

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

Seirbhisí Pleanála agus Comhshaoil,
(Planning and Environmental Services),
Tuar an Daill,
(Dooradoyle),
Cathair Luimneach,
(Limerick).

25th August, 2017

To: Cathaoirleach and Each Member of Newcastle West Municipal District of Limerick City and County Council

Re: Proposed Deletions from the Record of Protected Structures

A Chomhairleoir, a chara,

I enclose herewith a copy of the Planning and Environmental Services Department's Reports on three Proposed Deletions 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 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 owners 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 files on the individual buildings are considered by the elected Members of the relevant 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, November 25th, 2017.

As provided for under the provisions of Section 54 of the Act, it is proposed to make three deletions from the Record of buildings located in the Newcastle West Municipal District. 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 undertaken.

The requisite Notices, which were issued on June 1st, 2017, 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, Rural, Regional, and Gaeltacht Affairs. The period of public consultation, which was notified by way of a Notice placed in the Limerick Leader of June 3rd, 2017, ran from Tuesday June 6th through to Friday July 28th, 2016. No Submissions or Observations were received in respect of either the proposed deletion or the proposed additions.

As the two thatched houses detailed below 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 included in the Record of Protected Structures under the provisions of Section 53 of the Planning and Development Act (as amended), the Minister was informed that no submissions were received.

The Reports in respect of the proposed deletions:

‘Quilty’s Thatched House’, Ballinruane Kilmeedy (R.P.S. Reg. No. 52);

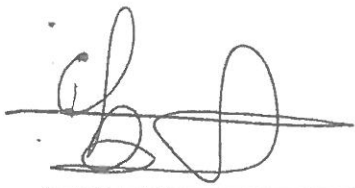
‘Flynn’s Thatched House’, Balliniska, Feohanagh (R.P.S. Reg. No. 153);

‘O’Connor’s Farmhouse’, Clash North, Athea (R.P.S. Reg. No. 252);

which include the Planning Authority’s Recommendations, are set out in the attached documents.

If you have any queries on the report or wish to meet prior to the Municipal District meeting please contact Donogh O’Donoghue A/Senior Executive Planner, on 061-556 191 or the Conservation Officer, Tom Cassidy, on 061 556 367.

Mise le meas,

A handwritten signature in black ink, appearing to read 'S. Duclot', written over a horizontal line.

**Stephane Duclot,
Senior Manager,
Planning and Environmental Services Department.**

Report to Members

Proposed Deletions from the
Record of Protected Structures of three buildings
located within the Functional Area of the
Newcastle West Municipal District:
Quilty's Thatched House, Ballinruane, Kilmeedy;
Flynn's Thatched House, Balliniska, Feohanagh;
O'Connor's Farmhouse, Clash North, Athea;

September 6, 2017



Conservation Office

Planning and Environmental Services,

Dooradoyle,

Limerick.

Quilty's Thatched House, County R.P.S. Reg. No. 52,

located in the Newcastle West Municipal District functional area)

Name of Owner: Mr. Pat O'Callaghan
Type of Structure: Direct Entry Thatched House
County R.P.S. Reg. No.: 52 (Previously D37(I))
Location of Structure: Ballinruane, Kilmeedy

Comments: This thatched house was listed as a place that the planning authority would consider the future of should a planning application be received to extend, alter, or demolish (a Class B building), in the County Development Plan, 1999.

It is interesting to note, and perhaps worthy of a separate study in their own right, that the grounds of the house are identified as a topographic feature on the Ordnance Survey's historic mapping where the name 'Maryville' is applied to the lands in the immediate vicinity of the building (See Figs A(b) and (c)).

Quilty's Thatched House was identified by the National Inventory of Architectural Heritage (N.I.A.H.), Ref. No. 21904505, as a site of regional significance in the course of its Interim Survey of the county's buildings and structures in 2010. The N.I.A.H. Report and Assessment of this building is set out in Fig. A(d).

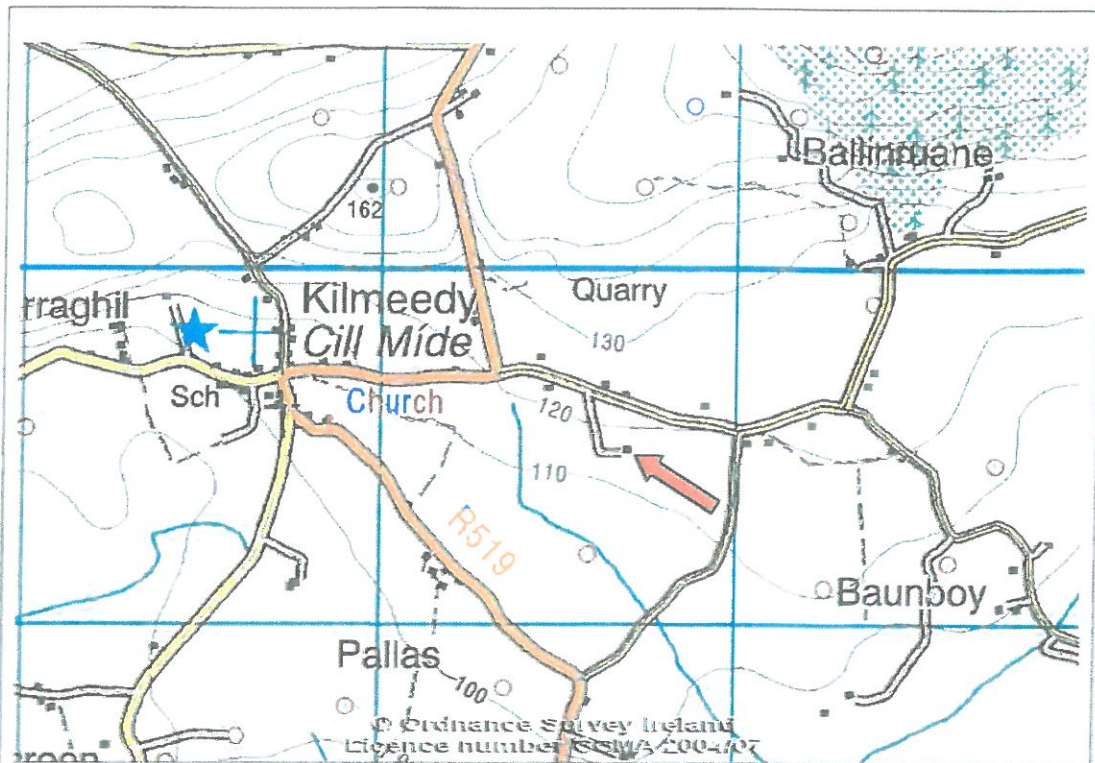


Fig. A(a): Location Map for Quilty's Thatched House: The site of the building is indicated by the red arrow. The map, from the Ordnance Survey's Discovery 1:50,000 Series, was outputted at an approximate Scale of 1:12,500.



Fig. A(b): Quilty's Thatched House and its context with its accompanying shelter belts and gardens, as depicted on the Ordnance Survey's 6" Mapping dating to the 1840's. The location of the house is identified by the red reticule.

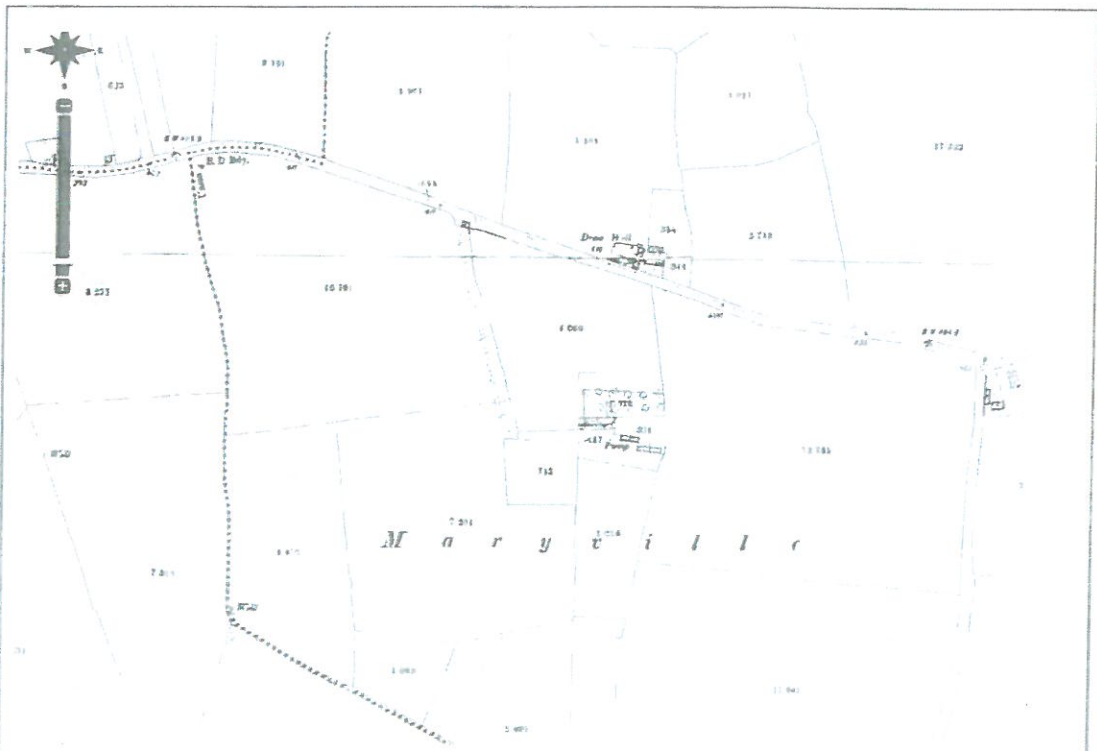


Fig. A(c): Quilty's Thatched House, as depicted on the Ordnance Survey's 25" Mapping dating to the 1900's, showing that porch referred to in the N.I.A.H. report on the building was present at that time.

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Main Record - County Limerick

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County Limerick

Print This Page 21904505

Reg. No.	21904505
Date	1780 - 1800
Previous Name	N/A
Townland	KILVEEDY
County	County Limerick
Coordinates	138732 120478
Categories of Special Interest	ARCHITECTURAL
Rating	Regional
Original Use	House
In Use As	House

Description

Detached four-bay, single-storey thatched house, built c. 1800, having later porch to front (south) and single-bay addition to side (east). Pitched thatched roof with rendered chimneys. Rendered walls throughout. Square-headed window openings with painted stone sills throughout, having two-over-two pane timber sliding sash and uPVC casement windows. Square-headed door opening with uPVC door to porch. Located within own grounds, having rendered enclosing wall with rendered square-profile posts and gate posts with wrought-iron gate to front of site.

Appraisal

This is an interesting example of Irish vernacular architecture, with a thatched roof and oversized rendered chimneystack. The window arrangement reflects the plan of the interior with the small openings typifying the practical consideration of heat conservation that played such an important role in the design of such buildings.

Fig. A(d): The National Inventory of Architectural Heritage's Report, and Assessment, of Quilty's Thatched House. The photograph dates to 2010.

Report:

Quilty's, which was in the hands of the family of this name for several generations, received a grant package of 75% from the former Limerick County Council and other sources in 2004 in respect of re-thatching works on the southern pitch of the roof. This work held good until c. 2010, as evinced by the image contained in Fig. A(d).

However, owing to the death of the grant recipient, and his elderly sister's consequent transfer to a nursing home on account of her frailty, the thatch fell into disrepair, allowing the elements to penetrate through to the roofing structure, which has suffered catastrophic failures in places (See Plates A1 and A2). These are impacting upon the structural soundness of the building- with a significant deflection (See Plate A3) and a number of cracks (See example contained in Plate A4) noticeable on the rear wall. Consequential failures and the establishment of wet and dry rots are to be seen within the building (See Plate A5).

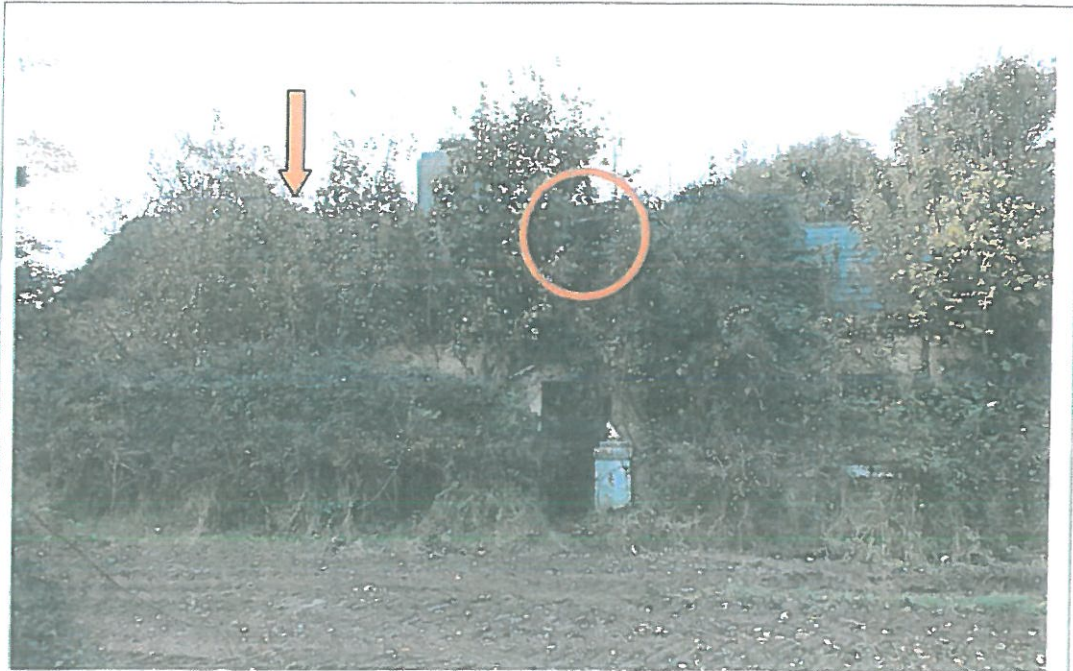


Plate A1: View of the principle elevation of Quilty's Thatched House from the south-south-east. Masked by the overgrowth, the ridge area to the west of the chimney has collapsed (highlighted by the orange arrow) while a significant void (encircled in orange) is visible over the entrance porch.



Plate A2: Close up view of the collapsed area encircled in Plate A1.

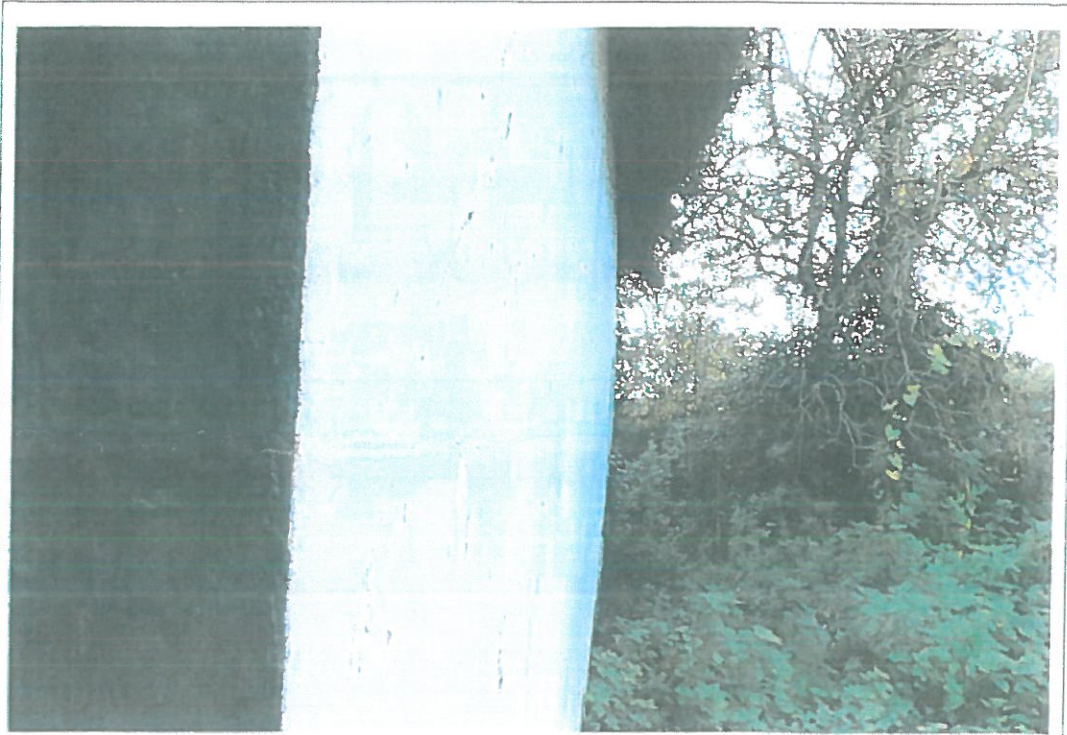


Plate A3: View of the rear wall of Quilty's Thatched House from the east. Note the deflection in the wall's face, and the crack in the foreground rising up diagonally from the junction with the east gable wall up towards the eaves of the building.



Plate A4: View of another diagonal crack in the rear wall of Quilty's, this one rising from a window opening up towards the eaves level of the house.



Plate A5: View of the parlour of Quilty's thatched house showing the collapsing ceiling beneath the failed roof and the evidence for rots across the ceiling.

Statement of Significance

Quilty's Thatched House, Record of Protected Structures County Reg. No.: 52, which is exhibiting significant structural failures, is considered (having regard to the cancellation of many conservation grant measures) 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).

Submissions / Observations:

No submissions or observations were received during the statutory public display period.

Planning and Environmental Services Department's Recommendation:-

As the property is considered to be beyond economic repair, it is recommended that Quilty's Thatched House, at Ballinruane, Kilmeedy, County R.P.S. Reg. No. 52, be deleted from the Record of Protected Structures maintained by Limerick City and County Council as it is considered that its protection is no longer warranted.

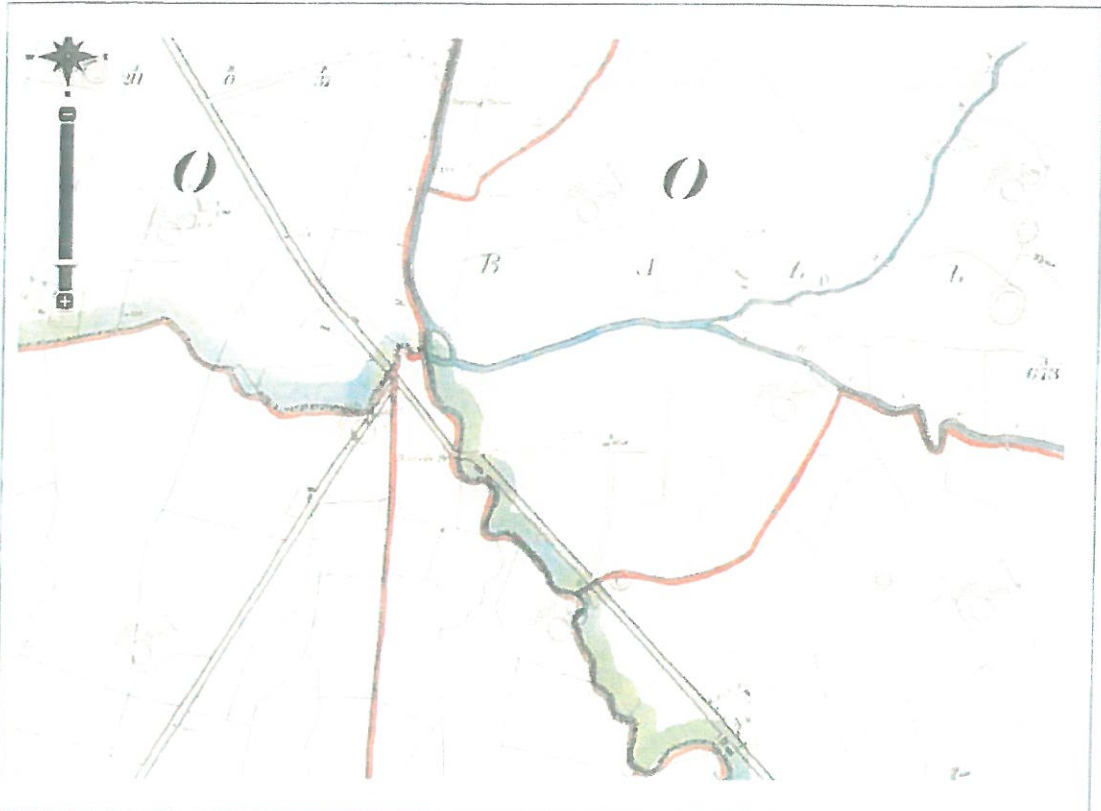


Fig. B(b): Flynn's Thatched House and its context, as depicted on the Ordnance Survey's 6" Mapping dating to the 1840's. The location of the house is identified by the red reticule. In the intervening years the access lane has become part of the public road network

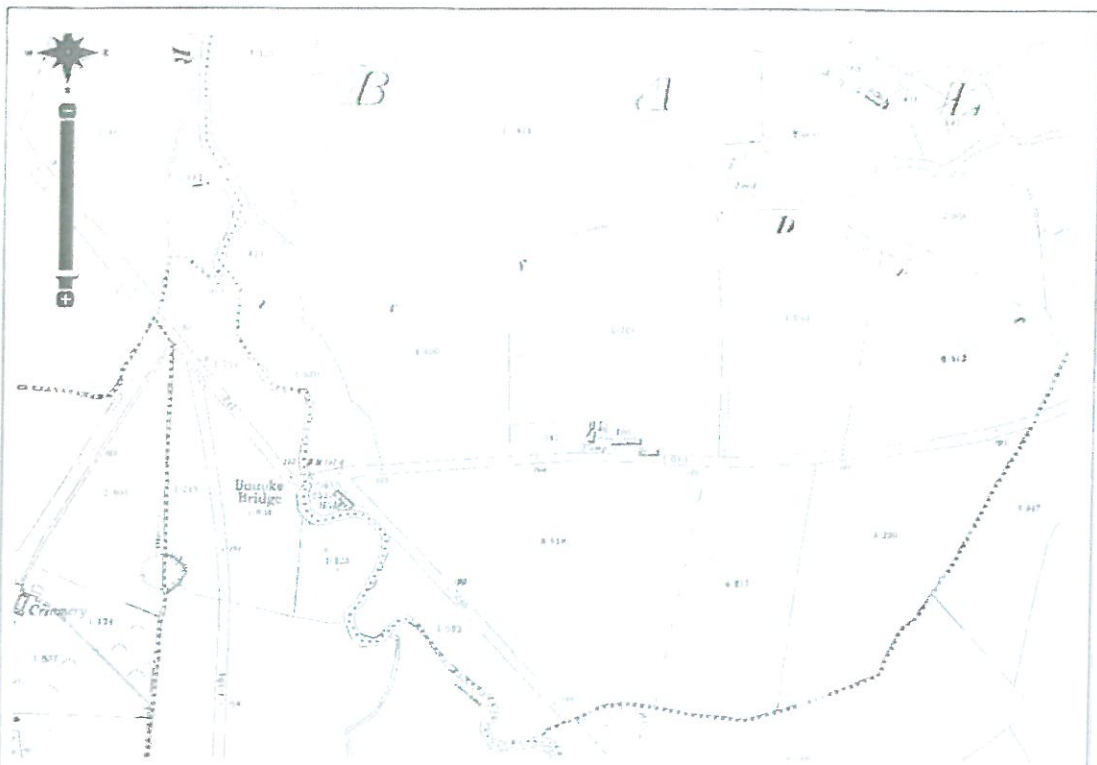


Fig. B(c): Flynn's Thatched House, as depicted on the Ordnance Survey's 25" Mapping dating to the 1900's, showing that the changes to the roads referred to in Fig B(b) had taken place by this date.

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NATIONAL INVENTORY of ARCHITECTURAL HERITAGE

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County Limerick

Main Record - County Limerick

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21904415

Reg. No.	21904415
Date	1700 - 1800
Previous Name	NA
Townland	BALLINISHA
County	County Limerick
Coordinates	122050, 108650
Categories of Special	ARCHITECTURAL
Interest	TECHNICAL
Rating	Regional
Original Use	House
In Use As	HOUSE

Description

Detached four-bay single-storey thatched house, built c. 1800, having later porch to front (south) and curious single-bay single-storey extension to side (west) and recent lean-to porch to side (east). Hipped thatched roof with lined and oiled rendered chimneys. Flat-lined (as) roof to front porch. Flat-lined lean-to roof to side porch. Rendered walls throughout. Rendered porch to side (east) porch. Square-headed window openings having timber sills and replacement timber casement windows throughout. Equally-headed door openings having timber-battered doors. Render stepped approach to rear elevation of side porch. Four-bay outbuilding to north having pitched corrugated iron roof with render coping and concrete walls. Three-bay single-storey outbuilding to south-east having single-pitched corrugated-iron roof.

Appraisal

This charming thatched house is an icon of rural Ireland, one which is rapidly disappearing. Typical of many of these valuable buildings, this house originally started out as a more modest scale house, which was later extended as the family expanded.

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Fig. B(d): The National Inventory of Architectural Heritage's Report, and Assessment, of Flynn's Thatched House. The photograph dates to 2010.

Report: Flynn's, which has not been in receipt of a grant from the former Limerick County Council, is believed to have been rethatched in the mid-1990's. This work held good until c. 2010, as evinced by the image contained in Fig. B(d).

However, owing to the death of the then owner / occupier, the thatch fell into disrepair, allowing the elements to penetrate through to the roofing structure, which has suffered catastrophic failures in places (See Plates B1, B2, B3, and B4). These are impacting upon the structural soundness of the building- with a significant number of cracks (See example contained in Plate B4) noticeable on the rear wall. Consequential failures and significant collapses are to be seen within the building (See Plate BA5).



Plate B1: View of the principle (southern) elevation of Flynn's Thatched House from the roadside. Masked by the overgrown trees forming a hedgerow, the areas to the west of the porch have collapsed, while much of the remainder of the roofing cover has become invaded by plant growth.



Plate B2: Close up view of the collapsed area at the western end of the thatched house (See Plate B3 also).



Plate B3: View of the rear wall of Flynn's Thatched House from the north-west showing the extent of the collapse shown in Plate B2.



Plate B4: View of the eastern end of Flynn's, from the east-north-east. Note the void in the roofing cover, which has allowed moisture to penetrate with a consequent failure in the timbers forming the hip which have resulted, apparently, in a severe crack occurring on the return.



Plate B5: View of the bedroom at the eastern end of Flynn's Thatched House showing the collapsing ceiling beneath the failed roof.

Statement of Significance

Flynn's Thatched House, Record of Protected Structures County Reg. No.: 153, which is exhibiting significant structural failures, is considered (having regard to the cancellation of many conservation grant measures) 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).

Submissions / Observations:

No submissions or observations were received during the statutory public display period.

Planning and Environmental Services Department's Recommendation:-

As the property is considered to be beyond economic repair, it is recommended that Flynn's Thatched House, at Balliniska, Feohanagh, County R.P.S. Reg. No. 153, be deleted from the Record of Protected Structures maintained by Limerick City and County Council as it is considered that its protection is no longer warranted.

O'Connor's Farmhouse, County R.P.S. Reg. No. 252,

located in the Newcastle West Municipal District functional area)

Name of Owner: Mr. Eamon O'Connor
Type of Structure: Vernacular Farmhouse
County R.P.S. Reg. No.: 252 (Previously C35(1))
Location of Structure: Clash North, Athea

Comments: This vernacular farmhouse was entered on the Record of Protected Structures in 2001 on foot of an assessment made by the Planning Department of the then Limerick County Council following a request received from the owner.

Report: Mr. O'Connor, having received planning permission in 1999 to demolish an early 20th century house, and to construct a bungalow on the location, decided on foot of the publicity surrounding the introduction of the protected structures' legislation to retain the building (See Plate C1) and to seek grant aid to conserve and restore it.

However, between applying for inclusion in the Record of Protected Structures and the completion of the process (timelines having to be amended owing to the Foot and Mouth Crisis in spring and summer 2001), Mr. O'Connor undertook works such as disposing of the natural slate roof and replacing with artificial slate and removing the painted timber rise and fall sash windows and installing double glazed units.

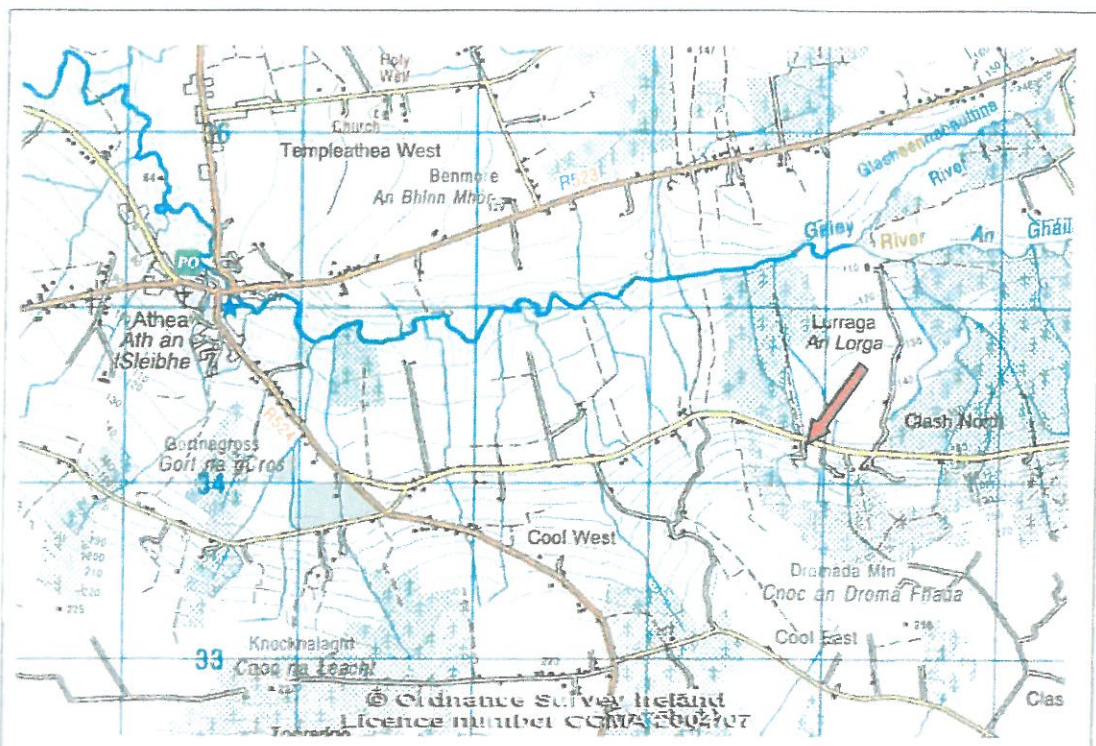


Fig. C(a): Location Map for O'Connor's Farmhouse: The site of the building is indicated by the red arrow. The map, from the Ordnance Survey's Discovery 1:50,000 Series, was outputted at an approximate Scale of 1:25,000.

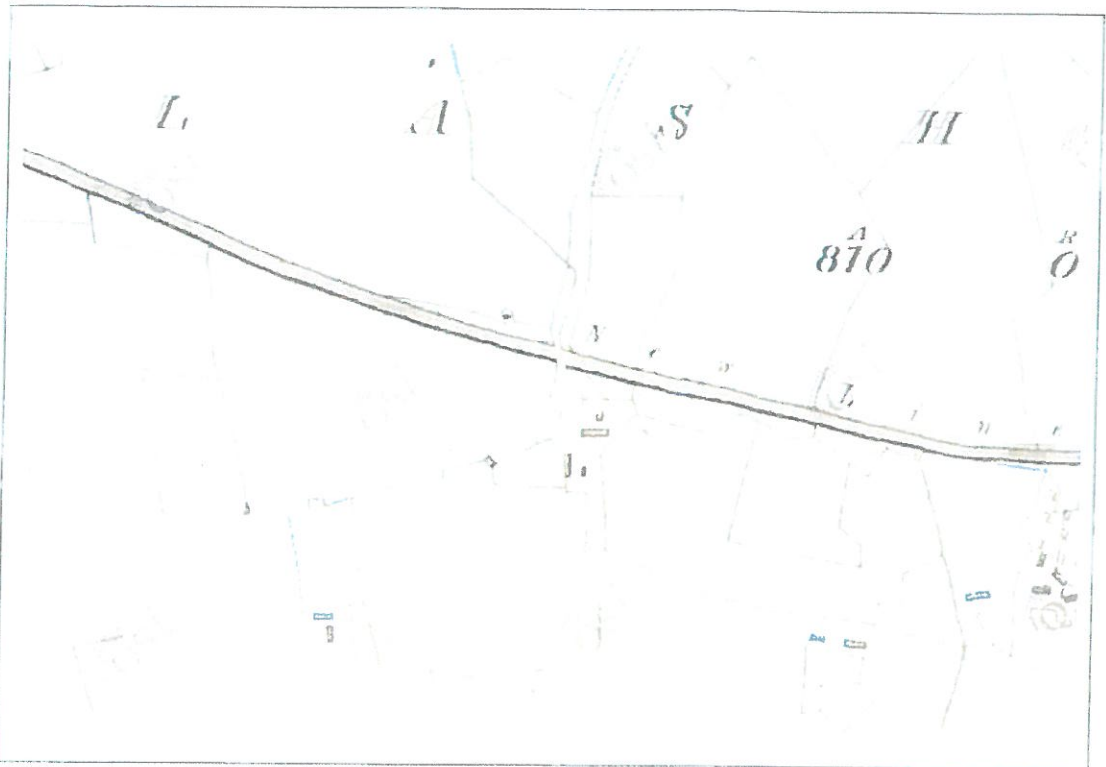


Fig. C(b): The location for O'Connor's Farmhouse and its context, as depicted on the Ordnance Survey's 6" Mapping dating to the 1840's. The location for the house is identified by the red reticule. The only structures on the site appear to be ranges of outbuildings.

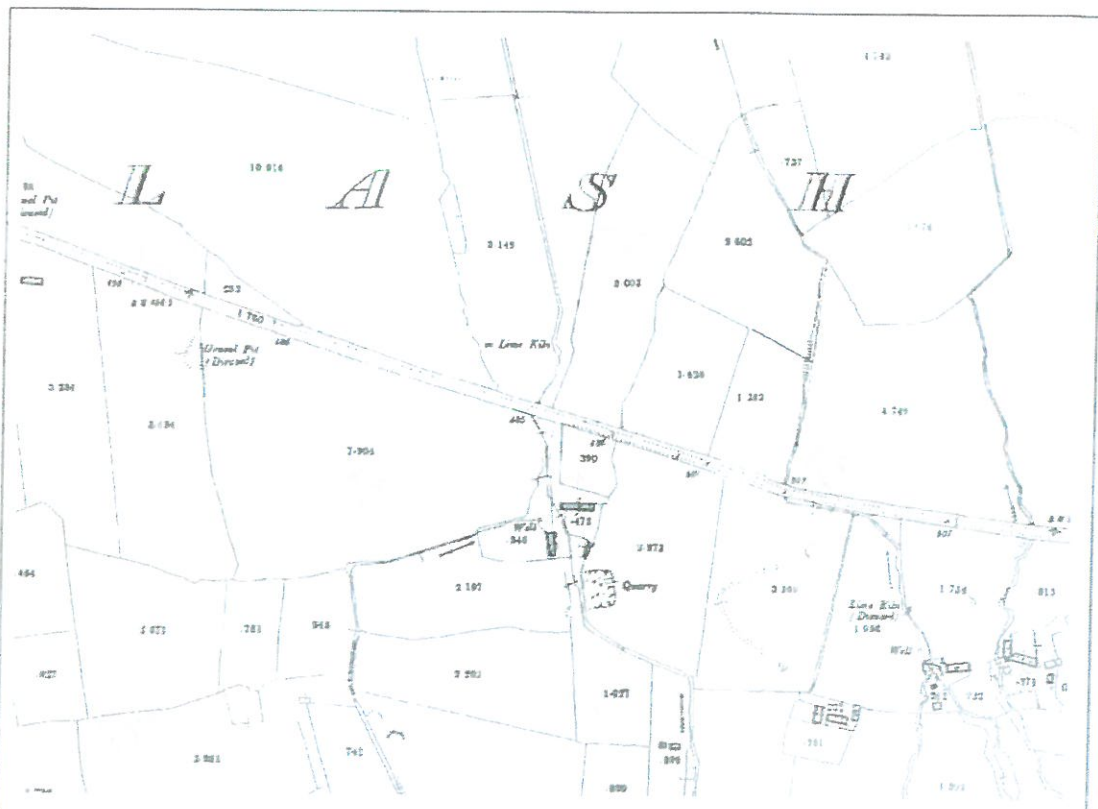
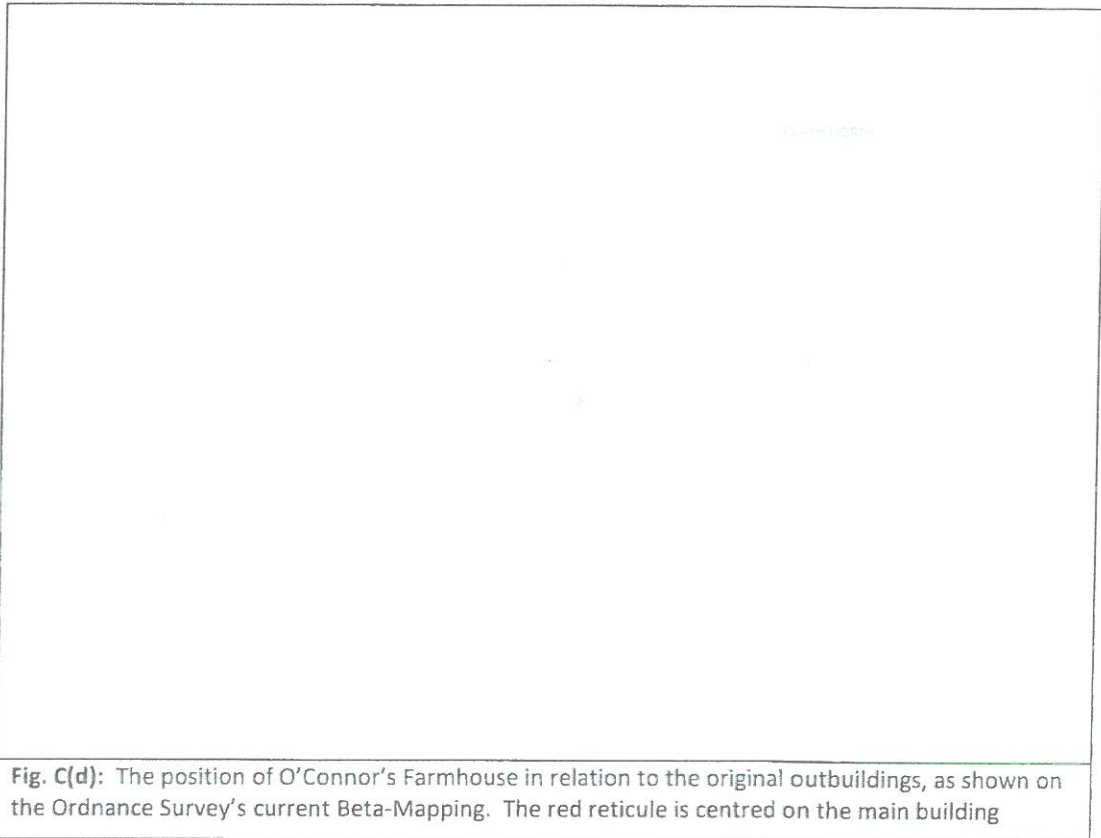


Fig. C(c): The location for O'Connor's Farmhouse, as depicted on the Ordnance Survey's 25" Mapping dating to the 1900's. Again, the location for the house is identified by the red reticule.



Report (cont.): Mr. O'Connor, who had applied for funding under the Local Authority Conservation Grant Scheme for structural stabilisation works (and was issued with a guidance letter on foot of his application owing to protocols in place in response to the Foot and Mouth Crisis would not permit Council officials to visit farmlands or meet with owners on site) was subsequently advised that the works set out above, along with other physical changes to the building's footprint and appearance (See Plates C1 – C4) did not comply with the provisions of the Scheme and that, therefore, it was not possible to award funding for the project.

Mr. O'Connor has now submitted a written request seeking to have his farmhouse removed from the Record of Protect Structures (R.P.S.).

The planning authority is of the view that this should be accepted as distinguishing and important original fabric, such as the natural slate roofing cover (referred to specifically in Mr. O'Connor's original request to have the building added to the R.P.S.), glazing, and rainwater goods have been lost.

The only distinguishing feature that remains (and also referred to specifically in Mr. O'Connor's original approach to the Council), is the front doorcase. While the architectural heritage legislation does allow for individual elements of a structure to be protected, it is not considered necessary to do this in this case.



Plate C1: View of the principle (northern) elevation of O'Connor's Farmhouse, dating to November 2000. Apart from the timberwork, the only painted elements are the stucco quoins, which are not in line with the building's returns.



Plate C2: The current appearance of O'Connor's Farmhouse. In addition to the removal of historic fabric the building has been widened so that the chimneys, which themselves have been altered, are no longer in line with the gables.



Plate C3: View of the southern (rear) elevation of O'Connor's Farmhouse, dating to November 2000, taken from the south-east.



Plate C4: Current view of O'Connor's rear elevation, taken from the south.

The Planning Authority wishes to make it clear that it does not in any way attach blame to the owner for the unsympathetic works undertaken but recognises that the circumstances that prevailed during the State's response to the Foot and Mouth Crisis did not permit its staff to engage fully with grant applicants at that time and that the level of advice and assistance normally offered in respect of conservation works was severely curtailed.

Statement of Significance

The protection of O'Connor's Farmhouse, Record of Protected Structures County Reg. No.: 252, which has lost significant original fabric, is no longer warranted, per. S.54(a)(ii) of the Planning and Development, 2000 (as amended).

Submissions / Observations:

No submissions or observations were received during the statutory public display period.

Planning and Environmental Services Department's Recommendation:-

As the property is considered to be outside the scope of the built heritage legislation, it is recommended that O'Connor's Farmhouse, at Clash North, Athea, County R.P.S. Reg. No. 252, be deleted from the Record of Protected Structures maintained by Limerick City and County Council as it is considered that its protection is no longer warranted.