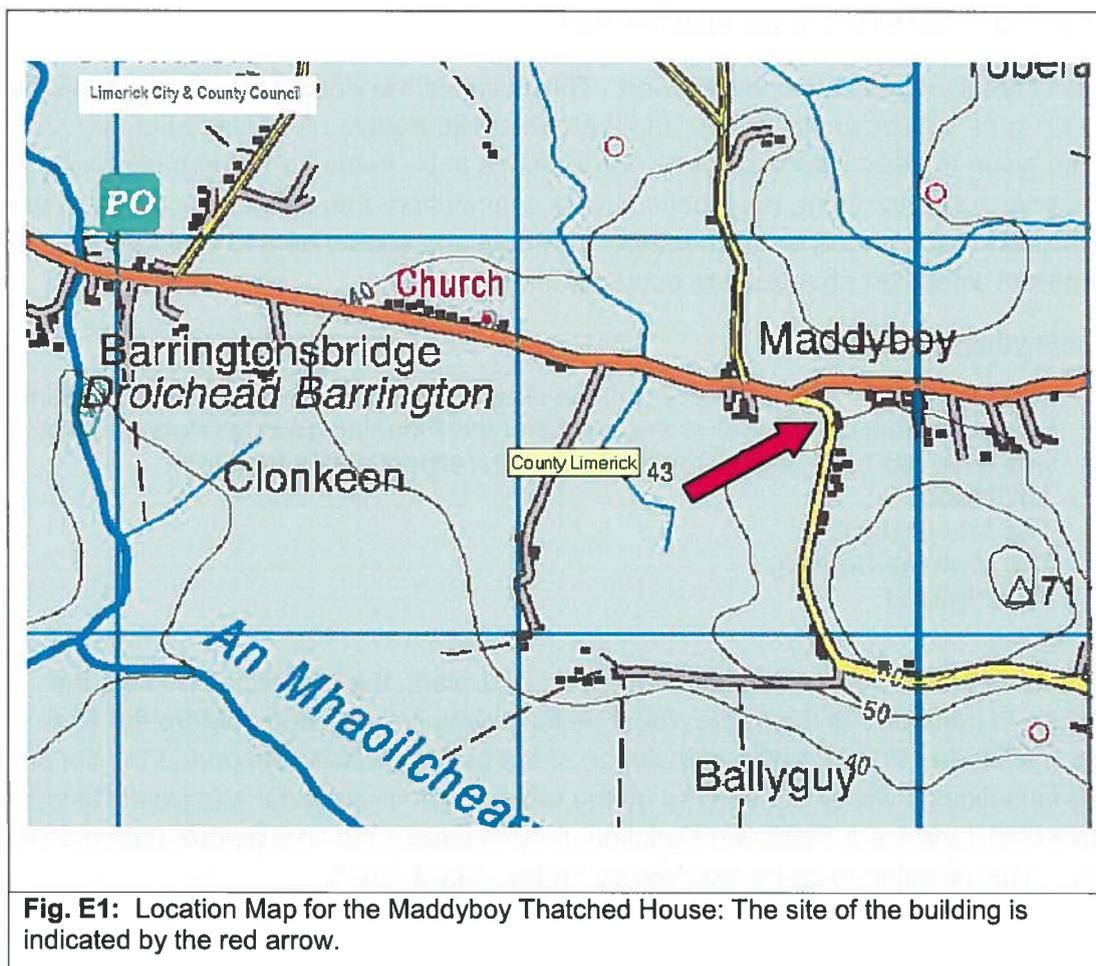
- The Minister for Arts, Heritage and the Gaeltacht (it should be noted that a Ministerial Recommendation, on foot of Section 53 of the Planning and Development Act, 2000 was received by Limerick County Council in respect of this building);
- An Taisce;
- The Arts Council;
- The Heritage Council;
- Fáilte Ireland.

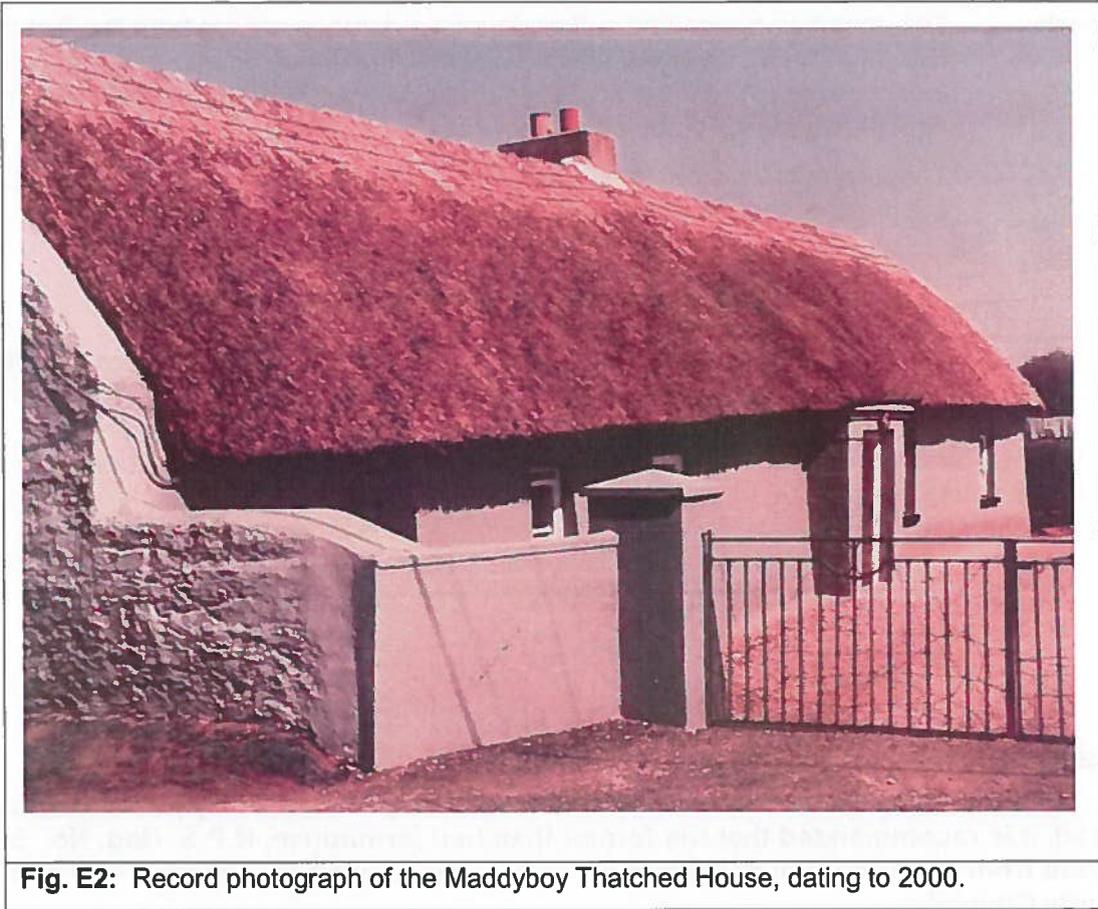
Submissions or observations made by owners, occupiers, the prescribed bodies, the Minister and members of the public, must be taken into consideration before the final decision is made. Following the completion of the public consultation period the file on the individual buildings will be considered by the elected Members of the Municipal District and, as such decisions are a Reserved Function, they will make the final determination on the matter. This decision must be reached by Friday, July 3, 2015.

**Building E (located in the Cappamore-Kilmallock Municipal District functional area)**

**Name of Owner:** Mr. John O'Connell  
**Type of Structure:** Thatched House  
**County R.P.S. Reg. No.:** 570 (Previously D14(I))  
**Location of Structure:** Maddyboy, Murroe

**Comments:** Though efforts have been made to establish the building as a dwelling once more, these fell through.





**Fig. E2:** Record photograph of the Maddyboy Thatched House, dating to 2000.



**Fig. E3:** Current Condition of O'Connell's Thatched House at Maddyboy, Murroe.

**Report:** This thatched house has suffered serious damage arising from the fact that, following the death of the previous owner, the thatch disintegrated at critical locations causing the roofing structure to fail which, in turn, impacted upon the structural integrity of the masonry walls.

The loss of the historic fabric detailed above means that any effort to rebuild the thatched house would tend to produce an inauthentic building.

### **Statement of Significance**

The Thatched House, Record of Protected Structures Reg. No.: 570, has lost much of its significance due to the loss of the structural integrity of its walls. With the total collapse of the thatched roof, this is considered to be beyond economic repair. Consequently, the protection of this structure is no longer warranted, per. S.54(a)(ii) of the Planning and Development, 2000 (as amended).

### **Recommendation**

**As no submissions/observations were received during the statutory public display period, it is recommended that the former thatched farmhouse, R.P.S. Reg. No. 570, is deleted from the Record of Protected Structures maintained by Limerick City and County Council.**

**Proposed deletion from the  
Record of Protected Structures  
maintained by  
Limerick City and County Council  
pursuant to the provisions of  
Part IV [Architectural Heritage]  
of the  
Planning and Development Act, 2000 (as amended)  
10<sup>th</sup> June 2015  
County R.P.S. Reg. No. 649  
Gate Lodge to Rathanny House at  
Knockainey, Hospital**



## **Introduction:**

Part IV [Architectural Heritage] of the Planning and Development Acts 2000 – 2014 allows a planning authority to keep its Record of Protected Structures (R.P.S.) under review on a continual basis. Normally, this is a means by which buildings or features of significance because of their architectural heritage are added to the R.P.S. as they are identified and as resources permit.

However, the provisions set out in Part IV may also be used to remove structures from the R.P.S. where the planning authority is of the view that their protection is no longer warranted.

Limerick City and County Council now proposes to delete nine different buildings from the Record of Protected Structures. This report addresses the issues in respect of the Gate Lodge to Rathanny House, Knockainey, Hospital, Co. Limerick which has severely damaged by the storms of the winter of 2013 – 2014, most particularly that of February 12, 2014.

A distinct legal process must be followed. This includes the issuing of a Public Notice and the serving of Notices on the owner and the prescribed bodies. A minimum of six weeks must be given to allow submissions or observations to be made. Any member of the public, or an agent acting for them, may make such a contribution- this reflects the fact that the stakeholders in the county's built heritage are many and should be afforded the opportunity to comment whenever changes are contemplated.

The prescribed bodies are:

The Minister for Arts, Heritage and the Gaeltacht (it should be noted that a Ministerial Recommendation, on foot of Section 53 of the Planning and Development Act, 2000 was received by Limerick County Council in respect of this building);

An Taisce;

The Arts Council;

The Heritage Council;

Fáilte Ireland.

Submissions or observations made by owners, occupiers, the prescribed bodies, the Minister and members of the public, must be taken into consideration before the final decision is made. Following the completion of the public consultation period the file on the individual buildings will be considered by the elected Members of the Municipal District and, as such decisions are a Reserved Function, they will make the final determination on the matter. This decision must be reached by Friday, July 3, 2015.

**Building F (located in the Cappamore - Kilmallock Municipal District functional area)**

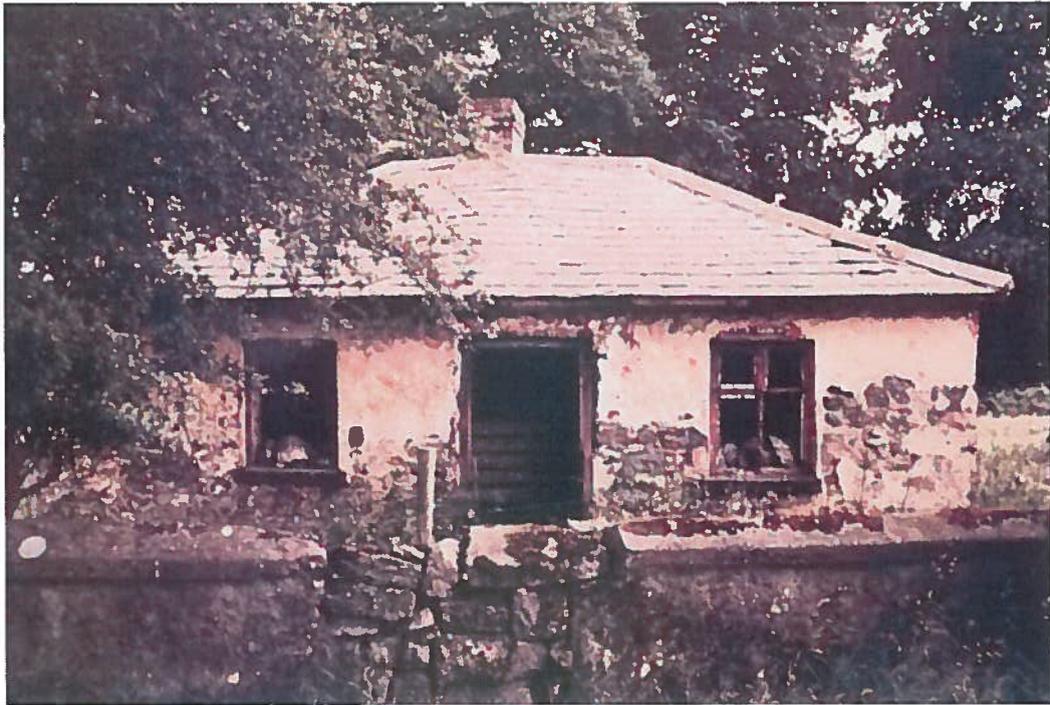
**Name of Owner:** Mr. James O'Sullivan  
**Type of Structure:** Gate Lodge  
**County R.P.S. Reg. No.:** 649  
**Location of Structure:** Rathanny, Knockainey

**Comments:** Rathanny House was identified as being of heritage value by the National Inventory of Architectural Heritage, Ref. No. 21904016, in the course of its Interim Survey of Co. Limerick. The N.I.A.H. considers the building to be of architectural and artistic significance and of local importance.

This proposal in respect of the Gate Lodge should not be taken as having any implications for Rathanny House



**Fig. F1:** Location Map for the Gate Lodge to Rathanny House: The site of the building is indicated by the red arrow.



**Fig. F2:** Record photograph of the Rathanny House Gate Lodge dating to 2009.



**Fig. F3:** Current Condition of the Rathanny House Gate Lodge.

**Report:** This gate Lodge was damaged by the gusting winds of the storms of the winter of 2013 – 2014, particularly that of February 12 2014 which ripped off sections of the roof and caused elements of the masonry walls to collapse.

The loss of the historic fabric detailed above means that any effort to rebuild the thatched house would tend to produce an inauthentic building.

### **Statement of Significance**

The Gate Lodge, Record of Protected Structures Reg. No.: 649 [B], has lost much of its significance due to the loss of the structural integrity of its walls. With the total collapse of the thatched roof, this is considered to be beyond economic repair. Consequently, the protection of this structure is no longer warranted, per. S.54(a)(ii) of the Planning and Development, 2000 (as amended).

### **Recommendation**

**As no submissions/observations were received during the statutory public display period, it is recommended that the former thatched farmhouse, R.P.S. Reg. No. 649, is deleted from the Record of Protected Structures maintained by Limerick City and County Council.**