

**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).

**27<sup>th</sup> May 2015**

**To: Cathaoirleach and Each Member of Adare - Rathkeale 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 Addition 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 one addition to the Record of buildings located in the Adare - Rathkeale Municipal District, and to delete a total of two 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.

The Reports in respect of the proposed addition (P.P.S. 2015/C) and the proposed deletions (R.P.S. Reg. Nos.: 61 and 1197), 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 Addition of one building to the  
Record of Protected Structures;

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

Volume 3, Limerick County Development Plan 2010 – 2016

27<sup>th</sup> May 2015

In the Adare – Rathkeale 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)**

**27<sup>th</sup> May, 2015**

**Reference No. P.P.S. 2015/C**

**A thatched house at Liskilly, Adare**

## **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 'Higgins' ' it is located at Liskilly, Adare, 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);

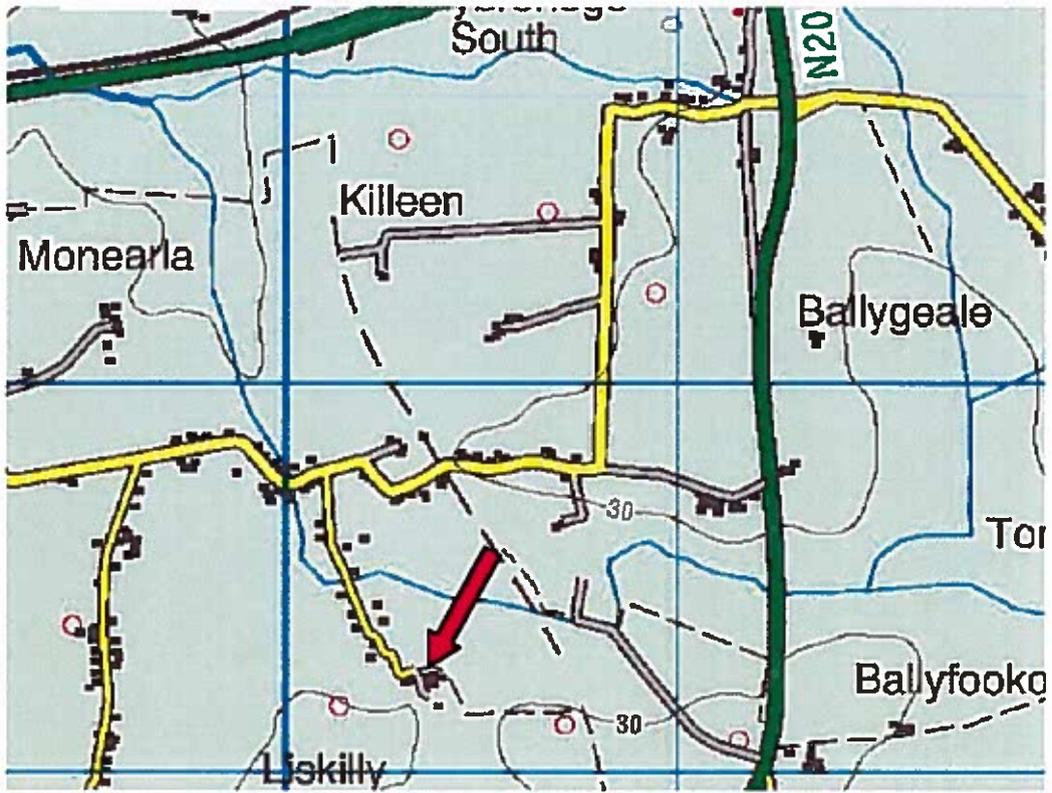
An Taisce;

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.



**Fig. 2015/C1:** Location Map for 'Higgins' Thatched House', Liskilly, Adare. The site of the building is indicated by the red arrow.



**Fig. 2015/C2:** View of the thatched house taken from the east-south-east.

**Ref. No.: P.P.S.2015/C (located in the Adare - Rathkeale Municipal District functional area)**

**Limerick City and County Council**

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

**Building Type:** Thatched House

**Owner/Occupier:** Mr. John Higgins

**Map:** Yes- see Fig. 2015/C1 above

**Photograph:** Yes

**Site Visited:** Yes

**Location:** Liskilly Townland

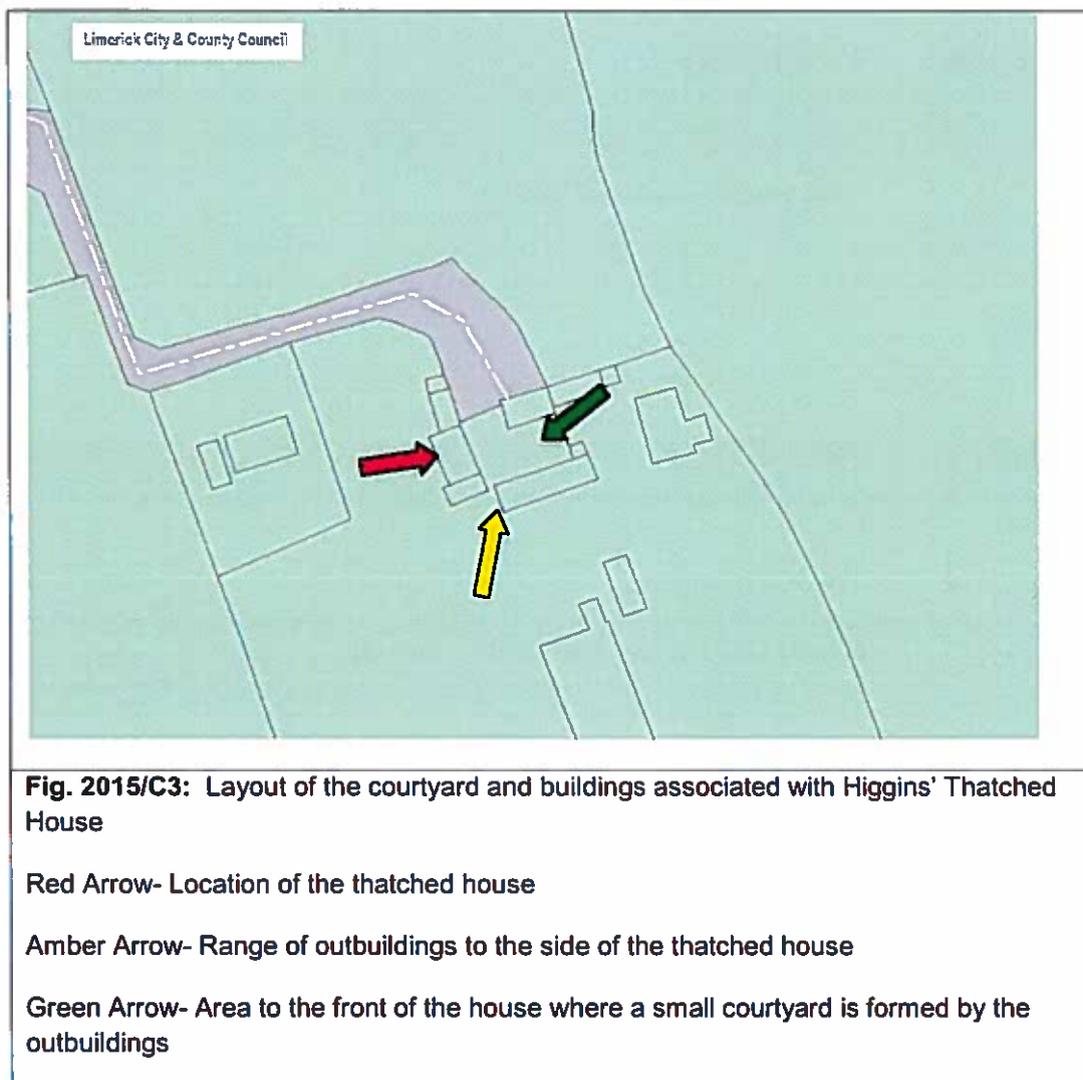
[Adare Civil Parish, Barony of Coshma]

**Report:** Higgins' Thatched House comprises a compact rectangular block aligned north-north-west – south-south-east with its principle elevation facing eastwards. 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 east, now sheltered by a small flat-roofed porch, is off-line from the main chimney and it gives direct access to the kitchen. Two windows in this façade light the principle rooms- the kitchen itself, and a bedroom at the southern end. The windows are replacements (of uPVC) and the glazing pattern is that of top hung casement.

Practically all internal joinery (staircase, doorcases, window cases, and so forth) and other features have been removed.

Attached to the two gables of the thatched house there are a range of outbuildings (See Fig. 2015/A4 below). In conjunction with the road side boundary walls and other outbuildings to the side of the house these form a courtyard (See Fig. 2015/A3 below).

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





**Fig. 2015/C4:** View of the rear of Higgins' Thatched House.

**Ref. No.: P.P.S.2015/C**

### **Conservation Officer's Statement of Significance**

Higgins' Thatched House is significant due to its

Architectural

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

### **Submissions/Observations**

**No submissions or observations were received**

### **Recommendation**

**It is recommended that Higgins Thatched house, P.P.S. Ref No. 2015/C, be added 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)  
27<sup>th</sup> May, 2015  
County R.P.S. Reg. No. 61  
A thatched house at Ballyan, Askeaton**



## **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 Ballyan, Askeaton, Co. Limerick which was destroyed by fire on April 5<sup>th</sup>, 2013.

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:

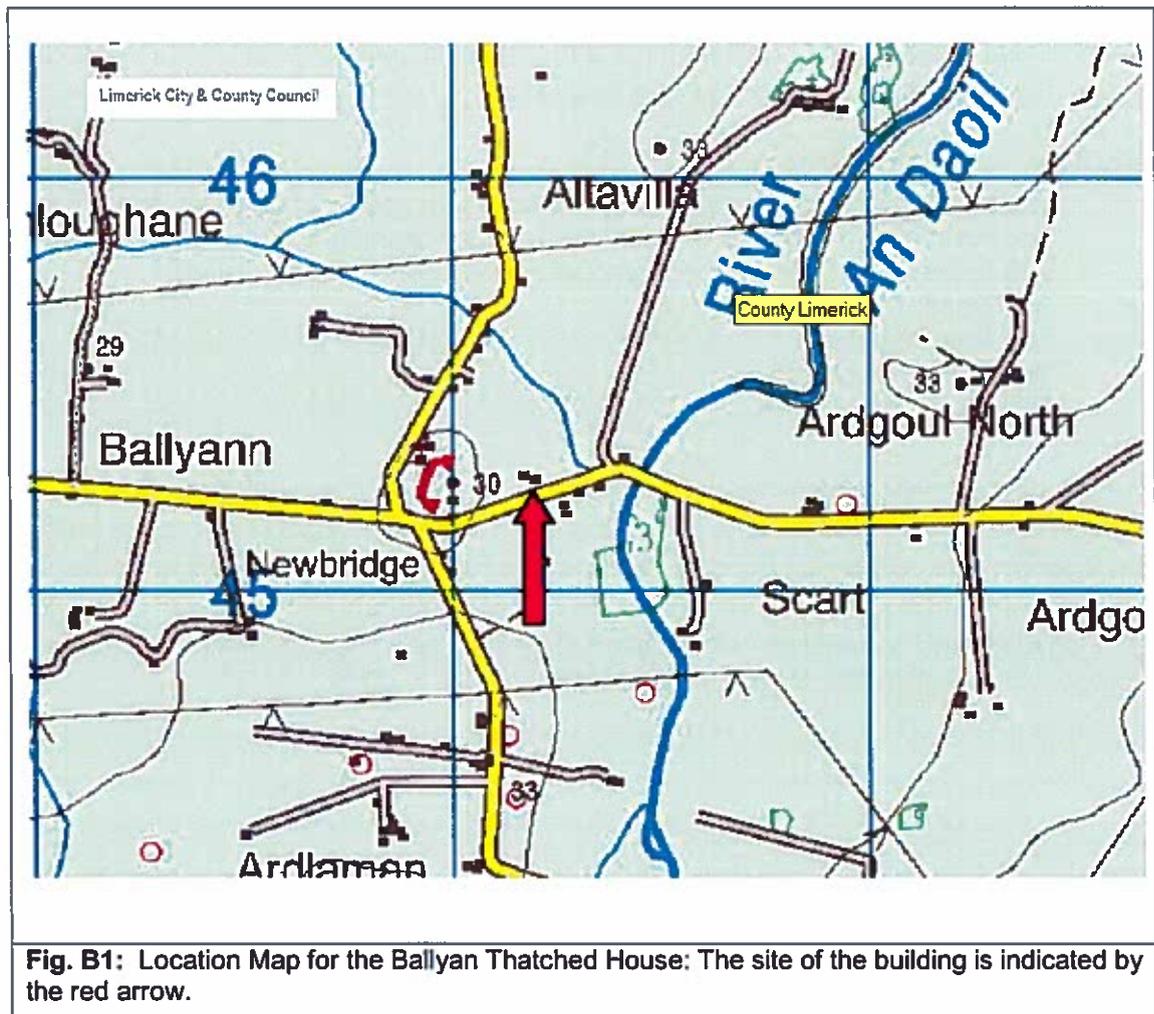
- The Minister for Arts, Heritage and the Gaeltacht (it should be noted that a Ministerial Recommendation, on foot of Section 53 of the Planning and Development Act, 2000 was received by Limerick County Council in respect of this building);
- An Taisce;
- The Arts Council;
- The Heritage Council;
- Fáilte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

**RPS 61: (located in the Adare - Rathkeale Municipal District functional area)**

**Name of Owner:** Mr. John McMahon  
**Type of Structure:** Thatched House  
**County R.P.S. Reg. No.:** 61 (Previously D19(B))  
**Location of Structure:** Ballyan, Askeaton

**Comments:** Identified as being of heritage value by the National Inventory of Architectural Heritage, Ref. No. 21901918, in the course of its Interim Survey of Co. Limerick. The N.I.A.H. considered the building to be of architectural, social, and technical significance and of local importance.





**Fig. B2:** Record photograph of the Ballyan Thatched House, dating to 2010.



**Fig. B3:** Condition of Donovan's Thatched House at Ballyan, Askeaton after the fire.

**Report:** This thatched house was seriously damaged by fire on April 5<sup>th</sup>, 2013.

The roof of this stone built farmhouse was almost completely destroyed, with only a few rafters surviving. 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.: 61, 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 house, R.P.S. Reg. No. 61, 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 Acts 2000 (as amended)  
27<sup>th</sup> May, 2015  
County R.P.S. Reg. No. 1197  
Dwelling on Main Street, Foynes**



## **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 dwelling on Main Street, Foynes, 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:

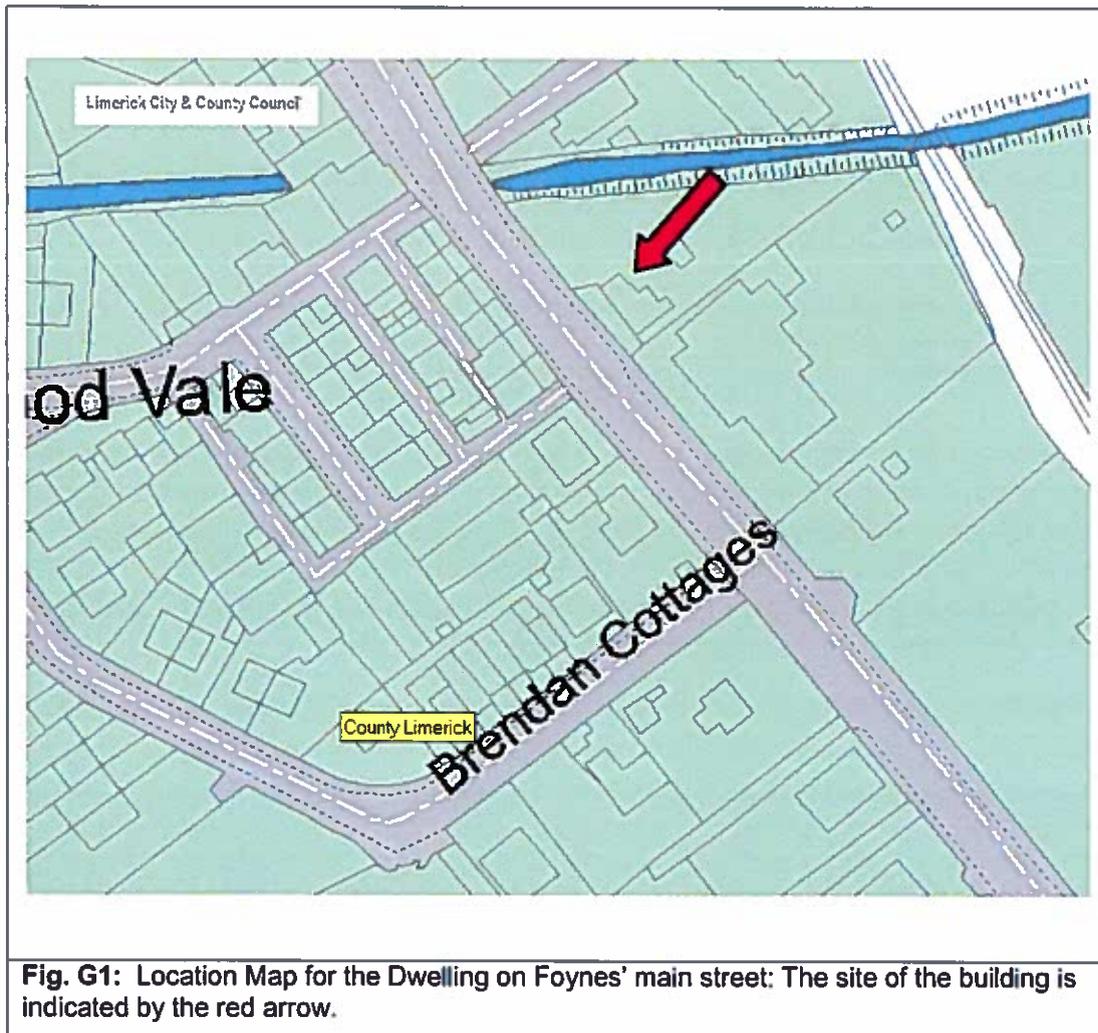
- The Minister for Arts, Heritage and the Gaeltacht (it should be noted that a Ministerial Recommendation, on foot of Section 53 of the Planning and Development Act, 2000 was received by Limerick County Council in respect of this building);
- An Taisce;
- The Arts Council;
- The Heritage Council;
- Fáilte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

**RPS 1197: (located in the functional area of the Adare - Rathkeale Municipal District):**

**Name of Owner:** Mr. John Roche  
**Type of Structure:** Dwelling  
**County R.P.S. Reg. No.:** 1197  
**Location of Structure:** Main Street, Foynes

**Comments:** This dwelling, referred to as Roche's House, was identified as being of heritage value during the field work for the preparation of the Foynes Tourism Plan. Unfortunately between the work involved in that and the issuing of the proposed protected structures Notice the building was altered through the removal of the natural slate roofing, the hexagonal red ceramic ridge tiles, and so forth.



**Fig. G1:** Location Map for the Dwelling on Foynes' main street: The site of the building is indicated by the red arrow.



**Fig. G2:** Record photograph of the dwelling located on Foyne's main street dating to 2008.



**Fig. G3:** Current appearance of Roches' House on Foyne's main street.

**Report:** The loss of historic fabric means that much of what gave character to both the building and the streetscape has vanished.

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

### **Statement of Significance**

The House, Reg. No.: 1197, has lost much of its significance due to the loss of its traditional roofing material and other alterations to the curtilage which are considered to be unsympathetic to the original character of the house. Consequently, the protection of this structure is no longer warranted, per. S.54(a)(ii) of the Planning and Development, 2000.

### **Recommendation**

**As no submissions/observations were received during the statutory public display period, it is recommended that the former traditionally roofed premises, R.P.S. Reg. No. 1197, is deleted from the Record of Protected Structures maintained by Limerick City and County Council.**