

**Your Case Number:** ABP – 310279-21

**Planning authority Reference Number:** DED450

Mr. Mark Lawlor,  
Administrative Assistant,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1  
D01V902

**Date:** 22 July 2021

**Re:** Whether the construction of parapets or battlements to the north west facing corner tower is or is not development or is or is not exempted development. (Protected structure)  
Cloontykilla Castle, Rockingham Estate, Boyle, Co. Roscommon

A Chara,

Please find attached the project engineers report pertaining to the works at said tower at north west corner of the castle, in our records referred to as Tower 2. This report was commissioned by the ownership to satisfy ourselves that the nature of the works was critical to the integrity of the castle and required urgent completion.

Finally, I wish to acknowledge my availability and that of my professional team to meet at Cloontykilla Castle and review the works with you and/or your team at a time that is convenient for you.

Yours faithfully,



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Sean Simon

Director

Cloontykilla Castle Limited

087 345 7740





6322/001/408/BM/SS

30<sup>th</sup> April 2021

Mr. Sean Simon.  
Ballinphuill,  
Boyle,  
Co. Roscommon.

**Re: Cloontykilla Castle, Rockingham Demense, Boyle, Co. Roscommon.**

Dear Mr. Simon,

Further to our most recent site visit to the above development, we wish to comment as follows:-

With regard to the 'high tower', the stonework to the top of the tower appears to have been disturbed and has left this part of the structure exposed to the elements. Should the site remain closed for a protracted period of time, the tower would potentially be exposed to damaging water ingress, particularly at the joint between the inner and outer stones. There is also an ash tree which should be removed as soon as possible, as this is also causing damage to the wall and may have loosened some of the stones.

If these works are not carried out at the earliest possible date, it could impact negatively on this protected structure.

We would not suggest removal of the scaffolding without completing the works, as some of the stones are loose and could be a potential hazard. The scaffolding affords the structure an element of security from stones falling from the tower.



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We also believe from a safety perspective, without the benefit of work personnel on site on a regular basis, this unsupervised structure could attract unwanted attention from unauthorised persons entering the site and attempting to climb the scaffolding.

Although efforts have been made to prohibit access to the site, it is not practicable to make this site entirely secure.

We believe that it would be in the best interest of all parties concerned to progress with this element of the works. If the stonework to the high tower was completed, the scaffolding could be removed and the associated risk would be eliminated.

All of the stonework to the other three towers has been completed. It would be detrimental to the structure if this restoration work was not completed.

We strongly advise that works to the 'high tower' be completed at this time, in order to protect the structure and allow for the removal of the scaffolding.

Yours sincerely,

**Brendan Maloney**

**For: Jennings O'Donovan & Partners Limited**

Directors: D. Kiely, C. McCarthy  
Regional Director: A. Phelan  
Consultants: C. Birney, M. Gavin, R. Gillan

Senior Associates: R. Davis, S. Gilmartin, J. Healy, J. McElvaney, T. McGloin  
Associates: L. Brennan, S. Lee, S. Martyn, L. McCormack, S. Molloy  
Company Reg No. 149104 VAT Reg. No. IE6546504D





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Photograph 1 – taken at side of building – Note scaffolding around ‘high tower’.

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Photograph 2 & 3 – taken from high tower – Note works completed to remaining 3 towers.

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Photograph – taken from high tower – Note poor condition of stonework, including ash tree and loose stones.



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Photograph – taken from high tower – Note poor condition of stonework, including loose stones and gaps developing between inner and outer stones.

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