



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

AN BORD PLEANÁLA
LDG- 025479-20
ABP-
25 MAR 2020
Fee: € 220 type: cheque
By: post

The Secretary
An Bord Pleanála
64 Marlborough Street
DUBLIN 1

24 March 2020

Re: Referral of Section 5 Declaration by Cork City Council, at Blarney, Cork, reference R561/20.

Dear Sir / Madam,

We act on behalf of Charles Colthurst, Blarney Castle Estate, Blarney, Cork. In accordance with Section 5(3) of the Planning and Development Act 2000 (as amended)¹ we refer to the Board for review of the Declaration which was issued by Cork City Council on 9th March 2020, under declaration reference no. R561/20 (copy enclosed). We enclose the statutory fee of €220.

Blarney is a town which was previously in the administrative area of Cork County Council and the objectives of Cork County Council's 2014 Development Plan still apply. The town is now within the administrative area of Cork City Council. A site location map of the works hereby referred is enclosed with this referral.

1 Introduction

The Declaration issued by Cork City Council concludes that:

The construction of a wall, blocking a historic side gate to the Old School House, Blarney.

Is development and is exempted development under Class 11 of the Planning and Development Regulations.

In making its decision the Planning Authority considered that:

- Class 11 of Schedule 2 of the Planning and Development Regulations refer to the allowing of works such as: construction, repair, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house. It was noted that the limitation is that the height of any new structure shall not exceed 1.2m or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres.
- The works did not materially affect the character of the Architectural Conservation Area.
- The works did not obstruct any public right of way.

In our opinion the primary issue to be addressed is item b, as we disagree with the Council's determination that the works do not materially affect the character of the ACA. For completeness, each of the other

¹ Hereafter referred to as the Planning Act

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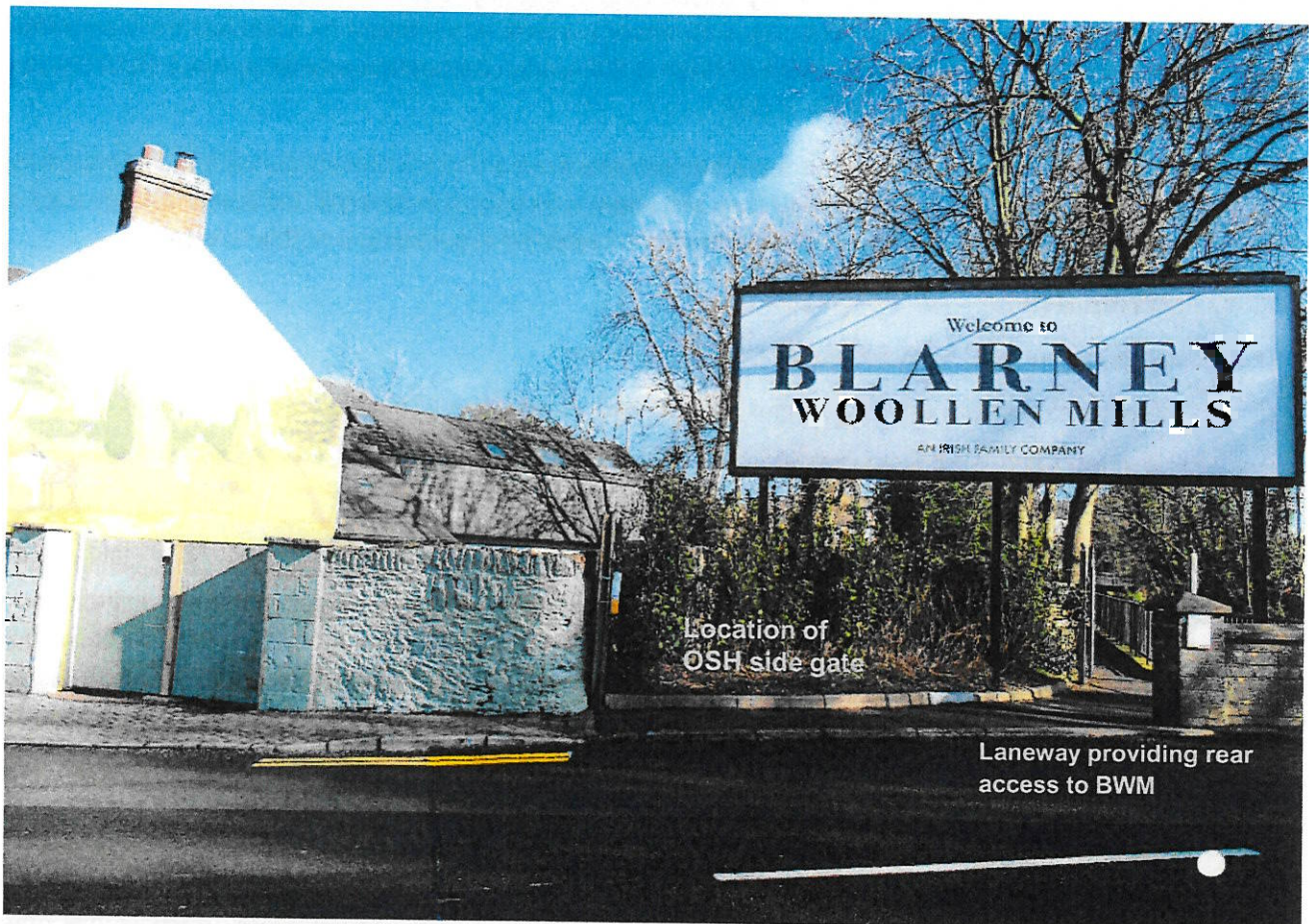
considerations by the Planning Authority are discussed in this referral. The context to the construction of the wall is also outlined.

2 Context

Blarney Castle Estate is the owner of the Old School House, which is a residential dwelling, located on the south east corner of Blarney Village Square. The front door of the Old School House opens onto Blarney Square, while the side gate opens onto a laneway, which now provides a rear access to Blarney Woollen Mills, primarily used as an access for tourists. The laneway has no authorisation for use as a pedestrian entrance to a commercial premise under planning provisions but has been in use for several years.

There is a small strip of land between the laneway and the garden wall of the Old School House. The ownership of this strip of land is a matter of dispute between Blarney Castle Estate and Blarney Woollen Mills but has no impact on the planning questions here under consideration. The signage over the lane way is unauthorised and the subject of separate enforcement proceedings at present. See Figure 1, (source: Cork City Council file).

Figure 1: Old School House, side boundary and adjacent laneway.



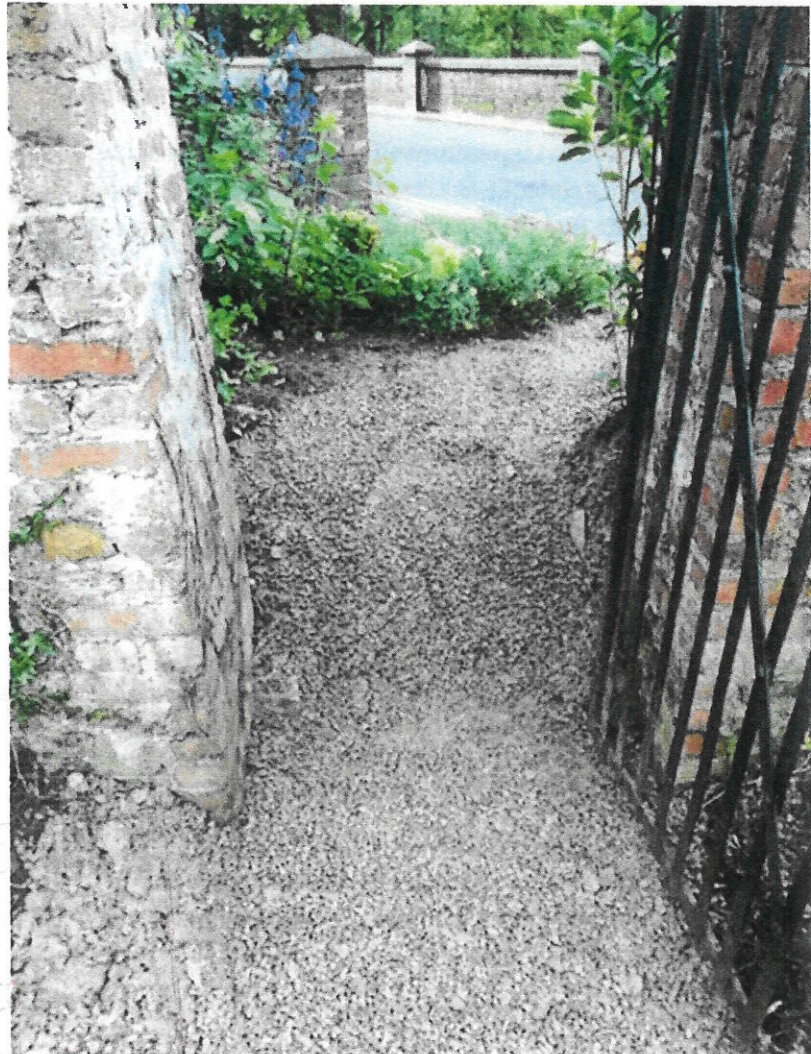
The Old School House was in a long-term residential lease, which ceased in April 2019. The tenants of the house did not use the side entrance and it became overgrown, but the original wall and historic side gate entrance and iron gate remained intact. Following the cessation of the residential lease in April 2019, Blarney Castle Estate undertook an extensive renovation of the Old School House and its garden. As part of this work the vegetation to the side gate was cleared and a small path to the side gate created, see Figure 2. This work

enhanced the visual approach to Blarney Square and allowed the architectural heritage of the boundary of and side entrance to the Old School House to be seen in the context of the Architectural Conservation Area.

Blarney Bridge, on the approach road to the south east of Blarney Square, adjacent to the laneway and Old School House, is a protected structure (reference 00378, Cork County Development Plan 2014). The bridge can be seen in the background in Figure 2.

Figure 2

View of path leading to side entrance to the Old School House



In September 2019, a wall was constructed by Blarney Woollen Mills to block the historic entrance to the Old School House and hide the view of the Iron Gate. A hedge was also planted, which blocks the view of the newly constructed wall and the historic Old School House garden boundary wall. The newly constructed wall was built of block, faced with natural stone. It is 1.8m in height and 1.35m in length.

An enforcement complaint was lodged with Cork City Council on 9th October 2019 based on the following 3 grounds:

- The unauthorised works materially affects the character of a structure in an Architectural Conservation Area.

- The works constitute an alteration to the existing unauthorised entrance and planning exemptions do not apply to unauthorised structures/uses; accordingly, the landowner has revoked protection from enforcement proceedings being progressed in relation to the use of the entrance under the provisions of s.46 (2) of the Planning and Development 2000 (as amended);
- The provision of the brick wall is unauthorised development as it does not fall within the provisions of Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended). The height of the wall constructed is over exempted development limits as it is above 1.2m in height.

Cork City Council responded on 13th January 2020, noting that the enforcement file had been closed on as the development was considered to be exempted development with reference to Class 11 of Schedule 2 (Part 1) of the Planning and Development Regulations, 2001 as amended.

No reference was made in the response to the enforcement complaint to the material effects on the character of a structure in an Architectural Conservation Area (ACA); to the alteration to an existing unauthorised entrance; or to the fact that the wall exceed the height restrictions of Class 11.

Following receipt of the enforcement response, the following Section 5 Declaration was lodged with Cork City Council

Is the construction of a wall, blocking a historic side gate to the Old School House, Blarney, development and, if so, is it exempted development having regard to its location within an Architectural Conservation Area and the provisions of Article 9 (1) (xii) of the Planning & Development Regulations 2001 (as amended), which state:

"Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area".

In making the Section 5 Declaration request to Cork City Council it was decided not to focus on the facts that the works constituted an alteration to the existing unauthorised entrance; or that the wall was constructed higher the exempted development limits, as the most critical issue is the material effect of the construction of the wall on the character of the ACA.

3 Exempted Development Class

In the initial enforcement complaint to Cork City Council, we referenced Class 11 of Schedule 2 (Part 1) as the relevant exempted development class, and this has been the basis for the City Council's determinations on the matter. We submitted that Class 11 was relevant as the works were undertaken outside the immediate boundary of the Old School House.

Class 11 provides for the construction, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house of a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete. The conditions and limitations of Class 11 provide that the height of any new structure shall not exceed 1.2m, or the height of the structure being replaced. In this instance no structure was being replaced, therefore the height limit is 1.2m. The constructed wall is a height of 1.8m, and therefore would not be exempted development under the provisions of Class 11.

However, we recognise that Class 5 could be argued to be the relevant exemption class, as the constructed wall immediately bounds the curtilage of a house. Class 5 has a height restriction of 2m for a wall, or 1.2m to any garden or other space in front of a house. It might be argued that the constructed wall falls within the limitations and conditions of Class 5.

Notwithstanding whether Class 5 or Class 11 is relevant, it remains our contention that the provisions of Article 9(1)(xii) are relevant, as discussed in section 4. Any wall in this location which blocks the side gate entrance to the Old School House would have a negative effect on the ACA, regardless of the height of the wall.

4 Article 9

Article 9 (1) (xii) of the Planning & Development Regulations 2001 (as amended), states:

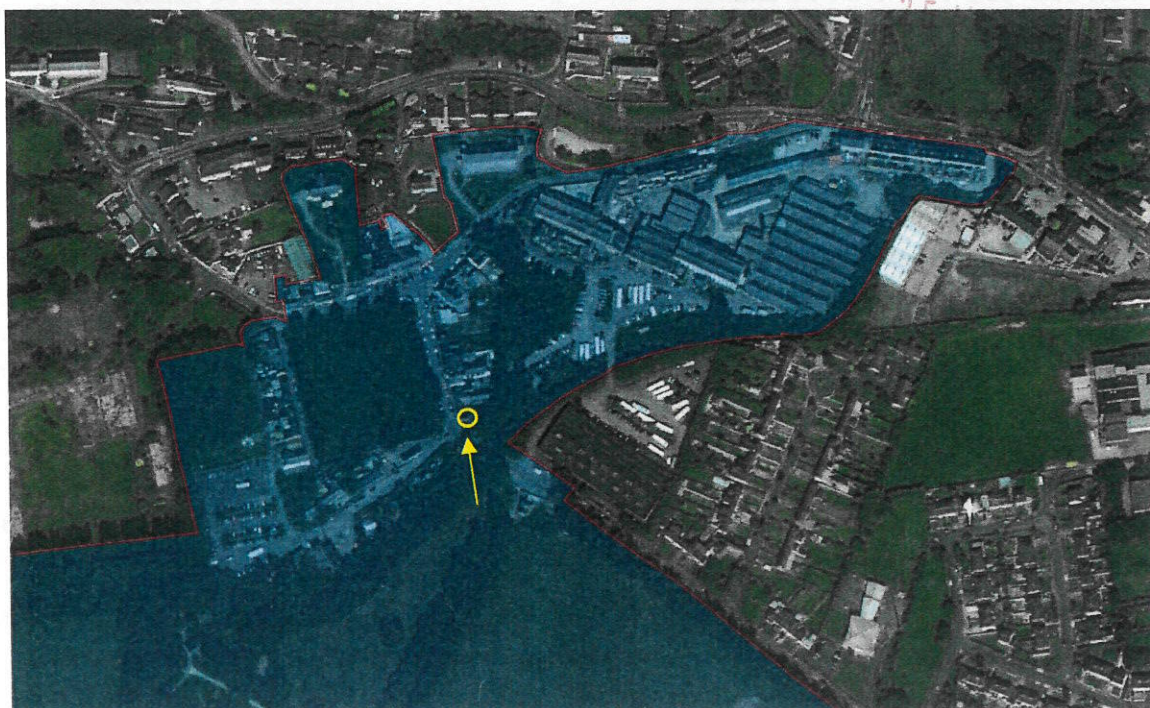
“Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area”.

We contend that the provisions of Article 9(1)(xii) apply to the development of the wall in question and have not been duly considered by Cork City Council. We note that the Council's decision on the Section 5 Declaration does not appear to have been referred to the City's Conservation Officer for a report and that the conclusion that the works do not materially affect the character of the area make no reference to the Architectural Heritage Impact Assessment Report submitted with the Declaration Request.

The Old School House is located within Blarney Architectural Conservation Area (ACA), as designated in the 2014 Cork County Development Plan (2014 CDP), see Figure 3.

Figure 3: Extract from Cork CDP 2014 Mapping, Part of Blarney ACA.



Objective HE-4-5 of the 2014 CDP is to:

Conserve and enhance the special character of the Architectural Conservation Area included in this plan. The special character of an area includes its traditional building stock and material finishes, spaces, streetscape, shop fronts, landscape and setting.

The objective notes that this will be achieved by several provisions, including:

- a) *Protecting all buildings, structures, groups of structures, sites, landscapes and all features considered to be intrinsic elements to the special character of the ACA from demolition and non-sympathetic alterations.*

We contend that the construction of the wall, blocking a historic side gate entrance to a building of heritage significance is a 'non-sympathetic alteration' to an 'intrinsic element' which contributes to the 'special character' of the ACA.

The enclosed Architectural Heritage Impact Assessment (AHIA) on the Boundary Wall at the Old School House, Monacnapa, Blarney, was prepared by Southgate Associates, Heritage Conservation Specialists. The report discusses the architectural value of the Old School House and its side gate entrance, and its importance in respect of the social history of Blarney Town. The report notes that the gate access was most likely developed in the mid-nineteenth century, and the details of the iron gate and mounting remain intact, which is unusual and forms part of the character of the area. The report considers that it was most likely that the side gate was provided to give easy access to an area which was used as public access to the River Martin for washing and drawing drinking water.

The report concludes that:

"Although of simple appearance and construction, this small area used for washing and obtaining drinking water shows that the landlords of Blarney were aware of the domestic needs for their tenants in the early mid-nineteenth century. It is similar to other such water access areas created by other landlords in other estate villages in Ireland. Many of these no longer exist as their function was made redundant once piped water supplies were introduced in the twentieth century. The area here is likely to be passed by thousands of tourists each year who would be unaware of what an important function this area fulfilled in the ordinary population of the village.

The gate from the school yard to this area not only contributes to the character of the ACA but is also a physical record of the function of the adjoining area in the 19th century. The blocking of the gate detracts from the character of the area and blocks a right of way which formed an important function in the 19th century and detracts from the interpretation of this part of Blarney Village..."

The AHIA provides a comprehensive assessment of the significance of the gate and its contribution to the character of the ACA. The gate is located at an important entrance point to the ACA, at the south-east corner of Blarney Square. The blocking of the gate sets a negative precedent for the protection of Blarney ACA. The construction of the wall permanently obstructs this historic opening and has a permanent negative material effect on the character of the ACA.

5 Right of Way

The Planner's report on the Section 5 Declaration notes that reference is made to a right of way and that, as it has not been proven to be a public right of way, Article 9 does not de-exempt the development.

The submitted Section 5 Declaration request did not contend that the side gate was a public right of way. The reference to a right of way was in the context of its heritage significance, as detailed in the enclosed AHIA.

It is clear from the AHIA that the side gate contributed as an important marker of the built heritage of Blarney Square and was also an important reference to the social history of the village and the Old School House.

6 Concluding Comments

Blarney town is one of the county's most important tourism assets. BCE attracts approximately 500,000 tourist per annum and most of these visitors pass through the square as part of their visiting experience. The protection and enhancement of Blarney ACA is important for its innate heritage value and to support future heritage tourism. There is potential to strengthen the heritage and tourism value of Blarney and the ACA by the development of interpretation of its architectural heritage and how people lived in the village through various periods. Development which eradicates the architectural and social history of elements of the ACA undermine this potential and have a permanent negative effect on the character of the ACA.

While the development of a wall 1.35 in length and 1.8m in height may seem relatively minor, it is a significant intervention in terms of the loss of a historic feature of importance. Small incremental changes to the ACA undertaken as exempted development have the potential to damage its value and works should be carefully assessed in the context of the provisions of Article 9(1)(xii).

We submit that the construction of the wall is not exempted development having regard to the provisions of Article 9(0)(xii) and look forward to the Board's determination on this referral.

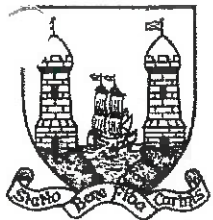
Yours sincerely



Máiri Henderson
McCutcheon Halley

Enclosures

- Referral Fee of €220
- Site Location Map
- Section 5 Declaration by Cork City Council, including Planner's Report
- Architectural Heritage Impact Assessment Report, by Southgate Associates, Heritage Conservation Specialists



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Charles Colthurst, Blarney Castle Estate,
c/o Mairí Henderson,
McCutcheon Halley,
6 Joyce House,
Barrack Square,
Ballincollig,
Co. Cork

09/03/2020

**RE: Section 5 Declaration R561/20 Construction of a wall
at the Old School House, The Square, Blarney, Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above named property, I wish to advise as follows:

The works (construction of a wall) are considered to be development, and exempted development, under Class 11 of the Planning and development Regulations

Is misa le meas,

Kerry Bergin
Community, Culture and Placemaking Directorate
Cork City Council

McCutcheon Halley Received	
Date:	10 MAR 2020
Project:	520-07
Action:	Client 11-12-2020



We are Cork.

Section 5 Declaration R561/20

Construction of a wall at the old School house, the square, Blarney

I discussed this S5. (*exempted development*) application, with the Senior planner.

It was advised that the previous decision taken by the Enforcement section, that the wall is exempt, be endorsed.

The constructed section of wall has been built to the fore of existing wall which bounds the old school house, and land which is part of Blarney Woollen Mills complex.

I note class 11 of Schedule 2, of the Planning and Development Regulations. This refers to the allowing of works such as: construction, repair, erection, lowering, repair or replacement, other than within or bounding, the curtilage of a house.

The limitation is The height of any new structure shall not exceed 1.2m or the height of the structure being replaced, whichever is the great, and in any event shall not exceed 2 metres.

Every wall, other than a dry or natural stone wall, constructed or erected bounding a road shall be capped and the face of any wall of concrete or concrete blocks, which will be visible from any roads, path, or public area, including a public open space, shall be rendered or plastered.

With regard to referencing that the site is in an ACA, it is not considered the works materially affect the character of the area.

Reference is made to a right of way.

Article 9 does de-exempt, development, **if it obstructs any public right of way**- this has not been proved to be a public right of way.

Conclusion

The works (construction of wall) are considered to be development, and exempted development, under Class 11 of the Planning and Development Regulations.

Melissa Walsh
Melissa Walsh

Senior Executive Planner -6/03/2020



**ARCHITECTURAL HERITAGE IMPACT ASSESSMENT
ON BOUNDARY WALL AT THE OLD SCHOOL HOUSE,
MONACNAPA,
BLARNEY,
CORK.**

FOR

Sir Charles Colthurst

Prepared by
Florence M. Hurley
Archaeologist
January 2020

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APPENDIX

ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

1. SUMMARY

An Architectural Heritage Impact Assessment was undertaken on the boundary wall of the Old School House, Monacnapa, Blarney, Cork.

A detailed examination of the site was carried out as well as examination of relevant cartographic and historical sources. Cartographic evidence shows that the Old School House was present in 1841. It is possible that some of this structure incorporates part of an earlier house marked on the site in 1801 and which may be part of the original planned village established in 1765.

The walls to the south of the Old School House are shown as present on the 1841 and 1900-02 Ordnance Survey maps. The boundary wall to the southwest which faces the public road is clearly marked on the Ordnance Survey maps. The larger scale Ordnance Survey 25-inch map of 1900-02 shows that an area between the School and Blarney Bridge has been walled off as a separate area. This is accessed via a pedestrian opening from the public roadway. This area was probably created in the mid-nineteenth century to allow public access to the River Martin for locals for domestic use. As such it demonstrates the concern by the landlord for the welfare of the tenants and can be seen as being a practical and physical expression of such concern. They were once relatively common in villages across Ireland with some, such as at Adare, Co. Limerick forming part of an overall grand design for the appearance of the village. Sites such as this location would have been superseded with the advent of piped water supplies to local houses in the mid-twentieth century. By its nature the area here was simple in function and design with the use of local materials that were at hand.

2 SITE LOCATION

The Old School House is located (**Fig. 1**) in the townland of Monacnapa. This townland forms larger part of the built up area of the village of Blarney with more recent development taking place to the north and east. The River Martin forms the southern and much of the eastern boundary of the townland with the townland of Knockacorbally to the north and Boolypatrick to the west. Shean Lower is on the eastern side of the River Martin and Blarney townland is to the south. This contains the medieval tower house and the nineteenth century mansion and forms a large part of the Blarney Castle demesne.

The Old School House is the name applied to the two-storey, four-bay house in the southeastern corner of The Square. The public entrance to Blarney Castle is on the opposite side of the road. A bridge over the River Martin leads to Castle Close Road.

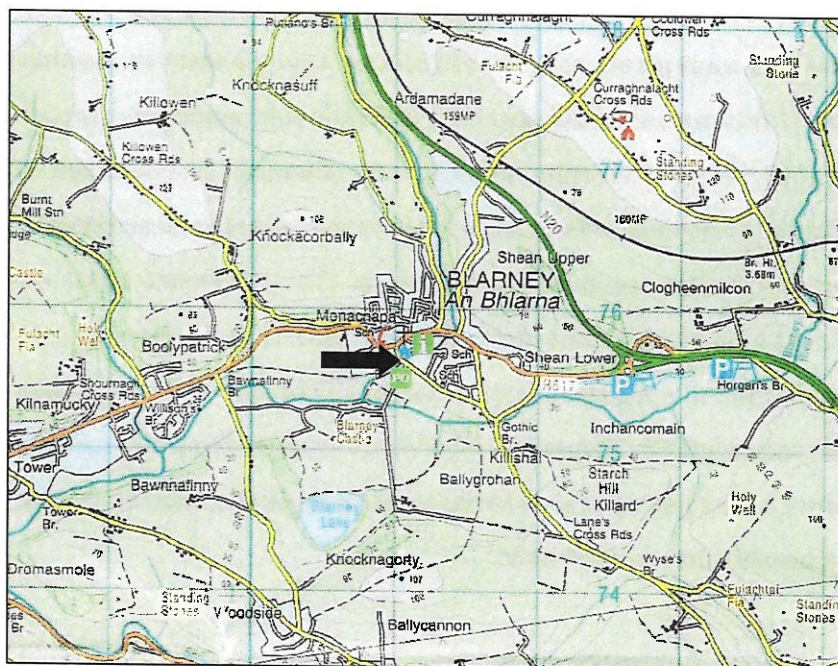


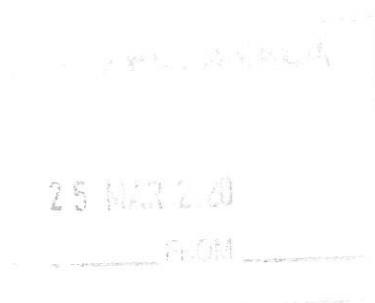
Fig. 1 Site location Discovery map 80 (© OSI).

3 STATUS

The Old School house is not a Protected Structure in the Record of Protected Structures in the Cork County Development Plan 2014-2020 nor is it listed in the National Inventory of Architectural Heritage (NIAH). The adjacent Blarney Bridge over the River Martin is listed in the Record of Protected Structures (RPS ID-00378) in the Cork County Development Plan 2014-2020.

The site lies within the Blarney Conservation Area Architectural Conservation Area as set out in Volume 2, Chapter 2.2 and Volume 4, with the specific planning policy in regard to Architectural Conservation Areas set out in Volume 1, Chapter 12, Heritage, Paragraphs 12.4.13 to 12.4. 21 and objectives HE 4-4 'Areas of Special Planning Control' and HE 4-5 'Architectural Conservation Areas'.

The Blarney Municipal District Local Area Plan 2017, Volume 1 Main Policy Material under Section 3.2.23 Tourism notes that 'Tourism is a significant industry in Blarney as it contains one of the principle tourist attractions in Ireland, Blarney Castle. This industry relies on the quality and attractiveness of the built and natural heritage of the local area. It is important therefore, that future development initiatives within the vicinity of the Castle do not compromise the tourism potential of the town and actively seek to enhance this important sector of the local economy'.



4 CARTOGRAPHIC ANALYSIS

The following historic maps were consulted, of which relevant extracts are presented below:

- Plan of Blarney village in 1801 by David Aher (Fig. 2);
- First edition Ordnance Survey of Ireland 6 inch map, surveyed 1841 (Fig. 3);
- Ordnance Survey of Ireland 25 inch map, surveyed 1933-34 (Fig. 4).

4.1 Plan of Blarney village in 1801

As part of the development of the village of Blarney the Jefferyes commissioned a map of the settlement. The village had been planned as a manorial industrial settlement in 1765. The outbreak of war with France and its allies in the early 1790s gradually became a contest for European supremacy between France and Great Britain with Napoleon Bonaparte seeking to dominate continental Europe. The wars would continue almost continually until the defeat of Napoleon in 1815.

This plan of Blarney clearly shows the properties in around The Square and their tenants. The area on the southern side of The Square appears not to have been developed yet and the plots are simply numbered. The lack of development here can be seen in the 1841 Ordnance Survey 6-inch map as well and would allow for the construction of the Cork and Muskerry Light Railway terminus quite close to Blarney Castle itself.

The plan shows a rectangular property on the site with what may be a boundary wall to the south. All of the area south of the property up to the river's edge forms part of the plot.

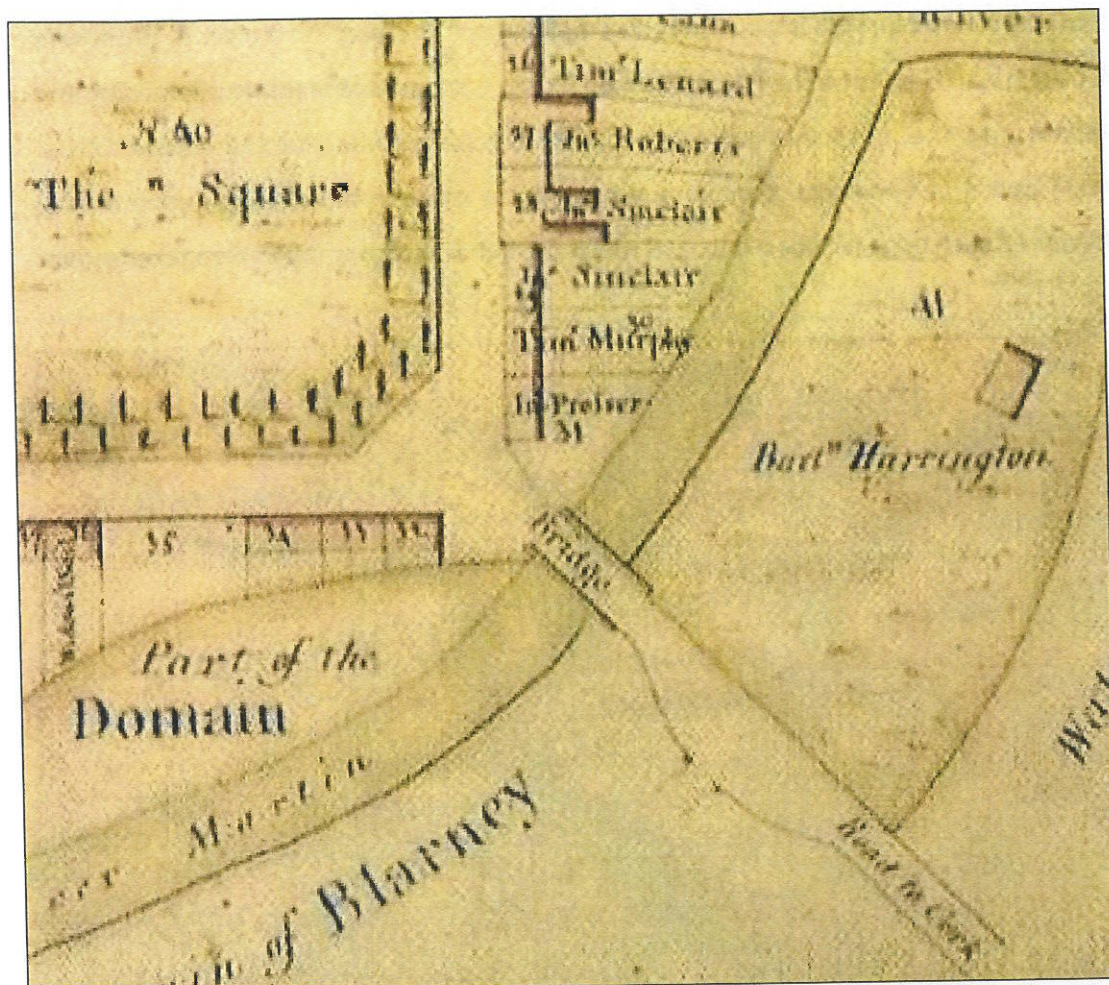


Fig. 2 Detail from the Plan of Blarney Village, 1801 by David Aher. Although not marked as a school house, John Prosser is named as the tenant and he is known to have established a school in the village around the start of the nineteenth century. (Blarney Castle Estate via Lyttleton).

25 MAR 2020

4.2 First edition of the 6 inch Ordnance Survey of Ireland map, 1841

The first ever large-scale survey of Ireland was undertaken by the Ordnance Survey between 1829 and 1842, producing highly accurate maps at different scales. The first edition Ordnance Survey 6" map covering this area, surveyed in 1841 shows the property as possibly being the same or similar to that shown in the 1801 plan. A smaller square

structure has been built as a separate building at the rear of the plot. If the whole structure is taken to be the Parochial School then it is possible that this small building and another to the north may have been male and female toilets for the school. This is conjectural and the school may have been quite small in numbers and may not have required such large facilities. It was noted in 1835 that the school had 63 registered pupils.

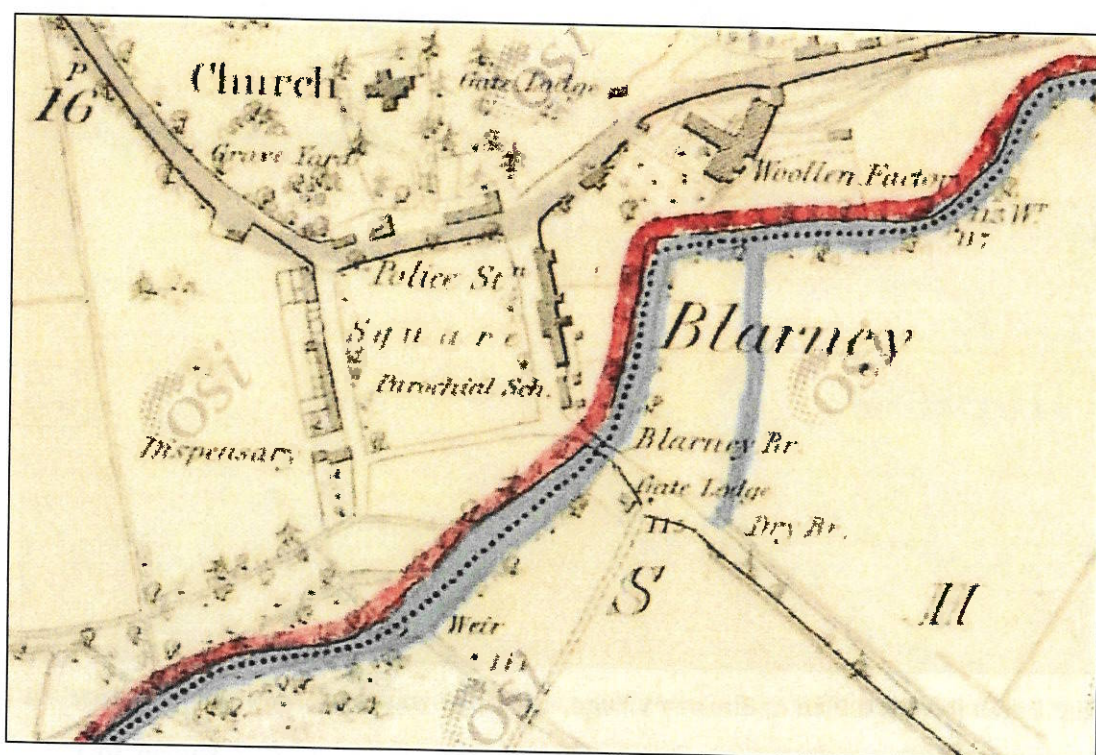


Fig. 3 Detail from the first edition 6-inch Ordnance Survey map, 1841. The building is now marked as 'Parochial Sch.' (© OSI).

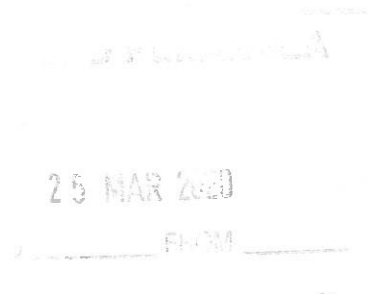
4.3 Ordnance Survey of Ireland 25-inch map, 1900-02

Larger scale maps (to the scale of 25 inches to one mile) were produced in the late nineteenth and early twentieth centuries. This was due to the debate held by cartographers in the 1850s over what was the better scale to use. The smaller 6" scale allowed large areas to be mapped relatively quickly. The larger 25" scale maps contained

far more detail and were useful particularly in Ireland for land valuation and agricultural reform, railway development, urban change, industrial development and all public boundaries. By 1900-02 when the 25-inch Ordnance Survey map was surveyed here, a significant change had occurred. This was the construction of the terminus for the Cork and Muskerry Light Railway. This brought passengers right to the centre of the village and was a short stroll from Blarney Castle itself. This light railway was strongly promoted and backed by the Colthurst family recognising what a valuable contribution it could make to visitor numbers.

The property here is still marked as a school but it must have operated in a private capacity as a new National School had just been built on St. Ann's Road. The site was donated by Sir George Colthurst and the building became known as the Colthurst School. This replaced an older National School which was on the western side of The Square. This was opened in 1838-39.

What can be seen in this map extract is that the area immediately adjacent to Blarney Bridge had been walled off, in effect creating a short walled passageway from the street to the River Martin. An opening is shown from the street on the western side of this passageway. It is probable that this was created to allow public access to the river. It would have allowed water to be drawn from it for domestic use and may also have served as a washing area for clothes.



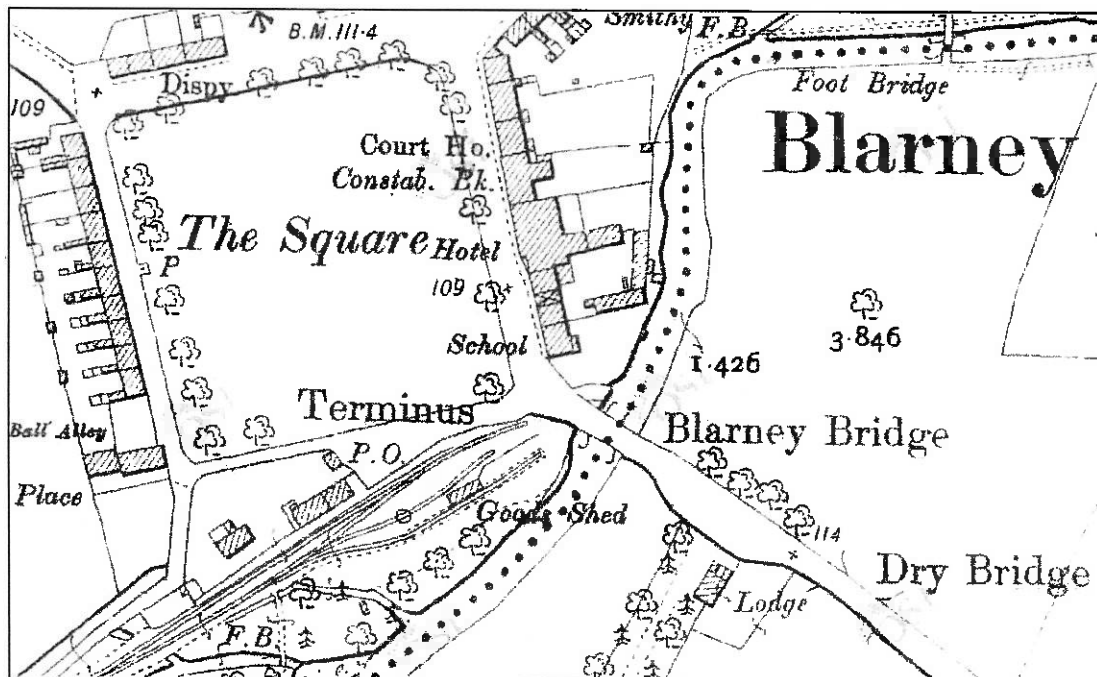


Fig. 4 Extract from the 25 inch Ordnance Survey map, 1900-02 (© OSI).

4.4 Ordnance Survey of Ireland Cassini 6-inch map, surveyed 1933-34

A revision of the 6-inch map series was undertaken in the 1920s and due to economic constraints was spread over twenty years. This was the first large scale mapping project undertaken by the Irish Ordnance Survey since independence. This map which was surveyed in 1933-34 and printed in 1937 shows only no change since 1900-02. The smaller scale of the map makes it difficult to clearly see how the area is depicted but the northern boundary wall of the passage is clearly marked. The former Constabulary Barracks to the north of the site was badly damaged during the War of Independence in 1920. It was rebuilt as a Garda Síochána station in 1924.

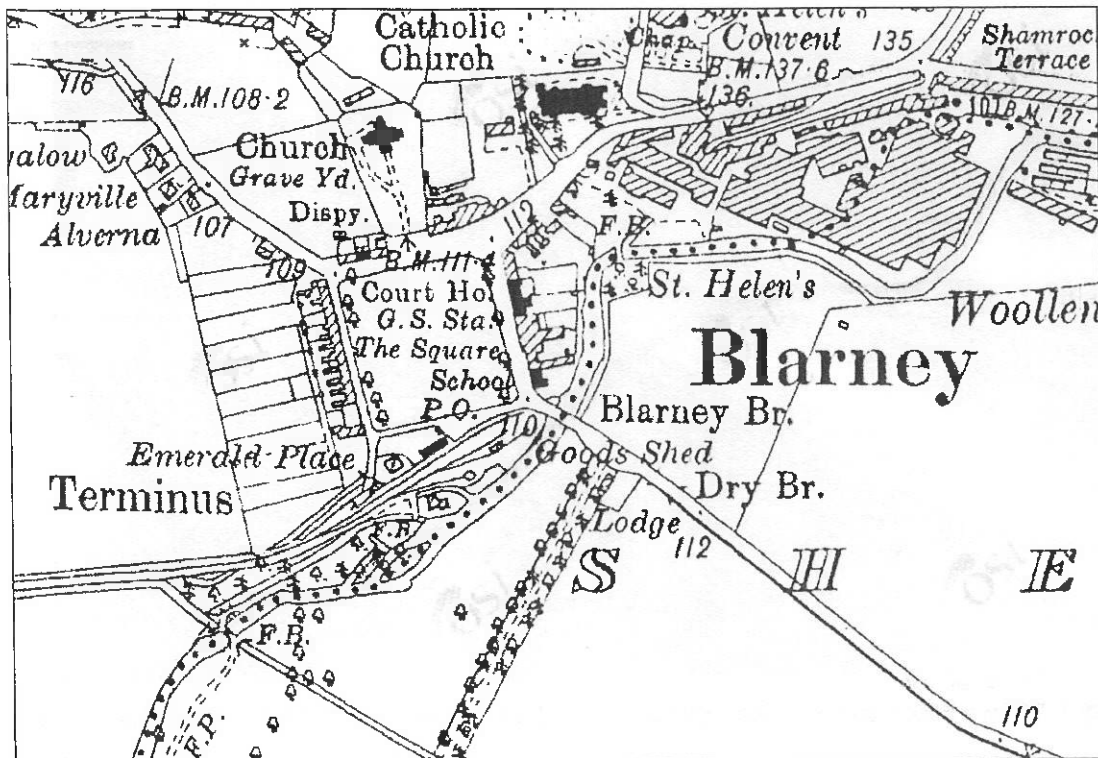


Fig. 5 Extract from the 6 inch Cassini Ordnance Survey map, 1933-34 (© OSI).

5 THE WALLS ON THE SITE

At present there is a rubble masonry wall on the southwestern side of the site forming the boundary with the public road. This is painted and has a vehicular entrance located approximately centrally. This entrance has two concrete block piers. The wall does not extend to Blarney Bridge as a modern walkway has been constructed along the western bank of the River Martin. This leads from the Blarney Woollen Mill complex south towards the entrance to Blarney Castle. This is located on the site of the former Cork and Muskerry Light Railway terminus.

A photograph taken in the late 1920s or early 1930s from the railway station looking eastwards shows this wall in the background (Figs. 6-7).

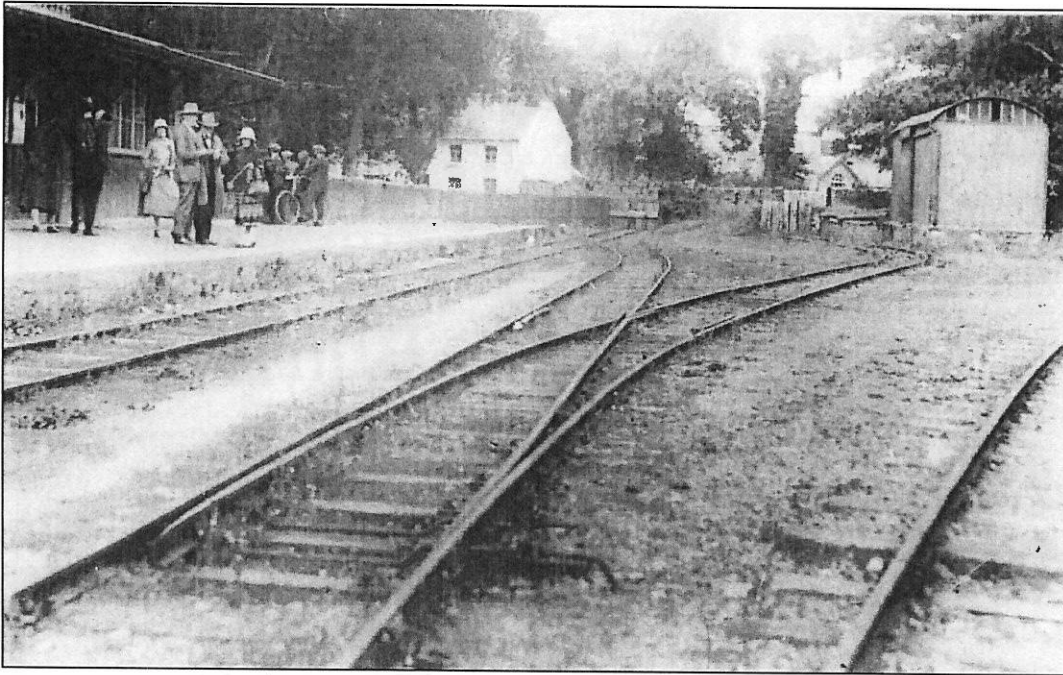


Fig. 6 View eastwards from Blarney station, taken in the late 1920s or early 1930s. The line closed in 1934 (Old Blarney in Photographs, p. 14).

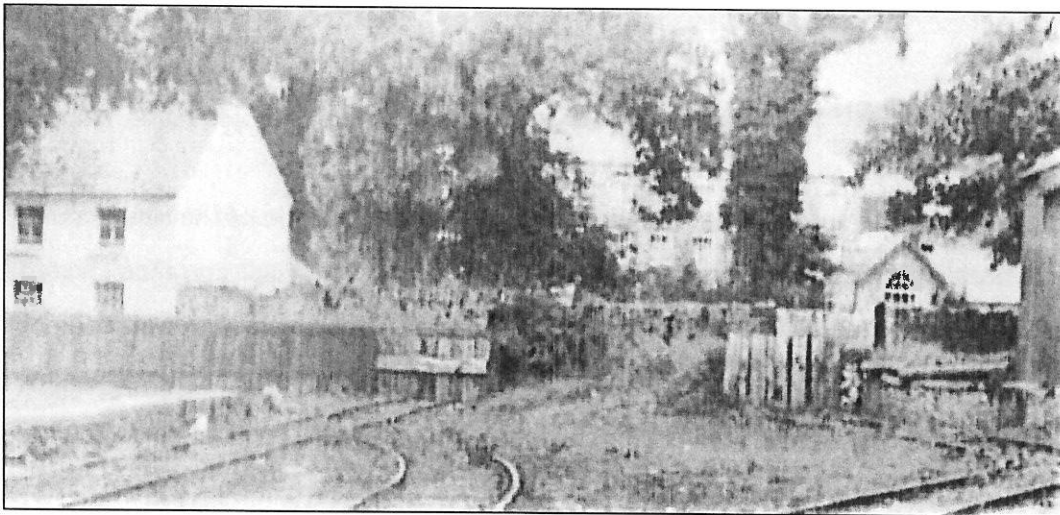
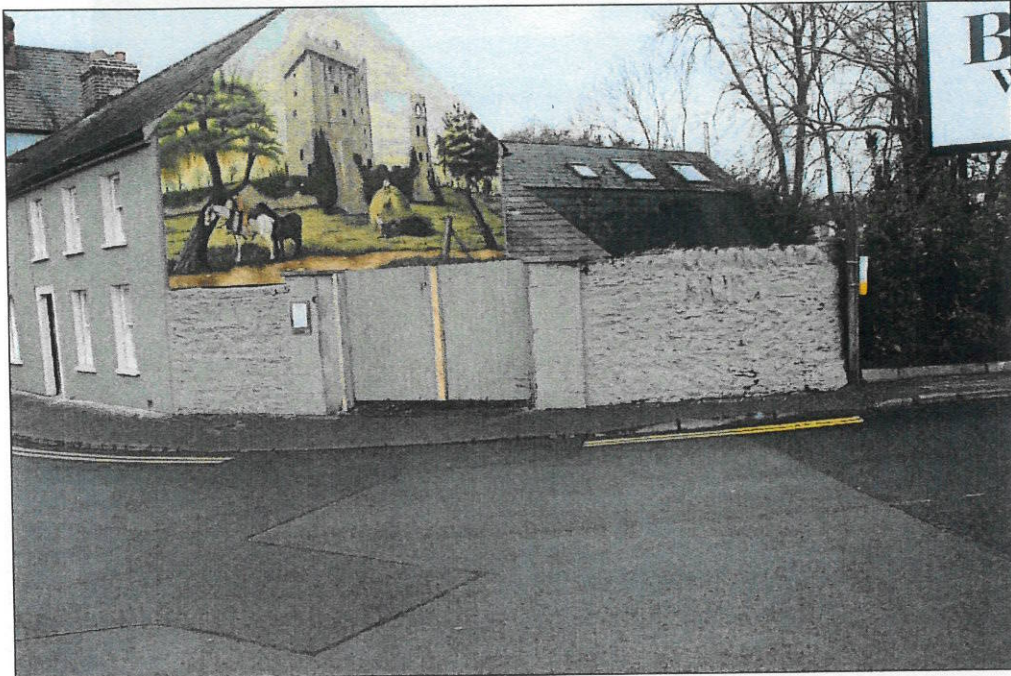


Fig. 7 Enlarged detail of the photograph above. The distinctive vertical stone capping atones can be seen in the centre of the photograph and can be compared with those seen in other areas of Blarney.

6 PHOTOGRAPHS



Pl. 1 The Old School House and its boundary wall.



Pl. 2 Northern side of the boundary wall.



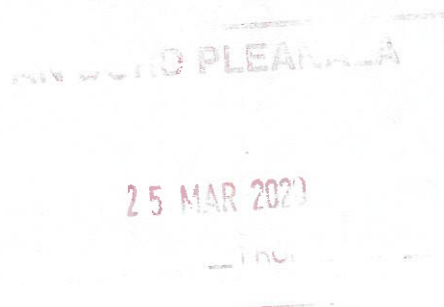
Pl. 3 The vehicular entrance created through the wall. Note the concrete block piers.

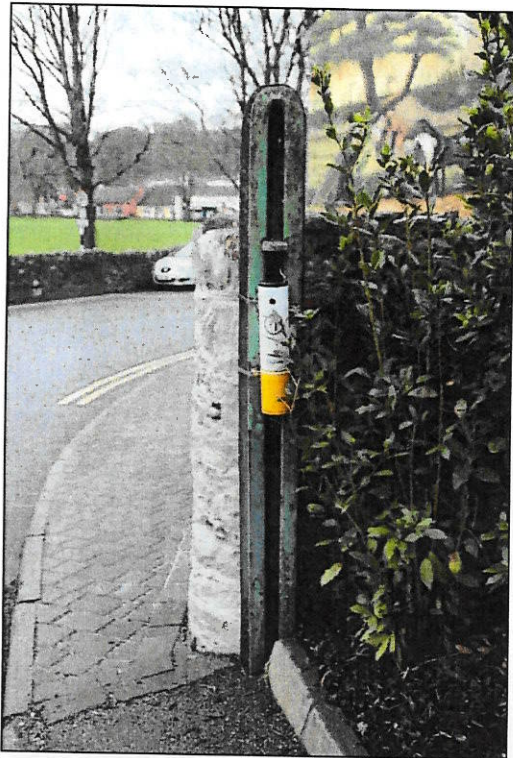


Pl. 4 The southern side of the boundary wall. Note the vertical capping stones on top and the possible location of an earlier opening as evident by the vertical stones below the capping in the centre.

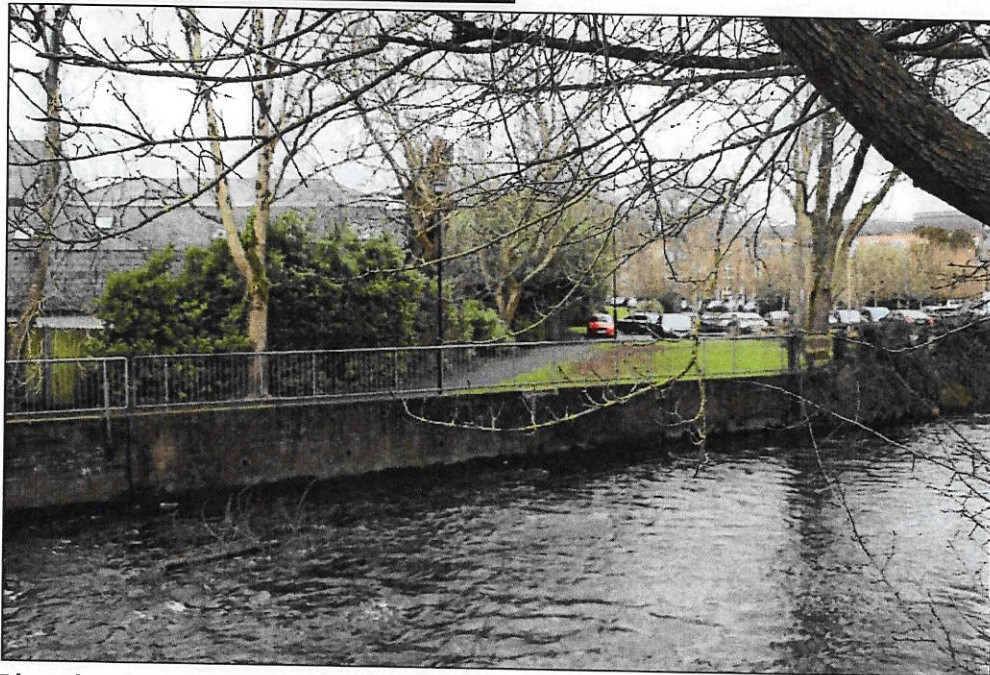


Pl. 5 The southeastern boundary wall is hidden by the planting. It extends as far as the gate.





Pl. 6 A section of railway track reused to form a gate post and now holding a receptacle for cigarette butts.



Pl. 7 The riverside path connecting Blarney Woollen Mills to Blarney Castle.



Pl. 8 View of the southeastern section of the boundary wall. This part formed the northern side of the passageway leading to the river as seen on the 1900-02 OS map.



Pl. 9 The top of the gate can just be made out in this picture. The gate forming the entrance from the yard onto the washing area has recently been blocked by a blockwork wall constructed with no planning permission. This wall not only detracts from the character of the conservation area but also eliminates the understanding and interpretation of an important feature of Blarney Village leading to the area where washing took place and drinking water was obtained.



Pl. 10 Interior view of the blocked gate. This has brick piers and has been infilled with concrete blocks obscuring the view from the outside and detracting from the character of the ACA. The timber fence seen in the background forms the bulk of the remaining boundary fencing along the riverside path.



Pl. 11 Detail of the iron gate and mounting. The gate is typical of the locally produced wrought-iron items found in mid-nineteenth century Ireland. That it survives intact is unusual and forms part of the character of the area.

7 HISTORICAL ANALYSIS

The boundary wall on the site appears to be of multi-phase construction. The southwestern wall is depicted on the first edition 6-inch Ordnance Survey map of 1841 and is also possibly on the 1801 map of Blarney village. The wall to the southeast appears to be later and likely to date to the mid-nineteenth century when a discreet area was created between the Old School House and Blarney Bridge to allow public or local access to the River Martin. This may have been to supply drinking water but the water could be used for washing clothes as well as other functions. The creation of the riverside path has altered the appearance of the area and obscured its original layout. Given its relatively prominent location between the Woollen Mill and Blarney Castle it is possible that the area was seen as representing a backward image of Irish domestic life whether washing clothes publicly or drawing water and was simply forgotten about once the advent of piped water became the norm.

8 HERITAGE IMPACT ASSESSMENT

Although of simple appearance and construction, this small area used for washing and obtaining drinking water shows that the landlords of Blarney were aware of the domestic needs for their tenants in the early/mid-nineteenth century. It is similar to other such water access areas created by other landlords in other estate villages in Ireland. Many of these no longer exist as their function was made redundant once piped water supplies were introduced in the twentieth century. The area here is likely to be passed by thousands of tourists each year who would be unaware of what an important function this area fulfilled in the lives of the ordinary population of the village.

The gate from the school yard to this area not only contributes to the character of the ACA but is also a physical record of the function of the adjoining area in the 19th century. The blocking of the gate detracts from the character of the area and blocks a right of way which formed an important function in the 19th century and detracts from the interpretation of this part of Blarney Village. As such we consider such an action without

planning is in breach of the proper planning and development of the area and the Planning regulations.

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C. H. Southgate

F. M. Hurley

January 2020

APPENDIX ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

A.1 *The MacCarthy's*

The castle was constructed by a branch of the MacCarthy family, one of the most powerful and influential Gaelic clans in early medieval Ireland. They were originally based in north Munster being the most prominent clans of the Éóganacht which held sway over most of modern Munster and adjacent parts of Connacht and west Leinster. Their centre of power was at Cashel in Tipperary. The various branches of the Éóganacht and the MacCarthy's in particular lost much of their political status and power with the rise of the Dál gCais and their most prominent and successful family the O' Brien's. They expanded from their territory in Thomond and displaced the MacCarthy's (the Éóganacht Caisil) by the late 10th century. Gradually over the next two centuries the MacCarthy's were pushed south-westwards, in turn displacing other clans such as the O' Sullivan's. An eventual compromise was reached with the recognition of the MacCarthy's as kings of Desmond, the southern part of Munster with the O' Brien's as kings of Thomond or north Munster. At the time of the Anglo-Norman attack on Cork in 1185 the MacCarthy's were recognised as kings of Cork.

By the late thirteenth – early fourteenth century the MacCarthy Mór clan had divided into three main branches, representative of the territories they controlled. The earliest to branch off was the MacCarthy Reaghs (from *Riabhadh* - swarthy) which gained control of Carbery in west Cork in the mid-thirteenth century. The battle of Callan in 1261 saw the defeat of a large Anglo-Norman force in Kerry with many of the leading knights killed. This began a period of resurgence of Gaelic fortunes and resulted in many areas being lost to the Anglo-Norman colony. This was particularly the case in territory where the new overlords were not well established. The main seat of the MacCarthy Reagh would become Kilbrittain Castle in the 15th century.

Another branch of the clan established itself in Duhallow in northwest Cork also around the mid-13th century. Their chief castle was at Kanturk. This branch was noted for the infighting amongst its leading men, all contending to the leadership of the sept. As a result they often supported the losing side in the clashes between the Crown and those opposing them. A fine fortified residence built by Dermot mac Owen MacCarthy in the early seventeenth century was close to completion when mortgages on many of the lands within the lordship were called in by the Percival family, who had been granted lands in Duhallow in the aftermath of the Nine Years War. Most of the remaining lands were lost when the MacCarthy's of Duhallow supported the two other branches of the family in the Great Rebellion of 1641-52 and the subsequent Cromwellian confiscations.

The third branch was the MacCarthy's of Muskerry. They had made inroads into the cantred of *Múscraighe Mittaine* a former petty kingdom located west of Cork and north of the River Lee (under MacCarthy control it would become the baronies of East and West Muskerry and extend south of the Lee) from the early thirteenth century. This branch of the family were acutely aware of the strong

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Anglo-Norman presence based around the port and town of Cork and at times supported the Crown against other Gaelic or Anglo-Norman families if it suited them. Perhaps their greatest leader was Cormac Láidir MacCarthy who was chief from 1455-1495. The citizens of Cork were forced to pay a 'Black Rent' of £40 per year to him to ensure their safety. His long reign as chief enabled him to embark on a programme of consolidation of clan power. One element of this was the construction of the Franciscan Friary at Kilcrea and an Augustinian convent at Ballymacadane near Waterfall. Allied to this patronage of the ecclesiastical realm was a programme of building or strengthening castles within the lordship. The original main centre of their power may have been at Macroom but its location towards the western end of their territory may have resulted in a new more central location being chosen at Blarney, where it appears likely that the earliest parts of the present castle were constructed around the 1480s. Macroom seems to have come back into favour by the seventeenth century probably due to it being sufficiently removed from Cork which was a centre of English and Protestant power.

The MacCarthy's were particularly opposed to the earls of Desmond which claimed overlordship of much of Cork. Fortunately for the MacCarthy's, the FitzGerald's of Desmond were also frequently at odds with the Crown and would eventually be defeated after rebelling in the late sixteenth century. By astutely supporting Crown policy locally but also allowing other members of the family to support those rebelling against English authority, the MacCarthy's retained much of their lands after the Nine Years War with minor branches actively supporting Hugh O' Neill while the Lord of Muskerry, Cormac mac Dermot MacCarthy fought against him at the battle of Kinsale.

At the outbreak of the Great Rebellion in 1641 the MacCarthy's of Muskerry were led by Donogh who had succeeded his father the previous year as Viscount Muskerry and Lord of Blarney. He was one of the principal commanders on the side of the Catholic Confederation. Cork was initially held for the Royalist cause by Lord Inchiquin but he was hampered for want of supplies and money. He was a more capable military commander than Viscount Muskerry and was able to convince Muskerry that he was stronger than his position actually was. Inchiquin changed his support in favour of the Parliamentarians in 1644 and after receiving military and financial aid he went on the attack. Blarney, the seat of his enemy fell in 1646 and over the next four years most of the remaining Confederate lands and castles fell as well. Lord Muskerry surrendered at Ross Castle in Killarney in 1652 ending the war and his lands were confiscated.

The Restoration of Charles II in 1670 saw a rise in the fortunes of Donogh and the Muskerry MacCarthy's. His lands were restored and he was created earl of Clancarthy. His grandson, also Donogh was one of the leading supporters of James II and would lose his land in the aftermath of the Williamite war in 1689-91. He was imprisoned but pardoned on condition that he went into exile on the continent.

A.2 *New owners in the eighteenth century*

The castle had been leased by Lady MacCarthy to Rev. Roland Davies, who became rector of the local parish of Garrycloyne in 1681 and resided there. Donogh, Lord Muskerry was nominally Protestant but publically embraced the Catholic faith on the accession of James II. Davies fled to England during the Williamite War as a supporter of the Orange cause. During this period the castle was used as a prison for local Protestants. At the cessation of hostilities and while the process of confiscation of the lands of those supporting the Jacobite cause was being arranged, Davies returned to the castle for some years. The castle was purchased by the Hollow Sword Blade Company in 1702t as part of their extensive land purchases throughout Ireland. They in turn immediately sold a large lot containing 1,401 acres including the village of Blarney, the mill, fairs, customs, lands and the park of the castle and the structure itself to Sir Richard Pyne, the Lord Chief Justice. The following year he in turn sold his interest to Sir James Jefferyes, the governor of the city of Cork.

That family were to hold Blarney castle and its surrounding estate and other lands for over 140 years. In the mid-to late eighteenth century they built a large Georgian-Gothic house close to the east façade of the tower house. It was built at a lower level than the tower house, against the rock precipice on which the fortification was constructed. This was on the site of a seventeenth century manor house that was noted as being newly built in the Civil Survey of 1654-56 and incorporated two gun turrets from it on its northern and north-western sides. Very little information survives regarding this structure.

The Georgian-Gothic house consisted of four-storeys with a central bow crowned with a crenellated turret on the front elevation; a smaller bow was located at the southeast corner of the elevation. The building had pointed windows and the front was crowned with distinctive curvilinear pinnated battlements. This was a unique building when constructed and is considered to be the earliest neo-Gothic building in Ireland. Formal gardens were laid out next to the house with a landscape garden created nearby. This was the Rock Close, a man-made wilderness of trees and mock megalithic structures appealing to the Romanticism of the period. In the area surrounding the castle two towers were built as follies, the 'Lookout Tower' and the 'Keeper's Watchtower' as well as numerous other estate structures.

The Jefferyes family reorganised the village of Blarney into a more structured settlement around a village green and promoted industrial development with the erection of a large linen mill in 1765 along with weaver's cottages and a bleaching green. The motive power for the mill and subsequent other mills erected in the locality was the ready availability of water power from the two local rivers. With the increasing growth and prosperity of Cork as a manufacturing and trading centre from the late eighteenth century onwards, Blarney grew to be a local centre of industry.

This prosperity was not to last. Much of the economic boom of the late eighteenth and early nineteenth century was due to the long Revolutionary and Napoleonic Wars. From the war in the American colonies in the mid-1770s to the various campaigns against Napoleon which ended in 1815 almost forty years of military action had led to substantial industrial and agricultural growth. The

ending of hostilities produced a deep economic slump which affected the Cork area as well as Britain and Ireland as a whole. The economic crisis led to the closure of many industrial enterprises but it also allowed other entrepreneurs to step in and buy up businesses at a reduced price. The woollen mill in Blarney changed hands in 1824 and was rebuilt in stone by the new owners the O'Mahony family. They had previously been involved in the textile business in Blackpool.

The Georgian-Gothic mansion was substantially damaged in an accidental fire in 1820 and its remains were dismantled and sold off. The Jefferyes family moved to Inishera House in east Cork and their interest in Blarney diminished. The Blarney estate came into the possession of the Colthurst family in 1846 through the marriage of Louisa Jefferyes to Sir George Conway Colthurst.

A.3 *The Colthurst's and the nineteenth and twentieth centuries*

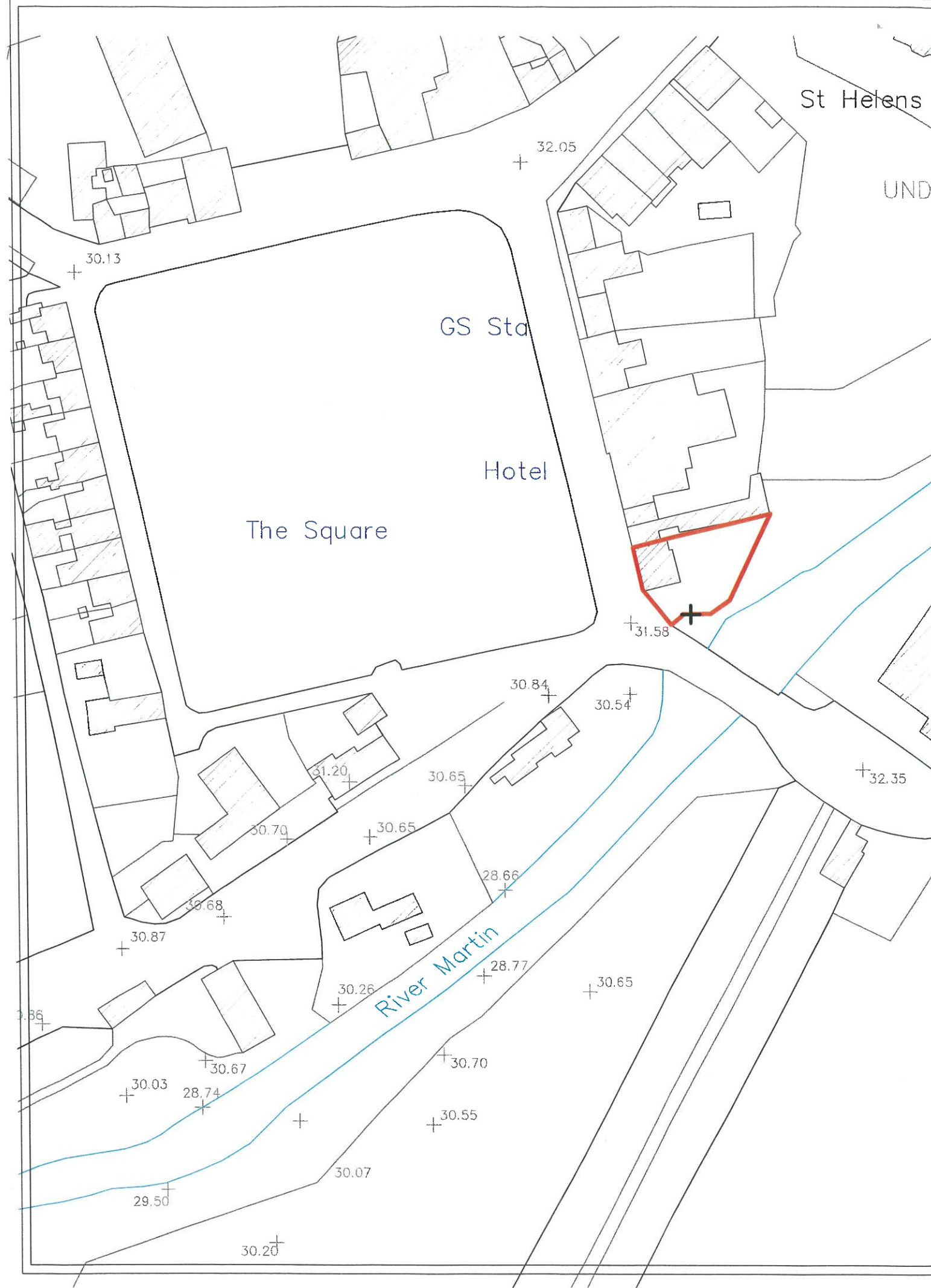
While the Colthurst family had extensive estates in West Muskerry, Duhallow and in Co. Kerry these came under increasing financial pressure in the latter part of the nineteenth century from several sources. These included the construction of the 'new' Blarney Castle, a Scotch-Baronial style residence built in the vicinity of the old tower house in 1874. There were many financial charges on the estate income as a result of mortgages and payments of allowances and entitlements to other family members. All of this was set against a background of increasing agitation over rents and land ownership. Social and political actions such as the Plan of Campaign organised by the Land League further added to the pressures faced by many of the larger land-owning families.

This was countered in part on the Blarney estate by selling off lands through the Encumbered Estates process. One source of income that began to be developed from the late nineteenth century onwards was the tourist trade. While emigration had been a feature of Irish society from the late eighteenth century, the great surge of people leaving Ireland as a result of the Famine and in its aftermath would eventually lead to some of these people or their descendants wishing to return as visitors to the land of their birth. Increasingly as the nineteenth century progressed popular culture emphasised the beauty of Ireland and its rich history. This tied in to the increasing popularity and acceptance of the idea of taking holidays as a means of relaxation. The development of Killarney in Kerry and Clifden in Connemara catered for the wealthier visitors but increasingly also for the local or national visitor. The growth of the rail network made accessing what had been remote scenic areas or places of interest easier and more affordable.

Blarney Castle was well positioned to attract visitors from this new phenomenon. The story of the Blarney Stone was popularised in tales, song and print. The image of Blarney Castle began to be used as a representation of Ireland in travel and advertising literature from the 1880s onwards. The relatively well preserved castle was conducive to the visitor and the Colthurst's facilitated these by allowing access for a small charge. The construction of the Cork and Muskerry Light Railway in 1887 connected the village to Cork, allowing prospective visitors arriving by rail from elsewhere in Ireland or by boat from Britain, Europe or America to be rapidly transported to the gate of the estate and visit the castle. There was also a Blarney station on the main railway line (the Cork-Dublin line initially operated by the Great Southern and Western Railway Company) a short distance north of the village. This too would close with the rationalisation of the rail network in the 1940s and 1950s. Other facilities for tourists were developed in the area such as St. Ann's Hydropathic Establishment and Turkish Baths which catered for the health conscious while several hotels opened in the village.

The medieval castle was made tourist friendly to some degree during this time. Limited maintenance took place to make the building safer; bars were placed below the Blarney Stone to prevent the possibility of people falling to their death or injury. Some window and door openings and floors were repaired to halt their deterioration. Window mullions were added where the originals had been missing and vegetation cut back, particularly on the south and west sides where photographic evidence from the early 1890s shows ivy growth reaching just below the machicolation on the western side. It is probably around this time too that the remains of the Georgian-Gothic mansion were reduced in scale, possibly in an attempt to visually increase the dominance of the tower house and lessen the appearance of what could have been seen as a 'modern' intrusion.

The closure of the railway line in 1934 as being uneconomic did not affect the popularity of castle. By this stage visitors were increasingly arriving by bus or car. The closure of St. Ann's Hydropathic Establishment in 1952 and the more recent closure of the Blarney Park Hotel in 2007 has not reduced the attractiveness of the area for the tourist. In the modern period Blarney Castle has developed as one of the premiere tourist attractions in Ireland. Together with the Blarney Woollen Mills it attracts almost 350,000 visitors per annum.



St Helens

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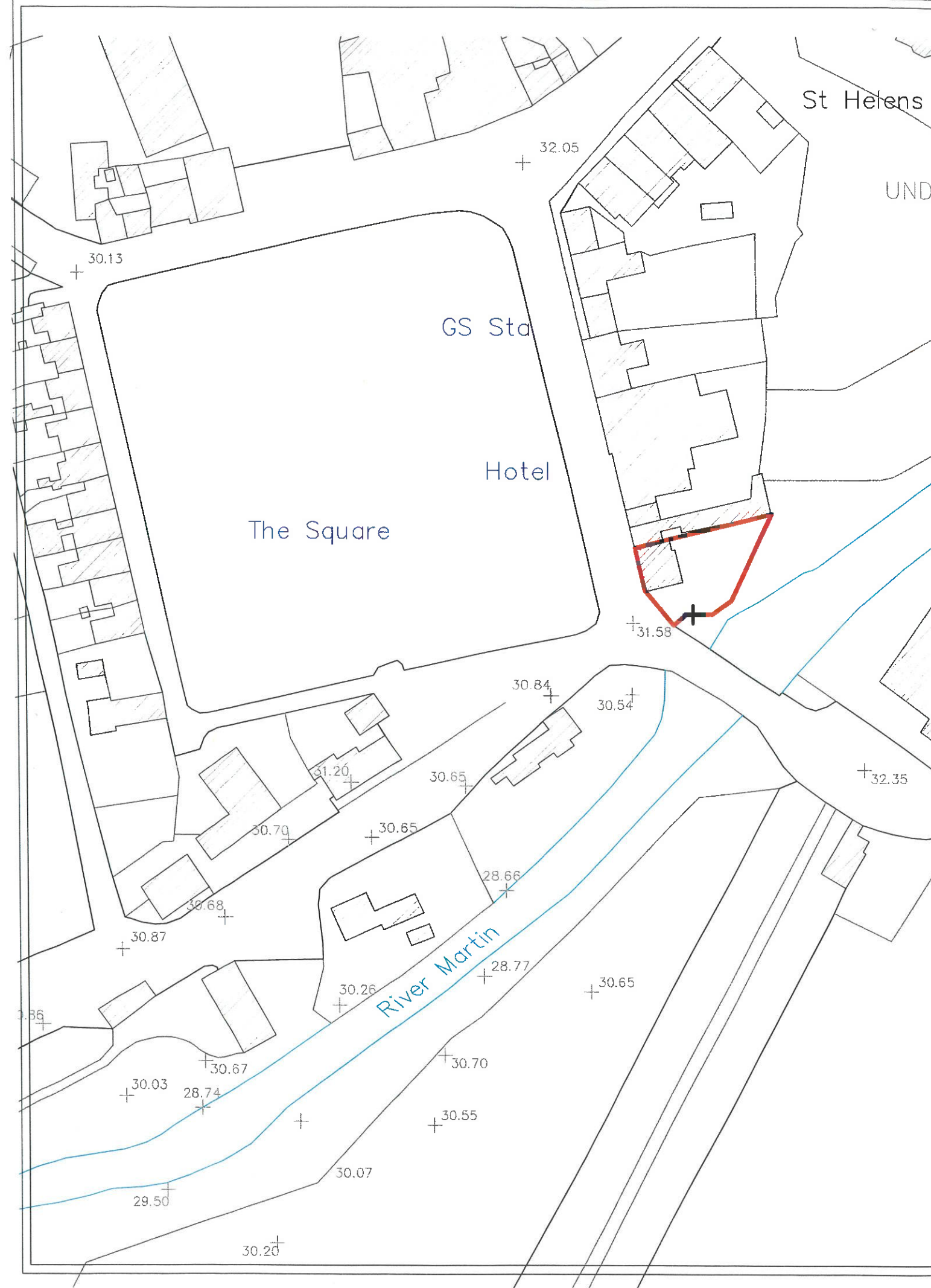
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