

Giles O'Neill

13/05/2022

The Draft Kildare County Development Plan
Planning Department
Aras Chill Dara
Devoy Park
Naas, Co Kildare

Submission to KCC under the recent published Kildare Developmental plan to have the property at Athy Lodge, Athy, Co Kildare Ref: AY110 11505150, Case No: 086155 removed from the record of protected structures.

Dear Sir/Madam

I wish to make an application to Kildare County Councils recent published developmental plan to have the above property removed from the register of protected structures.

I have already communicated with the following and I enclose a copy of the communication.
Ms Emma Behan, Conservation and Heritage Officer.
Ms Ruth Kidney, Conservation Officer on the above topic.

The property at Athy Lodge comprises of residential house, out buildings and separate surgery. It was built in 1873 and had several alterations to the building over the years as is evident from the internal structure of the house. It is on 1.66 acres of land.

As previously stated, the house has been vacant since 2008 following the death of my parents and probate being granted in 2013.

The separate surgery has been used as a GP practice until August 2021 and is now vacant.

The main house has fallen into considerable disrepair over the years. This has happened mainly due to extensive "dry rot" that has infected almost every room in the building. The roof has also deteriorated and has been leaking.

I have employed Mr Jim Lawler, builder in Athy, to help in maintaining the house, removing dry rot structures and treating infected areas since 2008.

However, the building has now got to a stage of dereliction and total restoration of the house is necessary.

I am retiring and not in a position to finance the necessary repair and the property is now to be sold.



Unfortunately, there has been very little interest in anyone acquiring the property.

Quotations of up to one million have been suggested to carry out the necessary repairs.

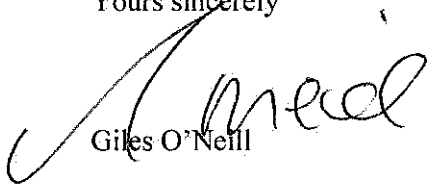
I would be grateful if you can consider the above request to have the property delisted from the record of protected structures.

This is in the hope that it would attract a buyer who would be interested in maintaining the house into the future, otherwise it would appear that further deterioration is imminent.

I hope that you can consider the request favorably to give some prospect of the house being renovated for the future.

Many thanks.

Yours sincerely



Giles O'Neill



18/2/22

Ms Emma Behan
Conservation & Heritage Section
Kildare County Council

Re: Athy Lodge, Athy, Co Kildare. Ref: AY110 11505150

Detached two story house, constructed in 1874 with evidence of alteration and extension at later dates.

Dear Ms Behan

This submission is with a view to having the above property, and converted out building to a surgery, removed from the record of protected structures.

I have previously made requests to this effect on the 1/7/2016 and 2/6/2021.

I inherited Athy Lodge following the death of my parents in 2008, probate having been granted in 2013.

The main house has remained vacant since my parents death in 2008 except for short periods of time.

The attached converted out building that contains a surgery has continued to operate as a G.P surgery until September 2021.

I have made considerable efforts to maintain the property since I inherited it.

Unfortunately, extensive dry rot infestation has caused considerable damage to the property.

Despite alarm and security lights, the property has been broken into at least five occasions and the surgery on one occasion.

Currently, all of the first floor windows and doors have been blocked up and gates are locked to protect the property.

Mr Jim Lawler, Builder, Athy has carried out work on the premises to remove areas affected by dry rot and treat the infestation. He also carried out repairs to the roof etc. on numerous occasions since 2008.



I list here the number of rooms and structures that have been damaged by dry rot:

1. Original surgery
Floor and wall infected areas removed and treated
Floor repaired
Old plumbing removed and not restored
 2. Old waiting room
Floor, ceiling and wall infected areas removed and treated
Floor repaired
 3. Front hall
Ceiling and wall infected areas removed and treated
Walls repaired
 4. Old "lean to" conservatory
Removed due to infection and causing damp to extend to hall area
 5. Second infestation of hall
Ceiling removed and treated
 6. Downstairs bathroom
Floor, walls, ceiling and window infected were removed and treated
Ceiling beams repaired
Plumbing removed and not repaired
 7. Stairs from hall
Stairs and wall infected were removed and treated
Temporary stairs put in place
 8. Drawing room
Wall and ceiling infected
Removed and treated
Wall repaired
- Second infestation in floor
Floor partly removed and not repaired
9. Dining room
Window shutters and floor infected
Floor partly removed and infected wood around window not repaired

Kildare County Council
Planning

19 MAY 2022

RECEIVED

10. Small upstairs TV room
Ceiling, walls and floors infected
Removed and treated and ceiling and walls repaired
11. Bathroom and hot press
Ceiling, wall and hot press infected
Removed and wall repaired
Plumbing removed and not refilled
12. Back bedroom
Ceiling, walls and window shutters infected
Removed, treated and repaired
13. Large front bedroom
Wall, ceiling and window shutters infected
Treated and repaired
14. Small bedroom
Built-in wardrobe infected
Removed
15. Roof
There has been frequent leaking from the roof and it has been repaired on four or five occasions.

In recent years the main valley in the roof has been leaking. This has resulted in leaking into two large bedrooms and two small bedrooms and landing. Part of the ceiling in the bedroom and landing have been removed and rotten beams repaired and the valley temporarily sealed.

16. All sash windows are rotten and will need to be repaired
17. Plumbing, electricity and heating are in disrepair and will need to be repaired
18. Out buildings
Have had roof repaired

As set out above, considerable costs and endeavors have been made to maintain the property. To make the property habitable again will require considerable investment. Additional costs would result from complying with listed property requirements.

As already requested, I would be grateful if the property could be delisted. Thanking you

Dr Giles O'Neill

