

ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

Bagenalstown Link Project Market Square, Bagenalstown

Carlow County Council

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Carlow County Council - AHIA

1. INTRODUCTION

- 1.1. - Carlow County Council are proposing to carry out upgrading works to the existing public realm on Market Square and resurfacing the pedestrian linkages between Bachelors Walk and Market Square in Bagenalstown, Co. Carlow. This report is being submitted under the “Planning and Development Act 2000-2021 (Part XI)” and “Planning and Development Regulations 2001-2022 (Part VIII)”.
- 1.2. - The planning application is for a public realm project to improve the quality of the space in town centre and its links and relationship with the river Barrow.
- 1.3. - The Architectural Heritage Impact Assessment (AHIA) provides appropriate detail to allow an assessment to be made appropriate to the nature and scale of the proposed works. The report provides historical context, description of the existing structure, the statutory context, description of proposed works, description of potential adverse impact, if any, with recommended mitigation if required.
- 1.4. - Whilst there are no protected structures within the curtilage of the site, the works will take place directly up to the boundary walls or building walls of protected structures, an architectural Heritage Impact Assessment is required to consider the impact, if any, on the protected structure on site. The identification of protected structures was determined from the Record of protected Structures (RPS) in the County Development Plan,
- 1.5. - The assessment has been prepared by Conor Moriarty (Senior Executive Architect for Carlow County Council - Grade III Conservation Architect)

2. STATUTORY HERITAGE FRAMEWORK AND CONTEXT:

- 2.1. - All developments should be assessed for consistency with statutory heritage policies, designations and guidelines.
- 2.2. - Ireland has ratified several European and International conventions in relation to the protection of its built heritage. This large body of conservation charters and associated conventions, declarations, documents etc are an essential framework for good practice in the protection and enhancement of the historic environment. The Government Policy on Architecture 2009-2015 and beyond recognises the place of architecture in society as an expression of cultural, aesthetic and social values both past and present.
- 2.3. - The legal framework upon which the protection of Architectural Heritage is based stems from UNESCO’s “Convention Concerning the Protection of the World Cultural and Natural Heritage” ratified by Ireland in 1991 and the “Granada Convention”, ratified by Ireland in 1997. The Granada convention in particular, formed the basis for our national commitment to the protection of our architectural heritage. The legislative provisions for protection are contained in Part IV of the Planning and Development Act 2000 (as amended).

- 2.4. - Protection of the architectural heritage resource is provided through a range of legal and policy instruments. The Heritage Act, (1995) protects all heritage buildings owned by a local authority from damage and destruction and makes specific reference to the setting and attendant grounds of buildings. The Architectural Heritage (National Inventory) and Historic Monuments Act, 1999, requires the Minister to establish a survey to identify, record and evaluate the architectural heritage of the country. The function of the National Inventory of Architectural Heritage (NIAH) is to record built heritage structures within the Republic of Ireland and to make the inventory available to planning authorities for the purpose of the exercise by the authority of its statutory functions (including planning and development) relating to architectural heritage.
- 2.5. - The principal means by which the historic urban environment is protected is set out in the Planning and Development Acts 2000 (as amended) and comprises principally the Record of Protected Structures (Section 51).
- 2.6. - The Planning and Development Act 2000 (as amended) requires each planning authority to compile and maintain a Record of Protected Structures (RPS). The R.P.S. is a mechanism for the statutory protection of the architectural heritage. A protected structure is a structure that a local authority includes in its Record of Protected Structures because of its special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, or technical point of view.
- 2.7. - The “Record of Protected Structures” is part of the Development Plan for the Local Authority’s functional area. Each owner and occupier of a protected structure is legally obliged to ensure that the structure is maintained and protected from endangerment.

3. DEVELOPEMNT PLAN

- 3.1. - Below is an extract from the Muine Bheag Royal Oak Local Area Plan 2017-2023. The area of the works is listed as Town Centre Activities.
- 3.2. - The following is an extract from the Muine Bheag Royal Oak Local Area Plan 2017-2023 on the history and evolution of the town:

“The small market town of Muine Bheag was founded in the 18th century by Walter Bagenal of Dunleckny Manor. In an attempt to establish a profitable trading centre on his estate, Bagenal laid out the town centre with a characteristic grid pattern intended to be of considerable architectural pretensions and to bear the name ‘Versailles’. Bagenal’s aspirations were never fully realised, and he later settled for the name Bagenalstown, which the town retained until more recent times.

Muine Bheag was historically an affluent town with a tradition of milling and having its own salt works and gasworks during the 19th and 20th century. Following the decline of canal-based transport the milling industry was replaced by the growth of an agricultural based engineering industry.

The first Ordnance Survey map (1839) shows the extent of the town before the coming of the railway. The grid pattern of the town was well established, running east west along Regent Street and Church Street and connected to the canal by a series of perpendicular streets and lanes. The Fair Green is clearly identified, as are several buildings of note including the Court House, two Corn Mills and a School House.

The development of the Great Southern and Western Railway line from Dublin to Kilkenny via Carlow (1846-1850) and the Bagenalstown and Wexford Railway Line serving

Borris (1855) saw the decline of traffic on the River Barrow. The (1939) Ordnance Survey map shows the expansion of the town eastwards along Kilcarrig Street and southwards along Kilree Street and along Hurley's Lane where new residential areas were developed. Station House road is shown connecting the railway station to the town from both Kilree and Kilcarrig Street. Many fine buildings were constructed during this period including St. Mary's Church of Ireland, the former Muine Bheag Post Office and the Railway Station.

In recent years, there has been a tendency for development to locate on the fringe of Muine Bheag while large parts of the town centre, such as the canal front and backland areas remain underused or vacant. This trend is reinforced by the development of new single houses and suburban type housing estates on the fringe of the town. New housing developments in the town centre have been limited in terms of quantity and quality reflecting the gradual decrease in the town centre residential population.

In addition to the distinctive streetscape and building pattern the natural heritage of the area being located adjacent to the River Barrow is an intrinsic feature of the town. The protection and enhancement of the natural and built heritage and historic street pattern is paramount in order to retain the sense of place and identity of the town. New development shall seek to be compatible with and enhance the amenity of the area and the historic fabric of the town.”¹

Table 01 below: Below is a summary of the buildings that are in the vicinity or bounding the proposed works (as listed in the RPS of the Muine Bheag / Royal Oak Local Area Plan 2017-2023).

RPS #	NIAH #	Description	Date Range	Rating / Significance
CW64	10400608	Bagenalstown Courthouse - Iconic temple unusually placed so it faces away from the street and overlooks the buildings lower down the hill.	1826	Regional (A, H, S, Art)
CW315	N/A	Kilcarrig Street - A five-bay, two storey office building built from red brick.	1950	Regional (A)
CW322	10400611	St. Andrew's Catholic Church, Market Square - A T-plan, barn church with a later tower and spire	1835	Regional (A, Int, S, Art)
CW380		Shop Around & Roosters, Market Square - A five-bay, two storey, mid-19th century building with two shopfronts.	Circa 1850	Regional (A)
CW381		Bank of Ireland, Market Square - Classical building with the entrance on the corner facing Market Square.	1850	Regional (A)
CW383		Healy Pharmacy, Main Street - A building which was possibly the bank managers house and has stylistic similarities with the bank.	1850	Regional (A)

A = Architectural
Art = Artistic
 I = Industrial
 Tr = Transport
S = Social
 E = Engineering
H = Historical

Tc = Technical
 R = Rarity
 U = Unique
 O = Omit
Int = Interior
 Sc = Scientific
 G = Group

U/R = Uniqueness/Rarity
 C = Cultural
 Inv = Innovative
 V = Vernacular
 P = Personality

¹ - Extract taken from Muine Bheag Royal Oak Local Area Plan 2017-2023

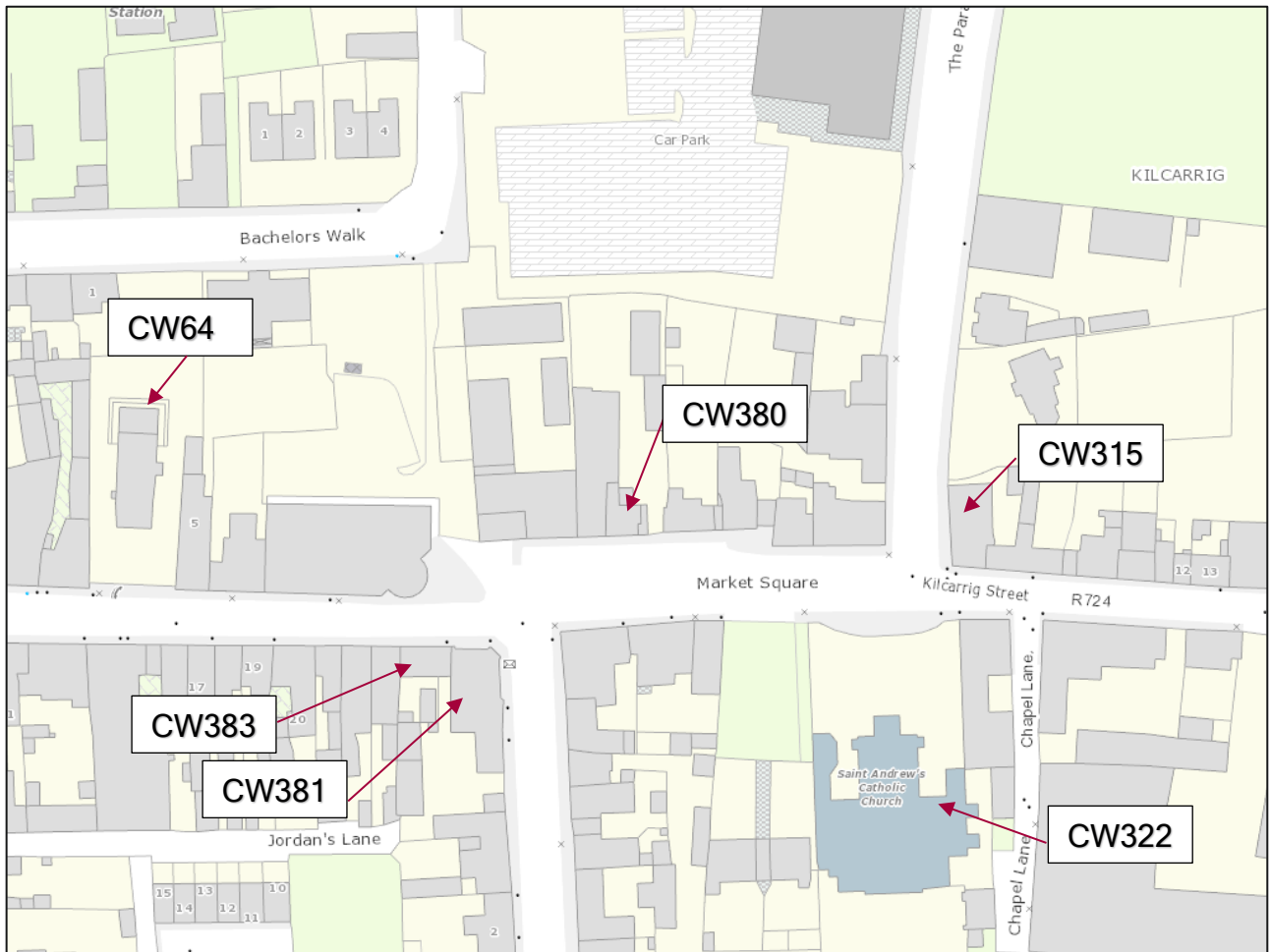


Fig.01 - Location of protected structures from Table 01 (GIS Mapping background).

- 3.3. - The County Carlow Development Plan includes the following policies and objectives in relation to the protection of the archaeological resource within the area:
- 3.3.1. - **HR 1:** To contribute, as appropriate, towards the protection and sympathetic enhancement of archaeological heritage, in particular by implementing the relevant provisions of the Planning and Development Act 2000 (as amended) and the National Monuments Act, 1930 (as amended).
- 3.3.2. - **HR 2:** To contribute, as appropriate, towards the protection of archaeological sites and monuments and their settings, archaeological objects and underwater archaeological sites that are listed in the Record of Monuments and Places, in the ownership/guardianship of the State, or that are subject of Preservation Orders or have been registered in the Register of Historic Monuments. Contribute, as appropriate, towards the protection and preservation of archaeological sites, which have been identified subsequent to the publication of the Record of Monuments and Places.
- 3.3.3. - **HR 3:** To ensure the implementation of the legislative, statutory and policy provisions relevant to the conservation of the built heritage including the following (and any updated/superseding documents):
- Legislative provisions in the Planning and Development Act 2000 (as amended) and the National Monuments Act 1930 (as amended).
 - Statutory provisions in the Carlow County Development Plan, including the Record of Protected Structures. Proposed Upgrade to Bagenalstown Wastewater Treatment Plant Co. Carlow Archaeological and Architectural Heritage Assessment 8
 - Policy guidance in Government Policy on Architecture 2009-2015, the Architectural Heritage Protection Guidelines 2004/2011, the Archaeology and Development: Guidelines for Good Practice for Developers.
- 3.3.4. - **HR 4:** To acknowledge and promote awareness of the origins, historical development, and cultural heritage of the town and to generally support high quality developments that relate to local heritage and to ensure that new development respects and is responsive to same.
- 3.3.5. - **HR 5:** To require an appropriate archaeological assessment to be carried out by a licensed archaeologist in respect of any proposed development likely to have an impact on a recorded

monument or its setting and to consult with the National Monuments Service of the Department of Arts Heritage, Regional, Rural and Gaeltacht Affairs in relation to proposed developments adjoining archaeological sites.

4. SITE IN CONTEXT:

4.1. HISTORIC CONTEXT

4.1.1. - The following presents a summary overview of the development of Bagenalstown which contains the subject site. While Muine Bheag (Moneybeg / 'small thicket') is the official placename for the town, the English name Bagenalstown is commonly used locally. The settlement originated in the late 17th century when Henry Rudkin leased a small area of land from Dudley Bagenal in order to establish a mill to encourage potential employees to the area. Following this, Walter Bagenal, '...laid out the village with avenues and boulevards and made plans for dignified public architecture'. (Carlow Town Council 2002). The original name proposed for the area was Versailles and aspired to base its layout and design on Versailles in France. The plan was abandoned after a diversion in the coach route from Dublin away from Bagenalstown and towards Leighlinbridge. Shannon (2016) recorded that at this time Moneybeg comprised a townland of 366 acres, 1 rood, 22 perches, on the east side of the river Barrow in the Civil Parish of Dunleckney, Barony of East Idrone in Co. Carlow. The Barrow navigation project began in the 1750s at a time when canal transport was preferable to land transport due to a lack of a developed road-system. Maintenance and improvements to the Barrow navigation system required and this prompted the need for the addition of bridges and locks in the Bagenalstown area within the section of the river.

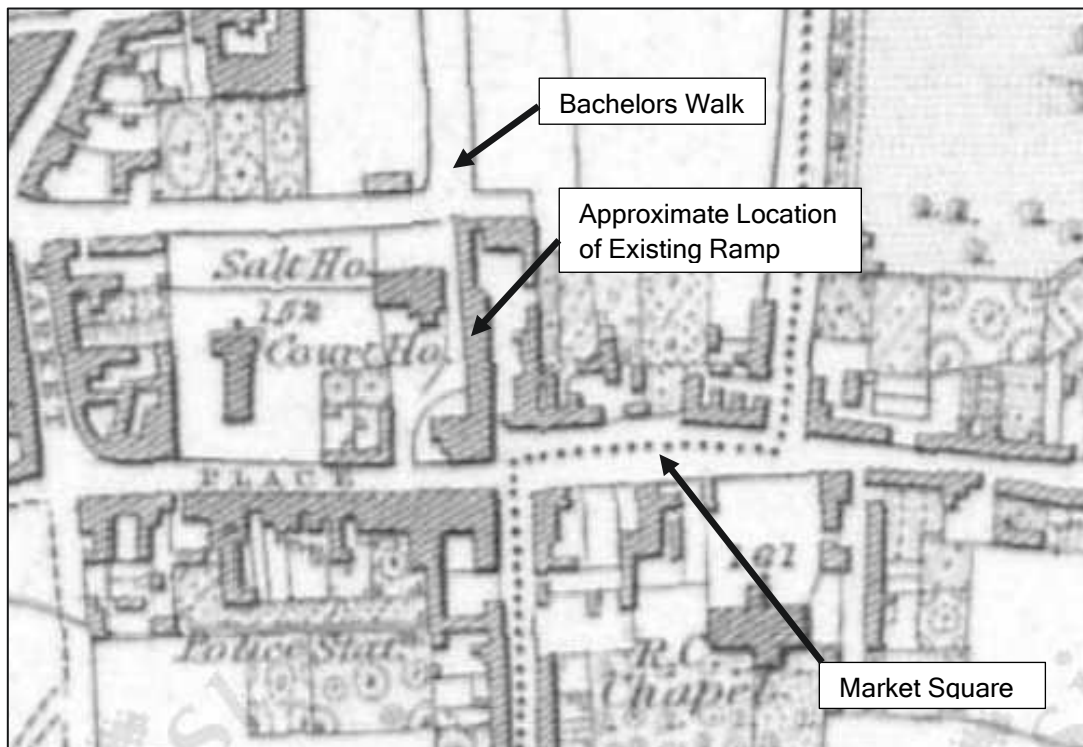


Fig.02 - 1st Edition OS Map circa 1840.

4.1.2. - The detail on 19th-century Ordnance Survey (OS) mapping shows that grid pattern of the town was well established by that time and extended east-west along Regent Street and Church Street and connected to the canal by a series of perpendicular streets and lanes. A fair green is clearly identified, as are several buildings of note including the Court House, two Corn Mills and a schoolhouse. The Minch Norton and Company Maltings building (c. 1868) stored agricultural produce such as cereals, such structures were commonly associated with such Navigation routes. The buildings remain relatively intact today.

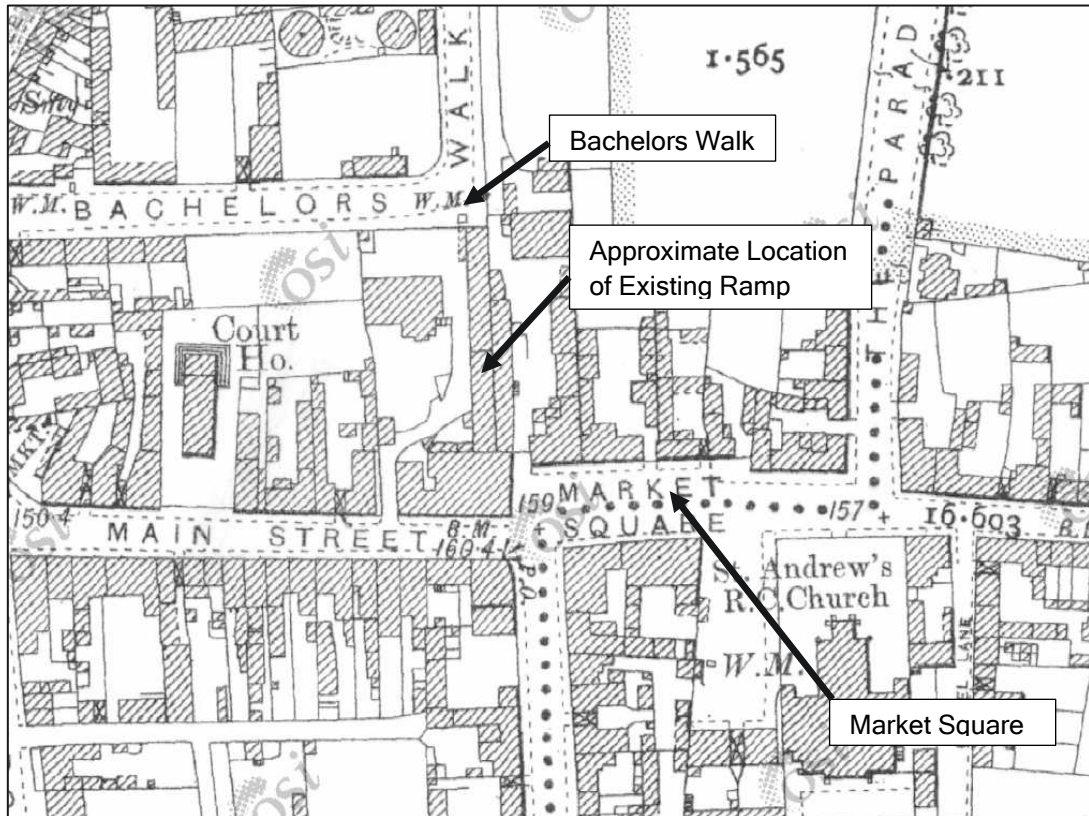


Fig.03 - 2nd Edition OS Map circa 1900.

4.1.3. - The settlement was connected to the railway network in 1866, with the opening of a station at Muine Bheag (Bagenalstown) designed by William Deane Butler. Samuel Lewis' Topographical Dictionary of Ireland published in 1837 provides historical and statistical descriptions of several of the counties, cities, boroughs, parishes, villages and post towns throughout Ireland. The description of Bagenalstown provides the following information:

BAGNALSTOWN, a post-town, in the parish of DUNLECKNEY, barony of IDRONE EAST, county of CARLOW, and province of LEINSTER, 8 miles (S.) from Carlow, and 49 miles (S. S. W.) from Dublin; containing 1315 inhabitants. This town is beautifully situated on the river Barrow, and on one of the mail coach roads from Dublin to Kilkenny; it is a place of considerable trade, and is rapidly rising into importance; there are some extensive corn-mills. It has a patent for two fairs, and ten other fairs have been lately established by the proprietors. Quarter sessions are held here in Jan., April, July, and October. Petty sessions are held every Monday; and there is a manorial court, but no seneschal is at present appointed. Here is a station of the constabulary police. The court-house is a handsome building in the Grecian style, in front of which is a portico with four Doric pillars. There is also a large and handsome R.C. chapel, and a dispensary.²

4.2. CURRENT CONTEXT

4.2.1. - The existing square has changed only slightly in its configuration and proportions since it was first created. The main changes have come from buildings that define its edges. As a result of development over time the Market Square has become more enclosed, with less permeability to the surrounding streets and River Barrow.

4.2.2. - The primary use of the Market Square is as a car park. Its past function as a primary civic node has diminished in recent times.

² Samuel Lewis' Topographical Dictionary of Ireland published in 1837

- 4.2.3. - The most sensitive protected structure on the square is St. Andrew's Catholic Church. It has an impressive walled courtyard leading directly on Market Square. It's important the integrity of the existing walled boundary and monuments are retained and protected.
- 4.2.4. - It is also important to note that the past commercial function of the Barrow as a transport corridor, which is no longer applicable, leaves an opportunity for the Barrow to function as amenity and biodiversity reserve for residents and visitors to Bagenalstown. The water levels of the river are such that they facilitate very easy access, both visually and physically.
- 4.2.5. - The existing carriageway and on street parking have resulted in a very wide carriageway and a very narrow footpath. There is very little public realm space to allow gatherings or any other use without blocking pedestrian or vehicular movement.
- 4.2.6. - The existing ramp connecting Market Square and Bachelors Walk, is of poor quality and forms a very uninviting and poorly lit public thoroughfare. The green area beside the existing ramp is very overgrown and poorly maintained. The existing ramp and green area has a poor relationship to Market Square and Bachelors Walk.
- 4.2.7. - The existing public lighting in both Market Square and the "Link Street" is very poor and largely omni directional.
- 4.2.8. - Currently in Market Square pedestrians are given very low priority in the current hierarchy of users. Pedestrian crossings are inadequate and not optimally located.
- 4.2.9. - It is important to note the Town Centre Zoning in the current Local Area Plan for Bagenalstown.

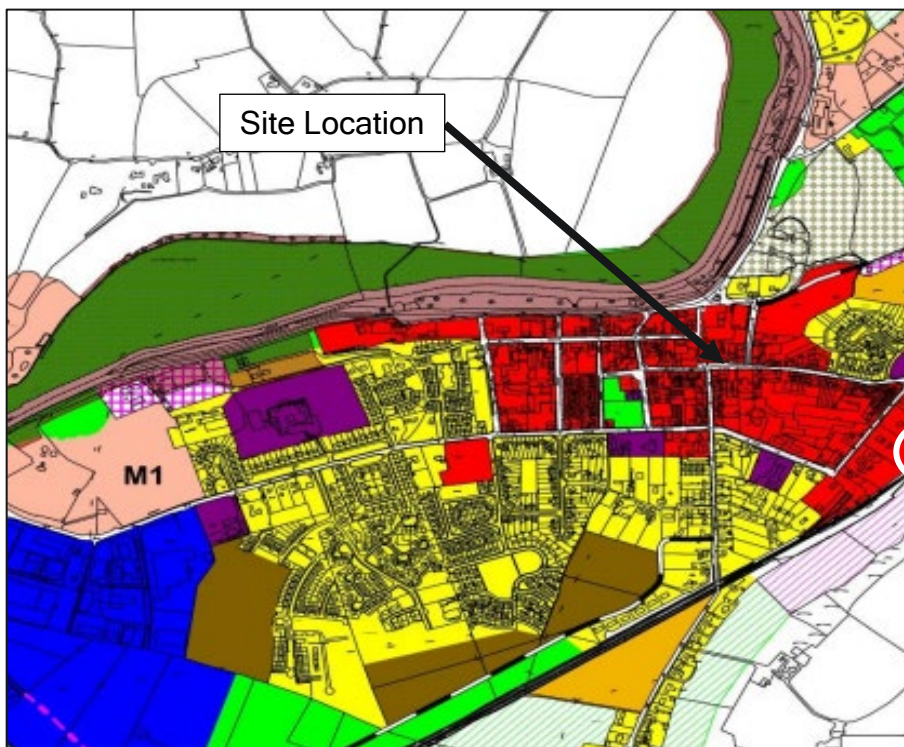


Fig.04 - Extract from the Land Use Zoning Map in the JSP 2012-2018 as extended.

6. SPECIAL INTEREST HERITAGE APPRAISAL

- 6.1. - While Market Square and the Link route to Bachelors Walk are not part of an ACA, nor does the project involve works directly to a protected structure or National Monument, there are a number of protected structures bounded directly to the proposed works.
- 6.2. - Record of Protected Structures looks at a number of key factors in determining an entries values and merits. The Faro Convention Council of Europe's Framework Convention on the Value of Cultural Heritage for Society:
Heritage definition: - Is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time.
- 6.3. - The Planning and Development Act 2000 (as amended) defines the architectural heritage to be structures or parts of structures which are of Architectural Interest, Historical Interest, Archaeological Interest, Artistic Interest, Cultural Interest, Scientific Interest, Social Interest, Technical Interest.
 The categories of special interest can be taken as the criteria to be considered when evaluating the heritage value of a structure. The categories are not mutually exclusive and a structure may be attributed with several of the categories. The categories of Special Interest are rated regarding is significance.
- 6.4. The National Inventory of Architectural Heritage (NIAH) assigns rating values as follows International, National, Regional, Local and Record Only.
- 6.4.1. Structures evaluated using the national inventory of architectural heritage criteria which are attributed with a rating value of international, national or regional importance generally warrant protected structure status.
- 6.4.1.1. National: - Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are of great architectural heritage significance in an Irish context.
- 6.4.1.2. Regional: - Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality.
- 6.4.1.3. Local: - These are structures or sites of some vintage that contribute to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.
- 6.5. The purpose of protection is also to the control and manage future changes to a structure. This should be borne in mind when assigning those special interest categories which may not relate directly to the physical fabric, such as historical, social and cultural interests.
- 6.6. - Protected structure definition: - A 'protected structure' is defined as any structure or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. A structure is defined by the Act as 'any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure'.
- 6.6.1. In relation to a protected structure or proposed protected structure, the meaning of the term 'structure' is expanded to include:
- a) the interior of the structure;
 - b) the land lying within the curtilage of the structure;
 - c) any other structures lying within that curtilage and their interiors, and
 - d) all fixtures and features which form part of the interior or exterior of the above structures.

6.7. - Carlow County Council's RPS has been covered previously under *Section 2.7 Table 01* and Fig.01.

6.8. - Two structures have been picked up in the NIAH register, as noted in Table 01.

6.8.1. - <u>NIAH #:</u>	10400608
<u>Name:</u>	Bagenalstown Courthouse, Main St., Bagenalstown.
<u>Purpose:</u>	Courthouse
<u>Description:</u>	It is a detached single-cell over raised base Classical-style courthouse, built 1826, with prostyle tetrastyle Ionic portico. Renovated, 1992, to accommodate use as library. Designed by Daniel Robertson (d. 1849). The exterior of the structure has been largely preserved.
<u>Date Recorded:</u>	Not noted
<u>Appraisal:</u>	
<u>Function at time of Survey:</u>	Carlow County Council public library.
<u>Site Accessed for Survey:</u>	Full access
<u>Survey Identified remains:</u>	Yes
<u>Substantial Remains Appraisal:</u>	While the curtilage of the Courthouse site has been reduced over time it has still however maintained its presence on both streets. It is no longer used as a functioning courthouse and is now used as a public library facility. Its repurposing has meant it is now a well used public facility.
6.8.2. - <u>NIAH #:</u>	10400611
<u>Name:</u>	Saint Andrew's Church, Market Sq., Bagenalstown.
<u>Purpose:</u>	Church / Chapel.
<u>Description:</u>	Detached granite ashlar Gothic Revival Catholic church, c. 1835, on a cruciform plan with entrance tower having crenellated parapet and needle spire. The interior retains arcades to transepts, three balconies and plaster vaulted ceiling. Design attributed to Thomas Cobden. Entrance courtyard with group of wall monuments, c. 1825 - c. 1850.
<u>Date Recorded:</u>	Not noted
<u>Appraisal:</u>	
<u>Function at time of Survey:</u>	Church / Chapel.
<u>Site Accessed for Survey:</u>	Full access
<u>Survey Identified remains:</u>	Yes
<u>Substantial Remains Appraisal:</u>	It has remained in use and is in reasonably good condition. It has been extended over time with improvement works to the front courtyard and street boundary treatment.

6.9. CONCLUSION:

6.9.1. A review of the NIAH assessment and inspection of the structure concurs that the structures have special heritage interest value and merit their protected structure status.

6.9.2. These structures are an integral part of the fabric of Bagenalstown, being fine examples of civic and ecclesiastical structures of the time, an important reminder of the defining roles that buildings of this type had on the development of Irish towns.

7. CONSERVATION STRATEGY & PROPOSED WORKS:

- 7.1. - Carlow County Council propose to carry out upgrading works to the public realm on Market Square and also the resurfacing of the existing pedestrian link between Bachelor's Walk and Market Square in Bagenalstown, Co. Carlow. The public realm works will link into Main Street, Kilree Street and The Parade.
- 7.2. - Along Market Square, the existing footpaths are to be renewed within the existing footpath footprint. The majority of the works involve the restructuring and resurfacing of the existing streetscape and hard standing. The works will not involve any works to buildings.
- 7.3. - The overall ambition is to slightly reduce the carriageway width, so as to provide more space for pedestrians using the public realm.
- 7.4. - It is also intended to provide an upgraded surface to the existing ramp that connects Market Square and Bachelors Walk.
- 7.5. - The proposal includes several improved pedestrian crossings, and a new one will be created on Market Square linking the northern and southern footpaths.
 - 7.5.1. - The new pedestrian crossing will be located in the vicinity of St. Andrew's Church and will be a Zebra type crossing, which will help permeability and access of the public realm for users.
 - 7.5.2. - There is an existing Zebra crossing on Kilree Street at the junction with Market Square. This crossing will be renewed and upgraded as part of the works.
 - 7.5.3. - At the junction of the Parade and Market Square, a new pedestrian crossing will also be constructed. The crossing will be a Zebra type crossing.
- 7.6. - The scheme also proposes breaking the banks of car parking with some planters which will help to reduce the current visual impact of cars in the square.
- 7.7. - The scheme proposal also includes a number of seating areas which will add to the amenity use of Market Square. Along the northern side it is proposed to create parklets from build outs into the street. The parklets will provide a seating area, a planted area and an active retirement area.
- 7.8. Along the southern footpath on Market Square, the existing footpath surfacing will be renewed. A new build out will be created at the junction with Kilree Street to create a parklet and will have seating incorporated.
- 7.9. - There will be improved public lighting generally as part of the works proposed which will help with passive oversight of the area generally.
- 7.10. - The older elements of original granite kerbing on the southern side of the Square will be retained in situ.
- 7.11. - The granite kerbs on the northern side of the Square will be substantially retained in situ and where they have to be removed they will be reinstated in the realigned kerb-line.
- 7.12. At the western end of Market Square, there is an existing shared pedestrian vehicular section. The vehicular access is for an existing car park at the rear of the Credit Union and for access to an underground car park belonging to an apartment block. It is proposed to renew and upgrade this shared surface with the shared surface being of contrasting colour. This renewed shared surface will include a crossing point from Market Square to the Credit Union and also form the access to the existing pedestrian link to Bachelors Walk.

- 7.13. The existing footpath surfacing on Main Street in the vicinity of the Bank of Ireland building will be renewed which will tie into an existing granite paving section. Also, in the vicinity of the bank on Kilree Street, an existing unprotected edge will have railings fitted.
- 7.14. It is proposed that the green area beside the existing pedestrian link between Market Square and Bachelors Walk is to be retained and a new seating area and planting will be provided.
- 7.15. The project will also include all associated works such as lighting, paving, railings markings and signage. The existing road drainage will be modified along Market Square which will include the removal and installation of gullies.

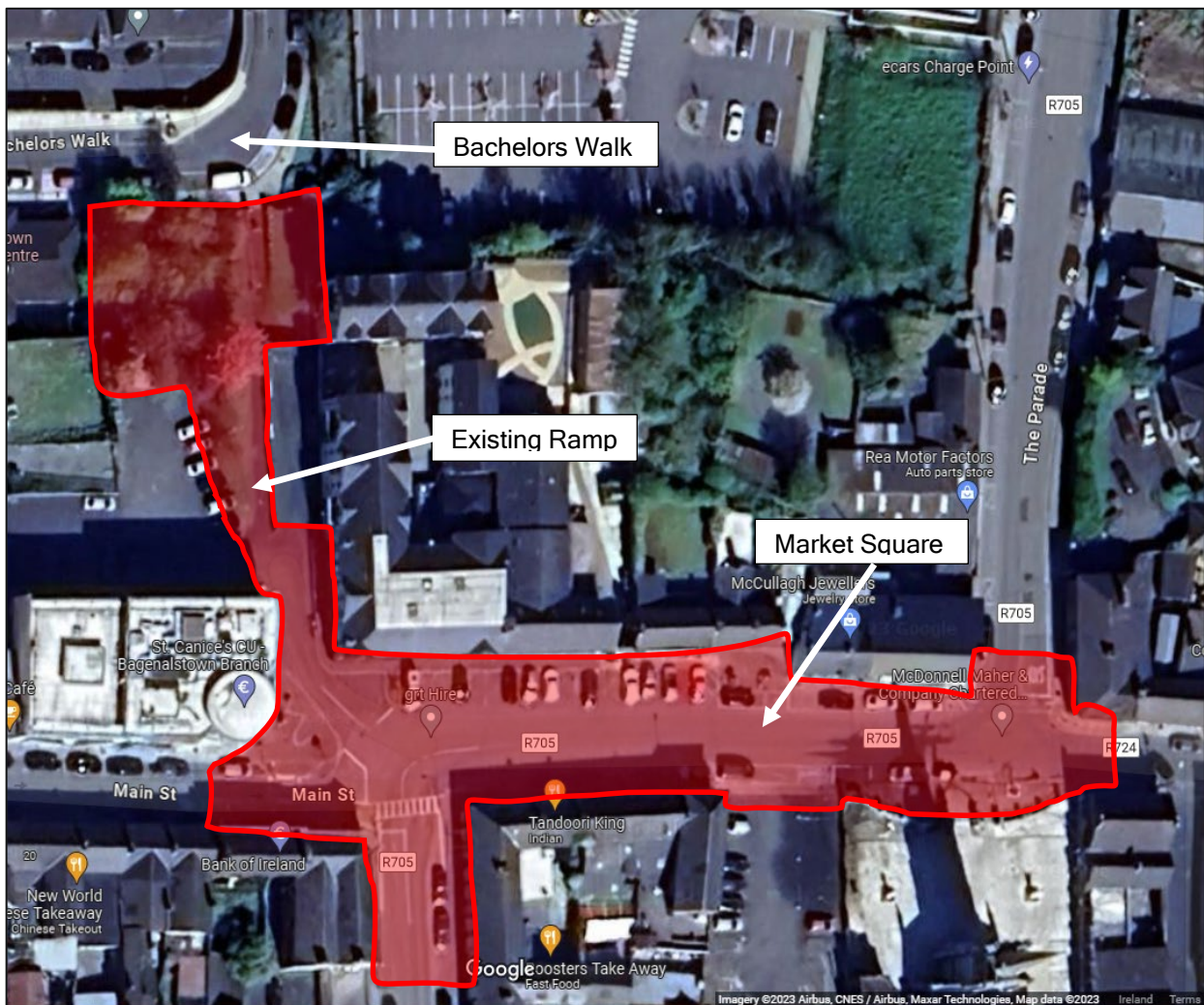


Fig.05 - Street map showing roughly the location of the proposed works.



Fig. 06 - Looking west along Market Square.



Fig. 07 - Looking south along existing ramp.

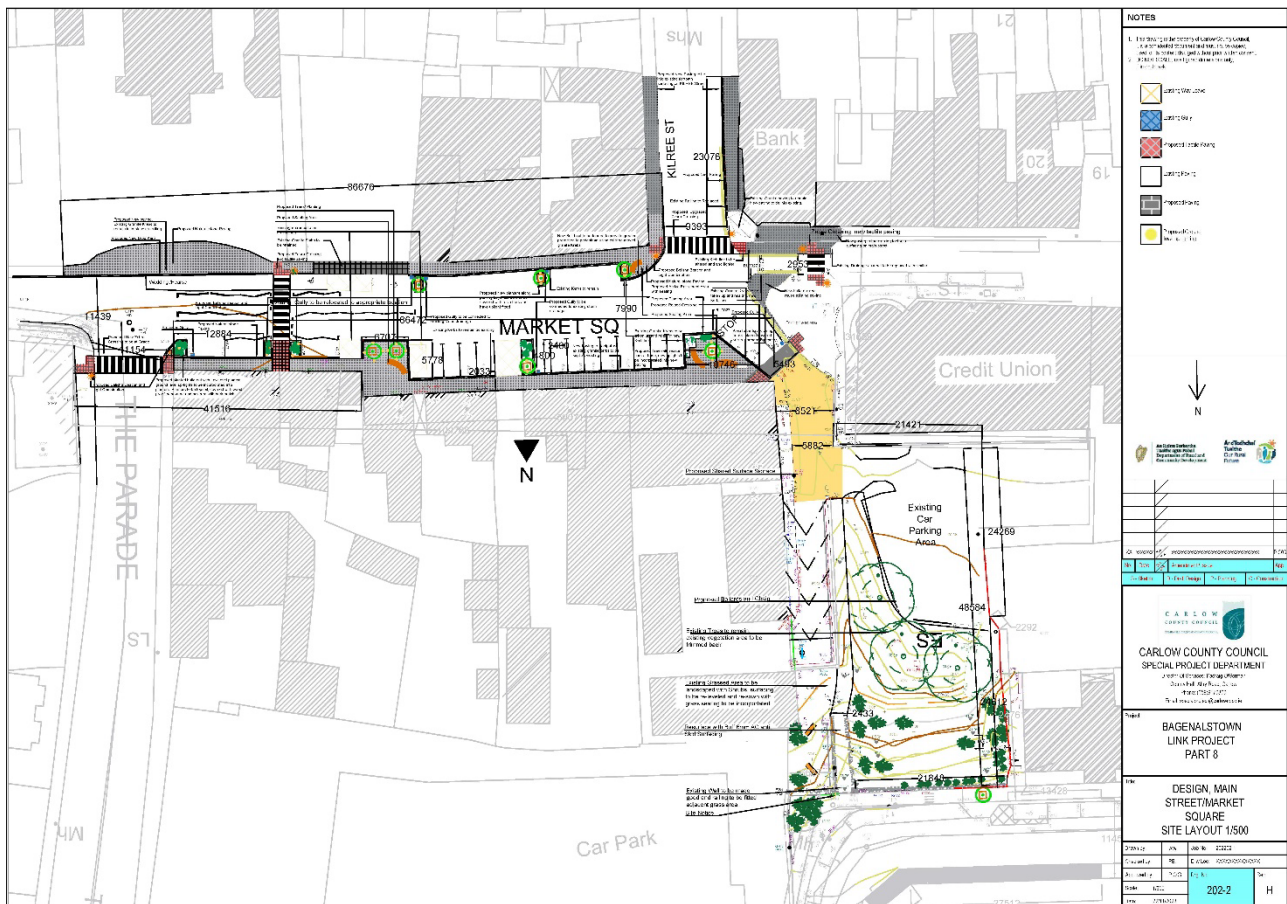


Fig. 08 - Refer to Sheet 202-2 H for a detailed drawing of the proposed scheme.

8. ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

- 8.1. This section addresses the impact of the proposed works relating to the protected structure (outlined previously in *Section 2.7 - Table 01*) and other non protected structures (Market Square itself) which might be considered to be of heritage value.
- 8.2. The architectural heritage impact assessment assesses the impact having regard to compliance with statutory policies, designations, and guidance, in particular regarding impacts on the historic urban area, character of the protected structure and its special heritage interest value.

8.2.1. - There are a number of aspects for consideration with regard to the proposed works and their respective impact.

- The impact of the proposed development on the historic urban context setting of the protected structure and non-protected structures.
- The impact of the proposed works on the special interest values (significance) of the protected structures, elements of the protected structures and non protected structure of heritage value.

8.3. The principal criteria for assessing impact are:

- Policies and Objectives for Built Heritage in the Carlow County Development Plan and the Bagenalstown Local Area Plan.
- Architectural Heritage Protection Guidelines for Planning Authorities:
- Guidance on Part IV of the Planning and Development Act 2000 (as amended).

8.3.1. - The impact of the proposed development on the historic urban context and setting of the protected structure and non-protected structures of heritage value:

8.3.1.1. - Neither the proposed works or any of the protected structures are located within an Architectural Conservation Area.

8.3.1.2. - The works proposed are partly contained within the Market Square, which is of historic significance to the development of Bagenalstown, even if not afforded protection on that basis. The Market Square does provide part of the setting for St. Andrew's Church. The proposed works would only enhance the quality of the public realm in front of St. Andrew's without diminishing its importance or relationship to the Market Square.

8.3.1.3. - The proposed works would improve the visual presentation and amenity of the Market Square as well as access to the River Barrow. All of which would have a positive impact on the historic urban core of Bagenalstown.

8.3.1.4. - The proposal is an appropriate integration of new interventions into the historic context. It will be one that is carried out in a coherent manner that retains historical legibility of authentic material and the intrinsic character of Square.

8.3.1.5. - The resurfacing of the ramp to Bachelors Walk offers an opportunity to improve the relationship between the Market Square and the river Barrow, with its new purpose as an amenity resource.

8.3.2. - The impact of the proposed works on the special interest values (significance) of the protected structures, elements of the protected structures and non- protected structures of heritage value:

8.3.2.1. - Works in this context include removal, alteration, addition, repair and renewal these impacts can often represent the more significant impacts as these will result in physical intervention to the structure and fabric.

8.3.2.1.1. Alterations: The works do not propose alteration to any of the protected structures adjoining the site. Alteration of the paths are a minor intervention in the

context of the church structure and its special interest value. These works will not adversely impact on the special value of the protected structure. If anything, the works will improve the impact of the church on the public realm of the Market Square.

8.3.2.1.2. Additions:

It is proposed to provide additional paved areas to increase the amount of public realm and decrease the extent of tarmac road surfacing.

There will be additional planted areas. This will have a positive impact on the public realm and help to reduce the impact of vehicles on the public square.

There will be additional public lighting. This will improve the quality of the public realm in Bagenalstown town centre as it is very dark at the moment.

This existing ramp area has been the subject of anti-social behavior which has raised safety concerns. In addition to improved surfacing, the proposed lighting will deter some of the anti-social behavior.

These works will not adversely impact on the special interest value of the protected structures.

8.3.2.1.3. Impacts during construction phase:

The reconfiguring of the carparking on Market square will displace some of the vehicles to other areas of Bagenalstown. While this might be an inconvenience and increase the pressure on car parking in other locations in Bagenalstown it will only be temporary and will not have a negative impact on any of the protected structures in proximity to the proposed works.

There is a small risk of damage to the boundaries or external facades of some of the protected structures listed in *Section 2.7 - Table 01*, just by the very nature of construction work. All the necessary precautions and protection measures will be implemented during the works to mitigate this risk.

Where existing kerbs are retained, repairs as appropriate will be carried out, using appropriate materials and techniques.

The proposed construction will not be anywhere near the former court house.

8.3.3. - Conclusion :

8.3.4. The proposed project will not result in an adverse impact on the character and setting of the protected structures and other structures of heritage value. The works will provide an opportunity to enhance and improve the landscape setting of the public realm, with the improved access to an important amenity within the town.

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