

3.2 SITE DESCRIPTION

The proposed works area is located in an existing urban setting. The area of the works is zoned as Town Centre in the Muine Bheag Royal Oak Local Area Plan 2017 – 2023. Please refer to Appendix C for the local area plan zoning map.

According to map's sourced from Irish Water Web Map, Gas Network Information and ESB Networks there are some underground utilities running through the proposed new sites. The underground utilities noted within the works area are Eir, Irish Water and ESB. In addition, the area office was consulted in relation to surface water sewers. There is a combined sewer noted to the north east corner of the existing ramp in a grassed area. Please refer to Appendix B for services maps.

There are several protected structures adjacent to the works area. The protected structures were determined from the Muine Bheag Royal Oak Local Area Plan 2017 – 2023 and the National Inventory of Architectural Heritage. The protected structures at the site boundaries are:

- Bagenalstown Court House, Main Street, Bagenalstown (CW64, RPS CW64, NIAH 10400608)
- St. Andrew's Catholic Church, Market Square, Bagenalstown (RPS CW322, NIAH 10400611)
- Kilcarrig Street / The Parade / Market Square, Bagenalstown – five bay, two storey office building (CW315)
- Shop Around & Roosters, Market Square, Bagenalstown (CW380)
- Bank of Ireland, Market Square, Bagenalstown (CW381)
- Healy Pharmacy, Main Street, Bagenalstown (CW383)

The works will not have any effect on these protected structures as the works relate to paving and streetscape works. There are no National Monuments within or adjoining the works area.

3.3 SITE TOPOGRAPHY

The site topography along Market Square at the works area is relatively level. Levels range from +45.35 at the eastern end of the street to +46 adjacent to the Credit Union. The works to the streetscape on Market Square will not significantly alter the existing levels and the works will largely fit into the existing topography.

The site levels along Bachelors Walk are also relatively level in the vicinity of the existing ramp. The levels at the eastern end of Bachelors Walk is +37.91 and rises to +38.23 at the western end of Bachelors Walk taken along the road centre line. No works are proposed to Bachelors Walk and the ramp resurfacing works will tie into the existing footpath along Bachelors Walk.

There is a significant difference in level between Bachelors Walk and Market Square. The difference in level is approximately 7m.