

CASTLEREA LOCAL AREA PLAN 2016 - 2022

APPENDICES EFFECTIVE DATE 12th DECEMBER 2016



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APPENDIX 1

COMMUNITY VIEWS

The information set out below provides an insight into the opinions of members of the community in Castlerea on a number of key physical, economic, social and environmental issues relevant to the town. This feedback was provided by community members who attended the public meeting held in Castlerea Enterprise Hub in January 2016 and a youth meeting held in Castlerea Youth Centre in February 2016. This information has informed and guided the preparation of the Castlerea Local Area Plan.

CASTLEREA - STRENGTHS

- Existing sports and recreation facilities, including the public outdoor swimming pool – quite unusual in Ireland;
- Generally high occupancy levels in residential areas;
- The Demesne – unique feature in the town which benefits the area and has significant potential for increased use by the local community and visitors;
- Clonalis House and a Golf Club situated just outside the town;
- Free parking;
- Strong social and community initiatives such as the Women’s Network in the Old Mill and the Men’s Shed at the former Vocational School;
- Successful annual Rose Festival;
- River Suck and River Francis;
- Potential opportunities for a recreation and leisure base in the area;
- Potential opportunity to highlight the historical and heritage value of Castlerea; and
- Significant interest in genealogy in the area

CASTLEREA - WEAKNESSES

- Lack of a hotel and other visitor accommodation in the area;
- Several shops/retail units have ceased trading and are disused;
- Residents going out of the town to shop and work;
- Poor traffic flow and high levels of traffic through the town due to the N60 and lack of a by-pass;
- Parking difficulties due to poor parking habits (for example, shop owners and employees parking directly outside premises rather than leaving spaces available for customers);
- General condition of the footpath network is considered poor and should be improved and extended;
- General streetscape improvements are required; and
- Recreational and leisure opportunities in the area are not fully developed.

KEY LANDMARKS AND FEATURES

- Market Square;
- Trinity Arts Centre;
- The Demesne;
- Outdoor swimming pool;
- Clonalis House;
- Golf Course;
- Castlerea Enterprise Hub; and
- The Mart.

DERELICT SITES AND STRUCTURES IN NEED OF ATTENTION

- Numerous business and residential premises within the town centre;
- Old signal house; and
- Vacant apartments.

REQUIREMENT FOR ADDITIONAL COMMUNITY FACILITIES

- Running track – could be constructed around the perimeter of the playing fields with shared floodlighting etc.;
- New playground could potentially be located on the site of Hanly Hall on Patrick Street;
- Additional walking and cycle routes;
- Indoor swimming pool; and
- Hotel and other visitor accommodation.

INFRASTRUCTURAL AND SERVICING DEFICITS

- Public transport is quite limited;
- Lighting and footpath improvements are required in many parts of the town;
- Broadband provision in the town is not consistent;
- Directional and information signage could be improved;
- Roads – improved traffic flow through the town and a reduction in overall traffic levels through the town is highly desired; and
- Improved vehicle parking behavior is required in the town.

BUSINESS AND EMPLOYMENT OPPORTUNITIES

- Potential for a new hotel in the town;
- Other businesses opportunities would arise from a hotel operating in the town;
- Numerous vacant buildings which could be renovated and or modified to accommodate new business ventures;
- Creation of a strong recreation and leisure base would provide viable economic development opportunities for Castlerea;
- Significant potential in Castlerea for the production of specialty foods and the establishment of a large farmers market; and
- Music festival / organised events.

RESIDENTIAL ISSUES

- Dilapidated dwellings, particularly those within the town centre should be improved and maintained, as they detract from the streetscape and overall visual amenity of the area.

APPENDIX 2

POPULATION ANALYSIS

Over the last decade or so, the population of County Roscommon has increased by almost 10%. The 2006 Census indicated a population of 58,768 persons, which increased to 64,065 persons in the 2011 Census, a 9% increase.

The CSO Census 2006 recorded a population of 1,873 persons within the Castlerea Census Town boundary, which marked an increase from the 2002 figure of 1,788 (4.5% increase). The CSO 2011 Census recorded a population of 1,985, which represented a 5.6 % increase on 2006.

It should be noted at this stage that the Central Statistics Office (CSO) uses District Electoral Divisions (DED) and Census Town Boundaries when calculating population and these areas tend to differ from defined settlements which makes more accurate figures difficult to calculate.

The 2011 CSO Census Town boundary for Castlerea is generally comparable in scale to the LAP boundary. However the census boundary extends further north (Ballindrumlea), southwest (Arm/Cloontrask) and east (Rampark) into the rural hinterland of Castlerea, encompassing 32 additional one off houses. All dwellings, with the exception of two dwellings at Tarmon and Knockroe respectively, within the Castlerea LAP boundary are encompassed within the 2011 Castlerea Town census boundary.

Consequently this means there are additional residential developments outside the LAP boundary but within the Castlerea Town census boundary which returned a recorded population of 1,985 persons in the 2011 census. Therefore this population figure must be refined to get an accurate reflection of the population within the LAP boundary only.

In order to calculate the number of households both within the census and LAP boundary, the An Post Geo-directory, ortho-photography and local knowledge was used. The An Post geo-directory is a database which provides the number of residential units with postal addresses in an area and is updated on a three monthly basis, which is considered to provide an accurate population calculation resource. It is acknowledged that anomalies can arise in using this method for calculating population such as potential differences in household size. However, on balance the population figures obtained using the Geo-directory is currently the most accurate and up-to-date resource available.

Thirty dwellings were identified as being within the Castlerea 2011 census boundary, but outside the Castlerea LAP boundary. Accordingly, by applying the average household figure of 2.5 persons, as recommended by the Regional Planning Guidelines 2010-2022, it is estimated that 75 people are within the 2011 census boundary, but outside the Castlerea LAP boundary. Taking this figure from the 2011 Castlerea census results i.e. 1,985, results in an estimated population of 1,910 persons within the Castlerea LAP boundary.

Table 8: Census Population Figures 2006-2011

Census Area	Persons 2006	Persons 2011	% Change 2006-2011
Castlerea Town Census area	1,873	1,985	+ 5.6%

APPENDIX 3

RECORD OF PROTECTED STRUCTURES

No.	RPS Ref	Protected Structure	Address	Description
1.	02600195	Gate Lodge	Demesne, Castlerea	Gate Lodge
2.	02600202	Gate Lodge	Demesne, Castlerea	Gate Lodge
3.	02600196	St. Patrick's Church	Castlereagh, Castlerea	Catholic Church
4.	02600197	The Market House	Castlereagh, Castlerea	Former Market House
5.	02600199	Bank of Ireland	Castlereagh, Castlerea	Bank Building
6.	02600200	Ulster Bank	Castlereagh, Castlerea	Bank Building
7.	02600201	Former School Building	Castlereagh, Castlerea	Former School
8.	02600438	Post Box	Castlereagh, Castlereagh	Cast Iron Post Box
9.	02600442	Water Pump	Main Street Castlerea	Cast Iron Water Pump
10.	02600443	Rafty's	Main Street, Castlerea	Pair of Terraced Houses/Shop
11.	02600444	Weir, Footbridge & Sluice gates	Demesne, Castlerea	Weir, Footbridge & Sluice Gates
12.	02600445	Bridge	Main Street, Castlerea	Road Bridge
13.	02600446	Post Office	Main Street, Castlerea	Post Office
14.	02600447	Kitchen Appliances A.E.G.	Main Street, Castlerea	Former Bank
15.	02600448	J.J. Tuohy	Main Street, Castlerea	End-of-terrace House/Shop
16.	02600449	Hayes Pharmacy	Main Street, Castlerea	Terraced House/Shop
17.	02600450	Robert Flynn	Main Street, Castlerea	Terraced House/Shop
18.	02600451	Byron Brothers	Main Street, Castlerea	Terraced House/Shop
19.	02600452	Former Hotel	Main Street, Castlerea	Former Sandford Arms Hotel
20.	02600453	Old Brideswell Prison	Market Square, Castlerea	Former Prison
21.	02600454	Courthouse	Main Street, Castlerea	Former Courthouse
22.	02600455	End-of-terrace House	Main Street, Castlerea	End-of-terrace House
23.	02600456	Holy Trinity Graveyard	Demesne, Castlerea	Church of Ireland Graveyard
24.	02600457	Post Box	Main Street, Castlerea	Cast Iron Post Box
25.	02600458	Holy Trinity Church	Church Street, Castlerea	Former Church of Ireland Church
26.	02600461	St. Anne's Convent & School	Castlereagh, Castlerea	Convent Complex & School
27.	02600462	Parochial House	St. Patrick's Street, Castlerea	Parochial House
28.	02600464	Former Vocational School	St. Patrick's Street, Castlerea	Former Vocational School
29.	02600465	Railway Station & Signal Box	Longford, Castlerea	Railway Station & Signal Box
30.	02600466	Station House	Longford, Castlerea	Station House
31.	02600435	St. Joseph's Graveyard	Castlerea	Graveyard & Ruin

APPENDIX 4

CASTLEREA ARCHITECTURAL CONSERVATION AREA (ACA)

CHARACTER STATEMENT

The shape of this ACA derives from the influence of the local landowning Sandford family and the consequences of their 18th-century industrial activities in the town of Castlerea. It is considered that their mansion was erected on the site of the old O’Conor castle whose lands they were granted in the 17th century and the house developed parallel to the River Francis on its northern bank. The main street of the town, which is the focus of this ACA, ran parallel to the river on the southern bank and even when the river curved, the street continued its relatively straight course across it and then again over the River Suck. The street may have ancient origins but its shape in the 18th century related more to the Sandford estate management as it joined up their extensive new distillery and corn mill works at its western end, where the rear access into the demesne lay, with the eastern end where the estate church was located and what may have been the front access to the demesne.

Workers’ accommodation was laid out near the industries and the rivers manipulated to run the great wheels. Thus, its western end was probably the older part of the main street but was subsequently redeveloped incorporating some of the older fabric. The eastern section of Main Street retains a few clues to this older fabric, mainly vestiges of workers’ houses, but its character is largely 19th-century when different agents were at work. It is this latter section that forms the bulk of the ACA.

Castlerea ACA Boundary



A new church was built in 1819 in the east, off the line of Main Street and a fair green lay further east again. However it was the creation of a new entrance to the demesne, midway between the river crossing and the church, and the laying out of a market place contiguous to it, that was the landlord’s main intervention in the beginning of the 19th century. A school-house was also built on the square under the landlord’s influence as well as a market house. However the architecture of these buildings, which in the case of the gate lodges was quite radical, and even their building lines, were not followed in subsequent developments; instead it was the presence of the square and its location and the boost it gave to the local

economy that was of most influence. Subsequent public buildings near the square such as the courthouse and bank did their own thing in terms of street line, style and materials. Nevertheless there is an overarching character to the ACA that derived from the prevailing fashion for Georgian-inspired terraces with their classical lines and regular patterns, a fashion that displayed some quirky local details, probably thanks to local craftspeople.

Much of the south side of Main Street is recorded as being built by a rich farmer, speculating on the future renewal of leases (which didn't happen), but he was just as likely following what he saw in other Irish towns and adapted to local building practice as conforming to specific conditions in leases. Subsequent developers picked up the architectural references, adding more of their own and continued the street and building lines. Weld testifies to all the new buildings and to what was seen as the excess of shops here in 1832¹.



St. Patrick's Street Georgian inspired terraces

The character of the ACA then is one of a historic town centre with a good sense of enclosure deriving from a high building height to street width ratio, with buildings arranged in terraces or groups, opening directly onto the street, with consistent rooflines and with carriage arches or lanes giving access to their rears and with very few gaps in the building line. The buildings are two and three-storey in height, many also with attics, with the three-storey to be found nearer the centre and the two-storey at the fringes of the ACA as well as dispersed between, and are mainly two-bay and three-bay in width, though occasionally four-bay. They were often built in pairs or groups and only in a couple of instances does one get a mixing of two-storey and three-storey buildings where they were erected individually.

The roofs are invariably pitched with ridge lines running parallel to the streets and chimney stacks placed over the gable walls; the roofs often accommodate attics lighted by small cast-iron rooflights which can occur on both slopes. Only in one group of buildings are there parapets. Rainwater goods are mixed and although the half-round gutter and the circular downpipe is the standard for Irish towns here there are many examples of ogee gutters and square-profiled downpipes, some with decorative holderbats. The opes are classical in form but from a wider range than one normally sees, from some narrower window opes in the east on Barrack Street to the wider Wyatt windows found on all three principal streets in the ACA. Doorcases are either round-headed or square-headed with accompanying fanlights or overlights and occasionally with stone steps up to them.

The materials used are all from a small traditional palette: there are natural slates to the roofs, a good proportion of which survive here and which lend a really nice patina to the skyline, unpainted render to the stacks, occasional exposed stone stacks to high-quality buildings and outbuildings, cast-iron rooflights, painted cast-iron rainwater goods; the stone walls are covered with lime render usually ruled and lined to the elevations, often with quoins, mostly parallel, and in some terraces with channelled render to the ground

¹ Isaac Weld, *A Statistical Survey of the County of Roscommon*, 1832.

floor - whether the render was all originally painted or not the character is now a painted one; sometimes the elevations have been re-rendered with cement. The opes have invariably stone cills with a painted finish and there are a lot of continuous first floor cill courses which are subtly recessed and the cills left proud, the reveals are all rendered.

The doors are a mixture – the original and earliest type to survive is boarded, unusual for Georgian architecture and also there are a few panelled doors but overall surprisingly few historic doors remain. By contrast there are more timber windows that survive, from the earliest multi-paned sash windows with no horns to the later multi-pane sashes with small horns to the mid- and late 19th-century single-pane sashes with different types of ogee horns. What is curious here and is a real local feature to Castlerea are the exposed widows boxes - these went out of fashion after their prohibition after the fire of London in 1666 and disappeared in Ireland, at least from facades, from about 1750; moreover they have a particular curved edge beading here that is another local detail which endured throughout the 19th century. The traditional finish for all joinery was a painted one.





St. Patrick's Street: Façade detailing, Painted joinery

Decoration consists of applied stuccowork to the elevations in the form of ornate stucco architraves many of which are of the one design, consisting of rounded and ogee mouldings, another local architectural feature. Some of the facades have extra detailing to the corners in the form of pilasters and in one case even the window architraves are adorned with pilasters. There are a few stucco doorcases and also a few block-and-start (also called blocked), stone doorcases with the stone painted. On St Patrick's Street there are a couple of really good examples of pilastered doorcases with dominant cornices. The commonest type of fanlight is the simple spoked fanlight with just one other type – a petal design - in the ACA. A later 19th-century decorative effect is the rock-faced stone finish which can be found on ashlar structures from one end of the ACA to the next – from the bridge to the banks, from the church and its piers to the presbytery.

Very good-quality ironwork is also a feature of this town and of the ACA, which other towns cannot boast, both wrought and cast and a combination of the two, in formal as well as the more vernacular style.

There are many terraces outside the ACA which are also of significance, particularly in the western section of Main Street and further south along St Patrick's Street but they have not been included at this point in time.

	
<p>Both the wrought ironwork and the rock-faced plinth here display masonry and blacksmithing crafts at the very pinnacle of their artistic and technical skills.</p>	<p>This blocked stone doorcase endured as a popular choice from the 18th century and throughout the 19th century.</p>

There is a more limited range of shopfront styles in this ACA than in other Roscommon towns – the best seem to be the older ones – whether timber or render; some of these combine older features such as stone stallrisers with more modern lettering and there are a few examples where good repairs and small changes have been effected over time to maintain a shopfront or update a fascia. Two good mid-20th-century shopfronts contribute positively to the character of the ACA – the fine vitrolite of Byron Brothers and the terrazzo front next to the post office. There are quite a few tiled shopfronts, not mosaic tiles as one sees in other west of Ireland towns, but the later 1970s rectangular type and they seem well bedded into the streetscapes here. A couple of associated signs and lettering may now be regarded fondly through a long familiarity with them and they also have a certain kitsch value.

Because of the undulating nature of the streets in this ACA and their gentle curves the scenographic value of the ACA is high with constantly evolving views. There are a few instances where quite modest buildings have significant impacts through the fact that their gables or side elevations terminate important vistas.



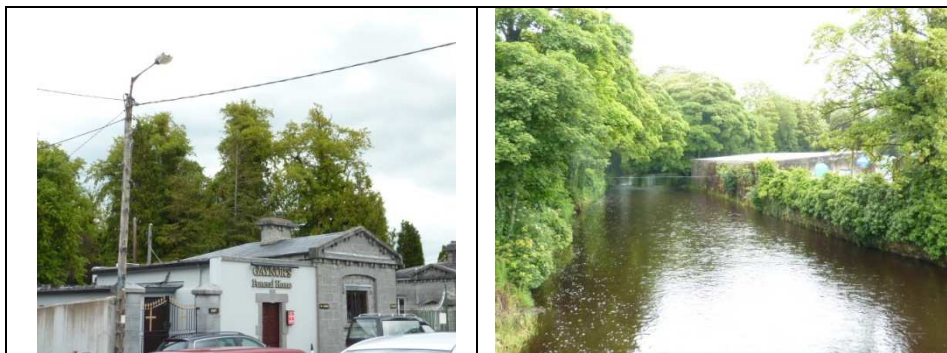
Gabled/side elevation vistas

In the backlands there are many good outbuildings, particularly in the block south of Main Street and west of St Patrick's Street, one little grouping north of Barrack Street, and another group behind Flynns on the south side of Main Street, as well as individual structures on various sites. The access lanes to some of these can be quite attractive if they are kept clean and well-maintained. The character of an ACA also dwells in these rear sites and backlands as the rear elevations and smaller outbuildings are an intrinsic part of its history, the way individual sites and the town as a whole functioned, and the way it looks today.

The public domain of the ACA holds very few historic elements and it generally remains free of clutter as best suits Irish historic town centres, apart from an intrusive wirescape; outside the ACA there are several historic post boxes and vent pipes. Within the ACA there is ample street-level interest through the detailing on the buildings and on St Patrick's Street in the amount of historic ironwork, and the temptation to add street furniture or other such elements to the public domain should be avoided – the only scope for such could be part of new development on the vacant sites adjacent to the river or in housing estates. The high stone wall which delineates the northern boundary of the ACA and the property of the town park is an important historic boundary feature. Other stone walls and piers are also part of the area's character.

Planting in the ACA itself is scarce apart from some trees in Market Square, but is hardly necessary as the mature trees of the demesne act as a green backdrop to the south side of Main Street, and the river and its greenery frame its western boundary.

Hanging plant baskets are evident at certain times of the year, and whilst a positive feature, they should not be a substitute for regular maintenance of roofs and rainwater goods.



Demesne and river greenery

Castlerea ACA - Special Interest

Castlerea ACA has the following categories of special interest:

Architectural: This ACA is special because of the group value of the tightly-knit terraces of largely classical buildings lining the streets of the town centre and dating mostly from the nineteenth century. They endow the town with a visual unity through continuous building lines, similar heights and continuous or stepping eaves lines, as well as the repetitive pattern of their roofs, chimney stacks and opes. A shared palette of traditional materials, outlined in the character statement, further contributes to the special quality here and the sense of coherence and intactness. What's more, a visual richness is evident through the employment of decorative features such as stucco architraves, joinery details and a variety of shopfront treatments. Specific local characteristics are showcased, such as the exposed window boxes with edge beading and a type of stucco architrave. The terraces incorporate individual structures of significance in their own right and serve as the setting for other important public buildings, which are protected structures.

Historical: The ACA is also of special historical interest as the plan of the town's layers of development in the 18th century and redevelopment in the 19th century is evident. It contains the main street in the town which was the focus of the town's history. The area was the location of huge changes in the fabric of the town in the early 19th and later 19th centuries and was at the core of the associated economic boom based on trade and retail. It also has socio-historical interest because the changes here had a huge impact on the life of the town's inhabitants and saw the emergence of a growing middle-class engaged in commerce; it was also where the general population went to the market or went to court, went to shop or went to jail, and points to the way key elements of the town – its marketplaces, bridge, key junctions, rear access lanes, the landlord's house, large dwellings and public buildings – related to each other. Other qualities of special interest could emerge with further research and analysis.

APPENDIX 5

CASTLEREA ARCHITECTURAL CONSERVATION AREA (ACA)

STREET BY STREET ANALYSIS

Castlerea ACA – Street by Street Analysis

Market Square

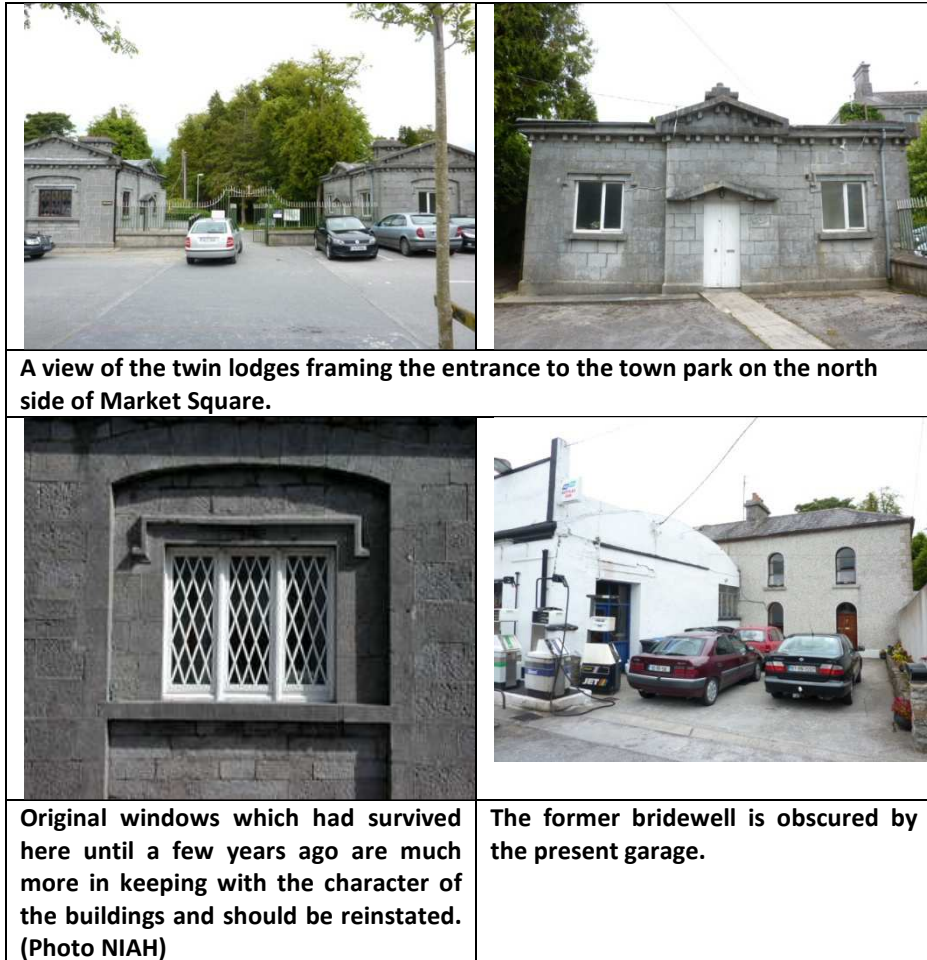
Market Square lies at the heart of the ACA. The demesne of the landholding family, the Mount-Sandfords (also known as the Sandfords), who were given extensive lands in the area in the 17th century, opened into the square. Their house, Castlereagh House, was built c. 1640 on the site of an older castle of the O’Conor family along the banks of the River Francis, a tributary of the River Suck. In the beginning of the 19th century the Sandfords began a building campaign which was to add significant public buildings to this part of town, which was well away from the more industrial distilling and brewing centres further west along the river with which they had been heavily involved in the previous century.

On the north side of the square framing the entrance to their demesne, now the town park, was erected a pair of single-storey gate lodges, very fashionable in a classical primitivist style, c. 1820. Made of ashlar limestone with pediments facing the square over segmental-arched recesses, their repeated use of the modillon motif aping the ends of rafters has a primitive reference and with primitivist entrance elevations they brought a rare architectural learning and sharpness to County Roscommon. It wasn’t a popular style in the county or even in the country so Castlerea is one of the few locations one can see it. The lodge on the east was at one stage lived in by a schoolmaster for the schools opposite and is now owned by the Towns Trust while the lodge to the west may have been the estate’s agents’ office and is now part of a funeral parlour. For buildings of this quality they have not been treated the best with the loss of the diamond-paned casement windows which is a key component of the architecture and the addition of cement pointing which is damaging to the stonework; in addition the decorative railings in front of one are out of character.

The entrance gates themselves are interesting in that they are not as grand as one might expect but are composed of simple wrought-iron railings with circular bars, very simple scroll detailing in the centre and a curved gate - they may have been added at a later stage but now badly need scraping and re-painting.

To the west lies the former bridewell which also accommodated a court-house in 1832¹; it has a hipped slated roof, round-headed windows and door opes. This did not line up well with the lodges even in the beginning and now is fronted by a garage added on c. 1930 without any style. The square has an untidy appearance where fine buildings and classical elements are present but are not arranged in a typical landlord planned scheme where one would expect more regularity and consistent lines. Nevertheless this is its character.

¹ As described by Weld, opus cit.



The west side is composed of a classical arrangement of a large three-storey block flanked by lower slightly recessed two-storey wings. This was the main hotel and inn in the town, described as 'very tolerable' in 1832; it was called the Sandford Arms Hotel in the late 19th century, also known as the Mount Sandford Arms. The building is enlivened by high channelled render to the ground floor and stucco window architraves and quoins above; characteristic features of the town are its rendered ruled and lined façade and its round-headed blocked stone doorcase, as well as timber single-pane sash windows which survive, and all of which could be repaired. The wing to the south has been renovated, and at some stage has disrupted the composition of the whole with the addition of another window and the loss of channelled render and quoins; the railings to the new front door and the reproduction fanlight are too crude. The building has four different shopfronts, some of very poor quality - given its significance it should have identical well-designed shopfronts and a unifying painting scheme, as well as repairs carried out to roof and chimney stacks and the removal of all redundant fixtures. This building is also highly important because it terminates views into the ACA from the east along Barrack Street.



The east side of The Square is formed by the side elevation of the Bank of Ireland, formerly the National Bank, a fine Hiberno-Romanesque building from 1875, with sandstone capitals, chevron and rope detail to the round-headed doorcases, all referring back to what was seen as a golden age in Irish art and architecture. Its' rare rose window has been badly interfered with by the new canopy which should have been better designed.

The Square is now in use for car parking and in its centre is an open shelter with a plaque to a local hero on it. It has lost its authenticity because of the way it was repaired with orange ridge tiles which draw attention to themselves, artificial roof tiles and raised cement pointing.





Open building in the centre of the square appears to be a new building because of the way it has been repaired. It is important to conserve public features such as this in an authentic manner otherwise they lose their meaning and no longer enhance the streetscape. The choice of red ridge tiles rather than grey strikes a discordant note and with better advice is a mistake that could have been avoided.

On the final side of Market Square to the south Lord Mount-Sanford built a school-house in c. 1820, with male, female and infants' rooms and living accommodation for the school teacher. It was set back from the streetline giving it its own little square and it adopted the style of the gate lodges with single-storey pedimented gable-fronted wings facing each other, linked by a transverse range; the details are similar but different – note the mutules to gables and chimneys, the segmental-headed recesses, the square-headed windows; additional features include the oculi in the gables, the pilasters and the rendering, the latter which serves to soften the style. The building is in use as offices and a hair salon.



The distinctive former schoolhouse with much architectural detailing has lost its original windows and all except for one boarded door.



An original door which survives on this protected structure.



A new gutter has been incorrectly placed to run round the pediment while water leakage is still occurring as evidenced by the moss growth.

To the west is located a market house, or shambles as they were known, which was erected on the south side c. 1825 by Mount-Sandford. It too is gable-fronted to the square and has an oculi in the

gable. However it is rather eccentric in style with no columns articulating it but with fine accent toolwork in the piers and entrance surround; the sandstone work in the main walling is quite crude and it may have at one time been rendered; an attractive detail is the sandstone name plaque. Now the facade is stained by leaking joints in the coping. It has good iron columns supporting the wide-span roof to provide a covered market space for provisions, now showrooms. Its side elevation and lower roughcast rendered lean-to wings are prominent in views from the east. To its west again is Callaghans, which is a much older building than it now appears, with its footprint on the first OS map.



Barrack Street



Barrack Street western aspect

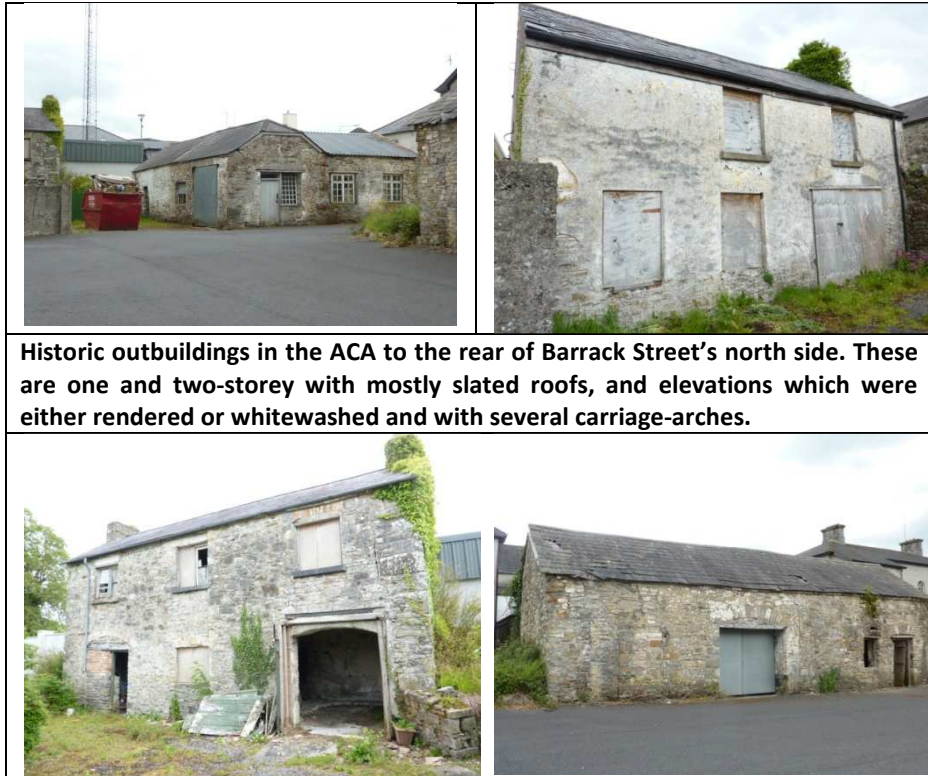
Barrack Street is a relatively short stretch of street that continues the line of Main Street west of Market Square. It is gently curving and narrows towards its western end at the William Wilde house before opening out once again at the square. It was presumably named after the Barracks which was

located on the south side of the street in the 18th century and is now demolished; a constabulary barracks was also established here c.1880 on the north side on the site of the present garda station. Only about half of the street is included in the ACA.

The north side of the street is distinguished by a row of six buildings arranged in two groups of three which are separated by an access lane to the rear. They date to c.1830 and are two-bay-two-storey in form with pitched roofs hipped over the end houses. They have parapets, the only instance of such in the ACA, which gives them the appearance of Regency urban villas. The roofs are largely covered with good natural slates and even the chimney stacks are symmetrically arranged. On each floor is a wider than normal window which was a bipartite window on the first floor and possibly a tripartite Wyatt window on the ground floor; the facades are rendered ruled and lined with painted stone cills, a continuous cill course and all have round-headed doorcases. Only one historic window survives in a side elevation and no doors. One house has had its historic protective render removed and this serves to endanger the building as well as being out of character; another house has had fibre-cement tiles added to its roof and the shininess of these, along with the way the parapet has been repaired, is out of character with the terrace.

This is an important group of buildings in terms of architectural heritage, even on a county basis, whose current appearance belies their good design. The reinstatement of historically-appropriate timber sash windows here would greatly enhance the character of this group and of the streetscape and the setting of the protected structures adjacent. The side elevation of the westernmost building is important in views from the west. There are also to the rear a number of historic outbuildings with slated roofs, stone elevations with various finishes of whitewash or roughcast render and some original windows. While these are in only fair condition they should be retained and repaired.

	
North side of Barrack Street – an unusual group of houses, very stylish in their day, but which have now lost much of their character due to the loss of original features.	
	
A small historic sash window surviving on one of the side elevations with exposed box with edge beading, a feature of Castlerea.	A building which has lost its historic protective render exposing rough stonework beneath.



Historic outbuildings in the ACA to the rear of Barrack Street's north side. These are one and two-storey with mostly slated roofs, and elevations which were either rendered or whitewashed and with several carriage-arches.

Adjacent and set back is the very fine courthouse, built in 1852, possibly by Caldbeck or Willis². It has projecting end bays with Egyptian revival doorcases, new doors and on the first floor are round-headed windows with decorative architraves. The elevation is rendered ruled and lined with the corners articulated by alternate quoins; three blank limestone plaques await inscription on the ground floor. A hipped roof and oversailing eaves top the building rather marred by a shiny plastic fascia and gutter.

Next to this is the credit union building from 2004 which uses stone cladding on its saw-tooth front and continues the open public space nature of this section of the street; its unpainted side elevations detract from its good appearance. The bank which is the last structure on this side has been described in Market Square; it dates from 1876 and is a fine five-bay two-storey building in Hiberno-Romanesque style with recessed entrance bays. Behind the bank is another historic outbuilding with slated roof and roughcast rendered elevations. Both the bank and the courthouse are protected structures.

² NIAH, *An Introduction to the Architectural Heritage of County Roscommon*, 2004.



Attractive courthouse with fine architectural detailing to opes.



Accomplished bank building with details typical of the Victorian love of decoration and antiquarian references. The later doors which, although not overly offensive, should be more historically-accurate for a building of this quality.



Historic outbuilding in rear site.

The south side of Barrack Street opens in the east with a modest vernacular terrace of five buildings. Three of them have an unusual feature in that their windows opes are narrower than normal for classical Georgian-inspired terraces and this is part of their character. Some good slated roofs survive here although one chimney stack has been removed which interrupts the skyline rhythm. What is important in this group is the painted rendered elevations, the current size of the opes, the stone cills, the pitched form of the roofs with natural slates, the chimney stacks, the square-headed door opes. Changes here should retain these features and reinstate painted timber painted panelled doors and sash windows.

The larger house with old timber shopfront is a protected structure and was in good condition until a few years ago – it has been dated to c. 1800 and was protected because it retained so much original fabric including sash windows with exposed boxes. Its shopfront is the only one of good quality remaining on the street, is of a type now increasingly rare, but badly needs repair to pilaster feet, cornice and fascia ends. It might be a good candidate for a conservation grant. Its side elevation is significant in views along the street from the west.

Next is a row of disparate detached houses. The first is a large house with bay windows c. 1895, with hipped roof and oversailing eaves which retains many original features such as timber sash windows with ogee horns, timber doorcase and panelled door. It is fronted by a small garden and boundary wall. The detached house next is later and is of no heritage value. However to the west again is another solid two-storey vernacular house with hipped roof, slates, rendered ruled and lined facade, stone cills and classically-proportioned opes. It was the birthplace of William Wilde, the father of Oscar Wilde, is well-maintained and enhances the streetscape here. Barrack Street finishes with a building erected in 1983, now in use by Hayes Pharmacy and Mace, with 5 bays to the street and 5 bays to its side elevation which lines the space in front of the school – although this building has no heritage value in itself it occupies a key position in the ACA, as part of the backdrop to Market Square, but its dull colour and oversized signage does not contribute to the attractiveness of the street.



South side of Barrack Street is lined by a vernacular terrace, depicted on the OS map of 1839-42.



Unusual detached house with many original features on the south side of Barrack Street.

Main Street

Main Street is the long street running from Market Square in the east, where the landlord's 19th-century demesne entrance lay, in a north-westerly direction to a bridge over a tributary of the River Suck to a second bridge over the River Suck. It follows a gently sinuous line and undulates as it dips down to, and rises away from, the rivers. It was originally the line that connected the rear entrance to the demesne on the Boyle Road to the front entrance (off what is now Barrack Street). Its eastern half is the older half, where development began, concentrated around the large distillery c. 1725. Main Street was, and is, the main commercial street in the town and the artery of the flourishing town described by Weld in 1832³. Weld interestingly records that nearly one half of the south side of the street had been rebuilt 'by a capitalist, a rich farmer, in speculation'. This speculation was not the usual speculation on the market but also a gamble on the future renewal of leases which were running out.

The north side opens in the east with an office, formerly part of the Sandford Arms Hotel round the corner – this building has been done up recently but it is regretted that such changes weren't more in character with the historic hotel which would make their impact longer and more sustainable. A group of three three-storey with attic buildings follow, two of which Byron Brothers and Cleary's appear to be a pair from c.1840. Cleary's used to be Winstons, home of the department store family. Both have the pitched roofs covered with natural slates, large chimney stacks and overall regular form and classical opes, typical of Georgian-inspired terraces in Irish towns. The opes show a classical gradation from small second floor opes lighting bedrooms to taller first floor opes lighting the main living rooms of the family who lived over the shop.

Byron Brothers retains timber one-over-sine sash windows with ogee horns and exposed boxes, some of which are in poor condition but all of which could be repaired; these are a characteristic type of Castlerea, their cills were unfortunately removed when the canopies were inserted over the shopfront; it has two-over-two sashes to the rear. The two façades are rendered ruled and lined, Cleary's left unpainted. Both shopfronts here are good historic types: Byron Brothers has a good vitrolite shopfront with modern lettering, repaired in recent times with the loss of some key features - the Art Deco vent grilles and tiled plinth and requiring further repairs now to the timber framing, while Cleary's has a nice Art Nouveau front with curved glass and decorative door, with a Victorian tiled porch floor; its later fascia fits in well. The two buildings use the carriage arch to the west of Cleary's.



Main Street at its eastern end, north side.

³ Weld, opus cit.



Good historic shopfronts from the north side of Main Street in the east, a rare vitrolite one on the left, an Edwardian one on the right with Art Nouveau detailing and an earlier Victorian floor.



Terrazzo porch floor from c. 1935.



Victorian floor from c. 1890.



This shopfront has managed to update itself while retaining its historic features from different eras.



Historic sash window in Byron Brothers – it has the exposed window boxes typical of Castlerea, and a quirky detail.

The next building is a four-bay three-storey building, in use as a shop and pub, from about the same era c.1840, and has had quite a few interventions with a curious extra cill on the second floor. Next is a pair of smaller two-storey with attic buildings c. 1860 with larger window opes signifying a different era to the previous group and decorated with stucco window architraves. One is a barber's shop, and one a dental surgery and computer store. The projecting canopy to the barber's is rather kitsch now and might be attractive to some but in time could be removed. The new doorcase and door to the dental surgery is quite a sensitive new intervention and is quite acceptable provided it didn't demolish anything of heritage value. This latter façade terminates the view north from St. Patrick's Street.



Main Street (extension to former ACA north side)

The north side of Main Street, west of the boundaries of the former ACA, has a more heterogeneous character with several key public buildings along its length and its building line broken up in recent years by the demolition of a building to give access to a car park at the rear of the bank. The first building strikes one as being one of the oldest on the street, possibly from the mid-18th century; its pebble-dashed façade may have had Wyatt windows originally on two floors; it has been extended to the rear and the ground floor given a saw tooth entrance elevation onto the access lane. Joining it to the west is a row of three two-storey buildings largely rebuilt in the 1980s to include a bank and a library, retaining pitched slate roofs and the form of the front buildings while extending to the rears. The next three buildings are three-storey in height and form a consistent terrace with continuous cill and eaves lines. In viewing them with the three-storey buildings opposite it is clear that this was a point of high-Georgian architecture in the town; these three however have lost many of their historic features and their chimney stacks need repair. Following this is the best bank, or former bank, building in the town, dating to c.1920, and of at least regional significance, in the unusual Queen Anne revival style, combining smooth and textured limestone and smooth and textured render to create a lively composition distinguished by large round-headed opes on the ground floor; the survival of original timber frames, sash windows and the entrance doors makes it even more interesting.

Next is another 20th-century building in a row of three such, with fine terrazzo ground floor elevation and sparkling pebble-dash render above typical of the mid-century; however its canopy is rather oppressive on the streetscape at this stage and the removal of the later timber fascia here would improve it. The last of the triad is the diminutive post office from 1911 in the corporate red brick of the time; its limestone detailing to parapet and opes and the chunky downpipes make it a very satisfactory architectural exercise and the harp motif adds artistry to the street as well as being an evocative symbol of the politics of the past. Both it and the bank are protected structures and the protection extends to their side entrances and rear buildings.



On the north side of Main Street is an older three-storey building adjoined by a redeveloped terrace.



The next block is typical of Georgian terrace architecture, seen as the height of good urban manners in its day.



A group of three 20th-century structures.

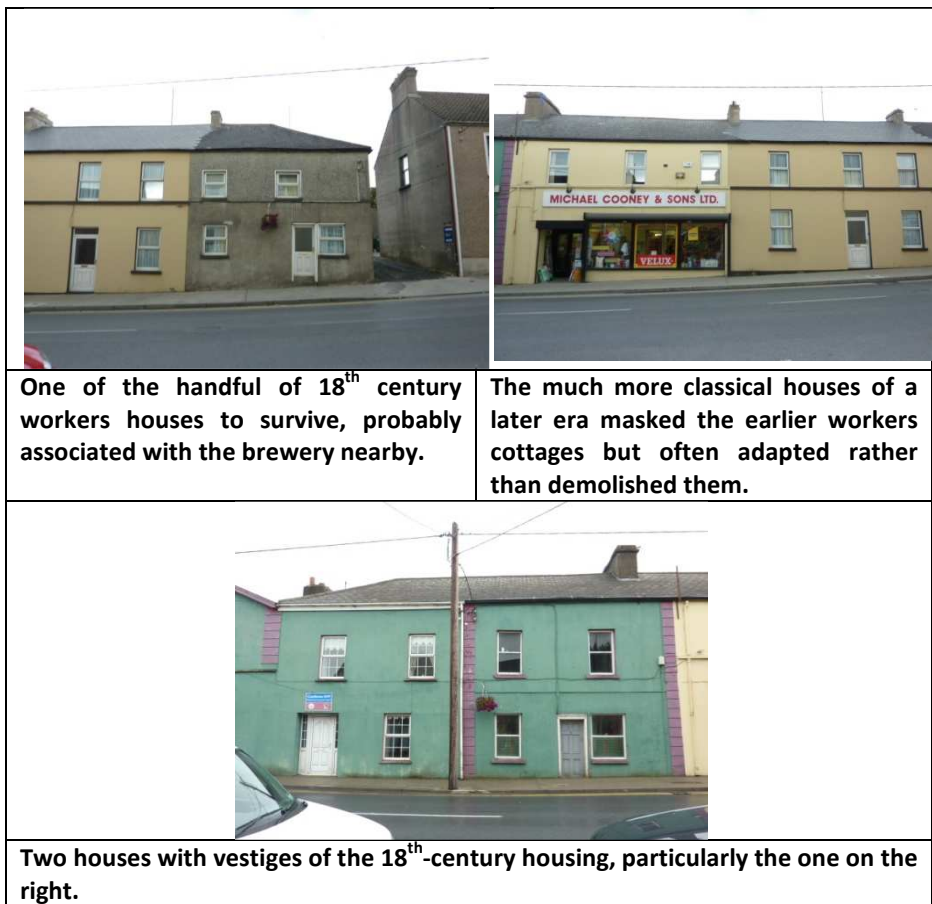


Terrazzo to floor and walls and a sculpted plaque enliven the street environment and are both good-quality instances of design and craftsmanship.

The rest of the street west to the bridge reverts to a much more vernacular character but with buildings of different eras. The two disparate buildings west of the post office are curious, one being single-bay with a red brick chimney stack, c. 1910, one being a more orthodox three-bay house c. 1940, of no heritage value. Behind these lay a Wesleyan Methodist Meeting House in the 19th century which has now disappeared. It would appear that formerly there were workers houses on this site associated with the 18th-century brewery nearby. The next terrace retains vestiges of these older houses and a handful of them can also be seen on the far side of the river, particularly on the south side. The best example of the original appearance of these 18th-century houses occurs next – with its small windows, irregularly spaced, it provides a great contrast to the much more formal Georgian idiom that swept the town in the 19th century. However it would be a mistake to think of these as humble “higgledy piggledy” structures as we can see some elements of regularity in them and they would have been considered good modern housing at the time; the window next to the door, a feature which also survives across the river, may indicate that there was a shop or some kind

of commercial function associated with them. As a type they are particularly vulnerable to demolition due to a lack of awareness especially if their age is concealed beneath later changes.

The ensuing buildings have all, to some degree or other, modernised the original houses. The next two three-bay buildings with their continuous first floor cill course and regular opes appear to be later and the hardware has a huge extension to the rear. They are followed by a pair of two-bay buildings in similar style with quoins but on closer inspection these appear to have incorporated the older buildings, having very low doors and one having the particular door and window arrangement previously described. They may even have been single-storey cottages originally which had first floors added; one is three-storey to the rear. They have been combined now with a gable-fronted structure, another very altered 18th-century structure, whose side elevation terminates views from across the river but which has peeling paint and detracts from the streetscape; it links up with several two-storey ranges to the rear which are in better condition. The final structure on the street is a single-storey flat-roofed unit of no heritage value.



The backlands of Main Street, particularly on the south side, contain many historic stone outbuildings with all the charm and character of this traditional architecture. Their contribution to the character of the ACA can be undervalued and swept away but they are key to understanding the way the town worked, often retain more authentic features than the buildings they served and what's more, can be very useful buildings in the modern age, adaptable for all kinds of purposes without the restraint of precious interiors.

	
<p>The access lanes of the town can create pathways of charm and tranquillity such as in this cut-through lane between St. Patrick's Street and Main Street.</p>	<p>Rounded corners and stone piers are a feature of these buildings as well as stone elevations, formerly roughly dashed or even whitewashed.</p>
	
<p>Boarded doors/shutters to opes on both floors and a carriage arch are authentic survivors.</p>	<p>Typical boarded door – can be repaired here and copied as a model for any new build.</p>
	
<p>Original slate roof and exposed stone chimney stack. Care should be taken that the ivy growth does not undermine the roof's structure.</p>	<p>Curious use of an old spoke fanlight!</p>

	
<p>In approaching the redevelopment of such backlands the building stock should be surveyed and the historic buildings retained - so that in this group of three for example the middle building should be retained and renovated and the other two replaced if desired.</p>	<p>The combination of new and old elements makes for a pleasant environment in the backlands of the town. New build should take care to follow the form of the existing fabric and not to include non-characteristic features here.</p>

The south side of Main Street begins with the detached public buildings which have been described under Market Square. The terraced buildings begin with Tully's Hotel, a combination of a two-bay and a three-bay building, both three storeys in height. It was formerly McCormack's 'commercial and family' hotel and apparently Charles Stewart Parnell gave speeches from the first floor windows because of its strategic location in the town above the square. It has slated roofs and gable stacks but one stack appears to have been removed quite a while ago. The facade is rendered ruled and lined and is distinguished by the shutters which have been in place at least 40 years but whose removal would enhance the streetscape. The façade is busy enough with its projecting canopy and flagpoles, lamps and lights and brackets. The first floor has one-over-one sash windows with ogee horns and exposed window boxes, a quirky Castlerea feature. Next door is the earlier and equally substantial building Robert Flynn with slated roof, roughcast-rendered façade, ruled and lined ground floor; this poses an attractive picture because of its scale and form and enlivened by historic features such as its round-headed blocked doorcase with spoked fanlight and its timber shopfront with pilasters – this seems to be one of the most intact shopfronts in the town. In its rear site are some good historic outbuildings, protected due to their being within the curtilage of a protected structure.

Next is a pair of lower two-storey buildings which were once a longer terrace but the rest was demolished; with rendered ruled and lined façade, timber sash windows with ogee horns and exposed boxes and pilastered shopfront, Callaghan's is the more intact of the two – its shopfront lettering while very humble is stylish and is one good option to copy for new lettering in the town. From here to the corner with St. Patrick's Street is a rebuilt block whose form, roofline and openings are out of character with the rest of the ACA and are of no heritage value; nevertheless they occupy a key junction and the upkeep of their appearance is important for the sake of the setting of the ACA.



The impressive scale of these buildings commences the urban enclosure of Main Street in the east while the sash windows in the hotel and the attractive shopfront, doorcase and door on Flynn's bring character and a human scale to the ACA.



The painted lettering adds an artistic element to the street.



An attractive outbuilding located in the rear site.

The next stretch continues the commercial character of Main Street, opening west of the junction with St. Patrick's Street with the shop part of the fine corner building which still has its slated roof, stucco quoins and window architraves. Next is a three-storey building, c. 1850, a protected structure with its original classical form with original slated roof with small rooflight, rendered ruled and lined façade, stucco surrounds to windows and to round-headed doorcase, timber one-over-one sash windows with ogee horns and exposed boxes, stone cills and spoked fanlight; the tiled shopfront is much later, c.1970s, but could be improved if the later fascia were removed and a new shop here could add individual letters.

	
<p>The south side of Main Street starts with a pair at the junction with St. Patrick's Street.</p>	<p>Original window and stucco architrave, a type oft repeated in the town.</p>
	<p>Original moulded architrave to door and spoked timber fanlight.</p>



A three-storey building adjoins with channelled render to its ground floor and smooth banding across its roughcast-rendered façade and reproduction sash windows, Castlerea style. The disposition of its windows is not so classical - those on the west are very close to the quoins. The building adjacent also exhibits oddities with two pilasters running up its façade but only to its western bay and it has quoins only to its eastern corner which match those on the western corner of the next building. This end building even has a more steeply-pitched roof. All these oddities signal either restraints in the original building context, piecemeal development or later changes whose meaning has now been lost; however it is still important to retain these oddities rather than attempt to homogenise them, as upon further research their meaning might emerge. As they are they add intrigue to the historic streetscape and there are sufficient unifying factors like the rendered facades, slated roofs and classical-shaped opes to diffuse the sharpness of their differences.

An access lane separates these from the next pair of buildings which are the highest status buildings on the street; when viewed with the group of three on the opposite side of the street at this point one can see that this was the node of polite urban society in the town (or at least the pretension towards it).

Tuohy's is a protected structure, dates to c.1800 and is very intact -it retains all its original joinery on its façade - sash windows: with three-over-three sashes with no horns on the second floor, six-over-six on the first floor and with Wyatt windows to its eastern bay. The façade is rendered ruled and lined without paint, which was redone c.1930 when the shopfront was inserted and this covered up some of the exposed window boxes.

There is a round-headed blocked stone doorcase with decorative petal fanlight and, unusually, simple boarded, rather than panelled, door. The adjacent shopfront, of render and timber with stone stallriser and with simple modern lettering enhances the whole building and the character of

the streetscape. Josephine's next door once also had Wyatt windows and has a painted ruled and lined façade with quoins and stone cills; while the flush applied shopfront is overlarge and takes over the whole ground floor, it is still quite attractive aided by its lettering. An access lane interrupts the terrace and leads to some historic outbuildings.

		
<p>A significant pair on the south side of Main Street.</p>	<p>Original Wyatt window on the first floor.</p>	
		
<p>Original sash windows with no horns.</p>	<p>Original blocked doorcase, petal fanlight and boarded door.</p>	<p>Timely repairs carried out here has extended the life of this attractive shopfront which combines elements from different eras.</p>

Main Street (extension to former ACA south side)

This block consists of a two-storey terrace of seven buildings which incorporates three steps down to the next block as well as a slight change in the angle of the terrace midway, as the building line follows the undulating and curving nature of the street. Despite having some variations in the treatment of the buildings, this terrace presents quite a consistent appearance aided by the slated roofs and the rhythm of the rendered chimney stacks. It is significant in views from the west. It opens with a four-bay building in use as a pharmacy which has the traditional rendered ruled and lined façade articulated by pilasters to the corners giving it architectural definition mirrored by the house at the other end of the same terrace and retains its single-pane sash windows with ogee horns and exposed boxes; it has a continuous cill course on the first floor, a feature repeated in most of the other buildings in this terrace.

The tiled shopfront is just one of the later types of shopfront that have bedded well into the streetscape at this stage. The building next has had its opes altered over the years and this aspect of it is a discordant note in the terrace. The next building is older dating to c.1800 and the rest of the terrace appears to have been built around it. Its rendered ruled and lined facade retains six-over-six

sash windows with no horns and a central round-headed blocked stone doorcase; the small rooflights lighting the attic are flush which makes them quite discrete and they would serve as a good model to copy for other rooflights in the town. A number of redundant features on the façade should be removed to enhance this quite fine building. Next is a building in very good condition also having had some changes; unfortunately the new roof is too shiny and has obtrusive roof vents, the stone plinth is a survivor from an earlier shopfront here and the doors are unique in the town; this is also one of the few buildings in the town with a roughcast rendered first floor.

The next three buildings are three-bay with rendered ruled and lined façades and a continuous first floor cill course; the first has two-over-two sash windows and a historic door frame, but its shopfront and the one next door to the west are of no heritage value; the third has an original round-headed blocked stone doorcase and later blocked architraves to the ground floor windows with historic timber pilasters; the façade above is articulated by what appear to be later stucco architraves and its cill course and corner pilasters have been augmented. It retains its original square-profile cast-iron downpipe and has historic stone buildings to its rear.



Fine building in this terrace with characteristic appearance and many original features. However the façade is marred by the redundant features, causing visual clutter.



Some of the historic doorcases on this section of the south side of Main Street - the blue doors are a good attempt at reproduction. It is possible that the blocked doorcases had timber boarded doors originally.



Three buildings with consistent lines but different treatments, due to changes over the years, in this terrace on the south side of Main Street. The end house has an original blocked stone doorcase and stone cills with later window architraves and inappropriate new doors and windows.

The last block on the south side of Main Street in the ACA consists of three three-bay two-storey buildings, all very modest in character, lower in form than the previous terraces but yet emulating the classical treatment in rectangular opes, and with stone cills, continuing the continuous cill course of their grander neighbours as well as the general vernacular character of painted rendered elevations. The westernmost house is later, c. 1900, and has original single-pane sash windows with ogee horns. This end house occupies a key location and is highly significant because of the visibility of its side elevation in views from west of the river. The advertisement panel which adorns this elevation is overlarge and does not enhance the character of the streetscape in any way and an alternative treatment should be sought for here; the large window opes of its return are also a foreign element in the ACA.

As the vacant site next door and the vast backlands it gives onto presents a good opportunity for development here, new build should seek to enhance the historic context without being overly dominant and should embrace the riverside setting with its fine bridge as a backdrop and the associated stone wall running along the western boundary. This bridge was built in 1880 by contractor Patrick Egan, as a plaque on its testifies, following on from all the development that had taken place in the town and replacing an earlier narrow bridge. It is an excellent triple-arched bridge of rock-faced snecked limestone with a smooth sloped coping adorned by new metal lamp standards atop - the contrast of different textures in the stonework creates visual interest and emphasises the might of the bridge; a retaining wall in similar style continues onto the other side of the river, while on the north side of Main Street the wall is of random roughly-squared stonework topped by cast-iron railings, now covered in ivy.



Final terrace on the south side of Main Street in the ACA facing high-quality stone riverside wall.



This bridge is testimony to the skills of masons and engineers at the end of the 19th century. This photo serves to highlight the visual importance of the side elevations of both end houses on the east side of the river.

St. Patrick's Street

St. Patrick's Street wasn't developed until the later 19th century – the OS map of 1837-42 shows no buildings at all on it along the stretch within the ACA indicating that it was probably newly laid out; further south beyond the turn there were a few cottages depicted. The railway coming in 1860 to its southern end must have encouraged development. Then the Sisters of Mercy came to the town in 1887 and the convent was built off this street the following year. A little plaque with the name and date of 1893 adorns one the terraces but on the OS map of c.1895 it was simply called New Line. This map depicts it as a straight regular street with most of the terraces lining its western side erected by then; however the Ulster Bank of c.1875 was one of the few structures on its western side. The Catholic church of St. Patrick which was consecrated in 1896, and designed by George Goldie in Gothic style, gave its name to the street.



St. Patricks Street: Southern aspect

On its east side at the junction with Main Street, St. Patrick's Street opens with the side elevation of a modern building which adjoins a three-bay two-storey structure from c.1860 with rendered ruled and lined facade and quoins and slated roof, very similar to the historic fabric in other parts of the town. A lane here gives access to the rears of buildings on Main Street. South of the lane is a hipped roof building from c. 1920 divided in two, which continues the render and slate palette and with a later extension of no heritage value.

The fine detached bank building is next and is a stark contrast, dominating the street, being three-storey in height, set back slightly behind cast-iron railings and faced completely with ashlar stone. It employs the same rock-faced finish that was used on the bridge with colonettes to the corners and smooth stone picking out the opes and cornice; the sandstone appears to have been given a slurry wash in places, whether to halt decay or to emulate the limestone is unclear. It is a protected structure.

Following is a group of three three-bay buildings from c.1860 with all the characteristic features – the render ruled and lined finish, the parallel quoins and one retains its original two-over-two sash windows with ogee horns and exposed boxes with bead moulding; this is one of the most pleasant groups in the ACA; two are in use as houses while one has a shop. Next is a pair of buildings which were originally of the same ilk but which have been quite altered and rebuilt. The railings of the Catholic Church adjoin, with their massive rock-faced piers, on a site formerly in the convent's grounds – this is a fine church with a dominant tower and the rock-faced limestone that was a feature of building in Castlerea at this time. It and the nearby presbytery from 1937, also in rock-faced limestone, are protected structures.



East side of St. Patrick's Street, one of the first buildings on it from c. 1860. On the right is a very good bank building using high-quality stone craftsmanship to communicate security and solidity to its customers and to the town.



A charming terrace of three from c. 1860 with the church tower in the background which dominates views in this street and throughout the town.

The massive stone piers and plinth wall and the decorative wrought and cast-iron railings and gates to St. Patrick's Church are the height of later 19th-century craftsmanship.

The ACA finishes on this side with the former national school from 1908, another formidable building but with a more utilitarian character with elevations incorporating a chimney stack on its

façade which carries a date plaque, and enlivened by decorative brick cornice and detailing to the chimney stacks; it also has the two-over-two windows seen elsewhere on this street and on the ground floor the opes are segmental-headed. The broken windows and missing slates mean that the building is looking very neglected and its condition deteriorating. The ACA designation here would mean that the exterior of this building and its surrounding railings would be protected.



Decorative iron railings on a concrete plinth to the former national school continue the character of the east side of the street. The former national school is such an adaptable building it is a shame to see it unused.

The west side of St. Patrick's Street has a more commercial character to its northern half and a more domestic character in its southern end. It opens with the façade of a house from c. 1850 when the street was being first developed. It exhibits all the contemporary features – the rendered ruled and lined façade, stucco window architraves and a round-headed blocked stone doorcase as well as an interesting variation on the usual quoins. It is now adjoined by a new building, a side entrance and a house of no heritage value.

A detached house c. 1920 with hipped roof follows. Next is a later 19th-century building which forms the start of the longest terrace on the street and it continues the themes already established from the same era – the render and stuccowork, but whose shiny new roof is unfortunately obtrusive. The next building is lower than its neighbours and may have been a later infill – its tiled shopfront is quite attractive.

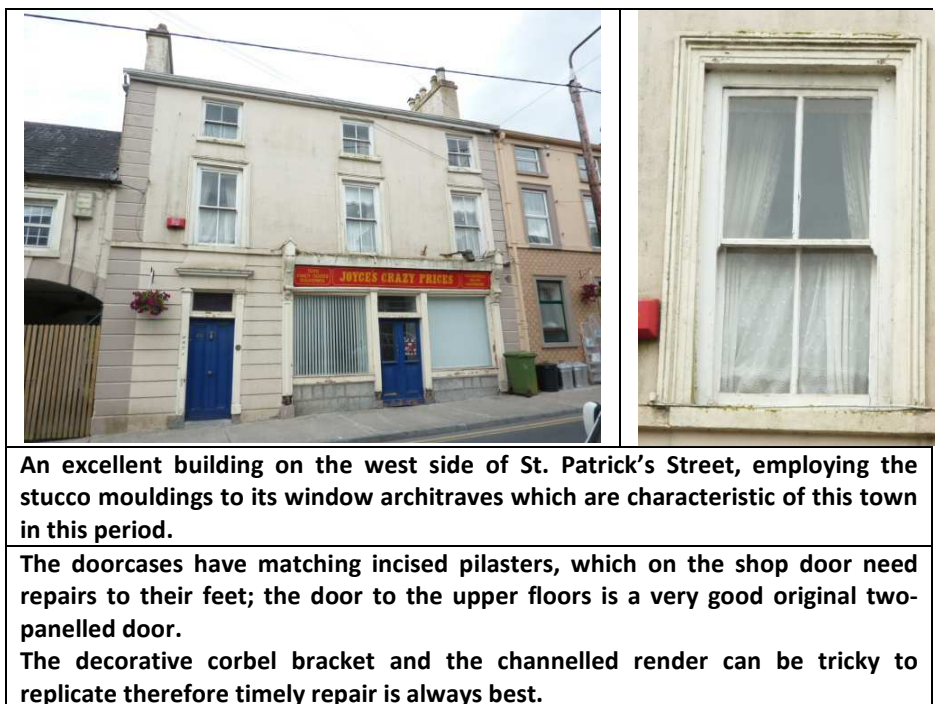


The later nineteenth-century buildings on the west side of St. Patrick's Street.

Adjoining it is a pair of fine buildings which are very significant for this streetscape and for the ACA: one used to be a post office in the 19th century and its upper floors are articulated by corner pilasters, a feature seen on Main Street but here brought to a new level by the windows on the second floor having small pilasters as architraves; it has its original cast-iron ogee gutter and square downpipe.



The next building is equally good and more intact - it retains its two-over-two sash windows within stucco architraves on a rendered ruled and lined facade with parallel quoins; the ground floor has original channelled rendering and a high-Victorian shopfront – the original joinery comprises the original doorcase with incised pilasters, a very elegant two-panelled door and a timber shopfront with incised pilasters to match and decorative corbel brackets, now needing some sensitive repair. This house cum shop was the height of fashion when first built. Both these buildings have continuous first floor cill courses.



At this point the building height drops down to two-storey for five buildings. However the character is quite consistent with the pitched slated roofs and the rendered ruled and lined facades with parallel quoins. The first building from c.1840 is particularly fine with a carriage arch and channelled render to the ground floor as well as original six-over sash windows with small horns and exposed boxes, a two-panelled door and pilastered doorcases with pyramidal panelling, a unique occurrence in the ACA.

Three modest two-bay buildings follow and are linked to the drapery by a carriage arch with an anvil in its keystone, signifying no doubt the presence of a forge down the lane here. The drapery is in a more substantial building which seems to be older than its neighbours, dating to c.1860; it is regrettable that not more historic features remain here to enhance its character. The three-storey building next door, c. 1870, albeit well-maintained is marred by a poorly-designed shopfront.



Another excellent building on the west side of St. Patrick's Street with the only set of original sash windows of this type to survive; we also see the ubiquitous stucco window architraves.



The quality of this building extends to its doorcases which feature pyramidal panelling, and to the doors which are differentiated with polite panelling to the house door and boarded doors to the business.



Buildings erected at different times during the later half of the 19th century on St. Patrick's Street.



Next is a group of three substantial three-storey buildings all incorporating shopfronts and having separate doors to the upper floors, all originally with rendered ruled and lined facades, channelled rendered ground floors, stucco window architraves and parallel quoins; one has had its render removed from the ground floor and another has been covered with roughcast render on the upper floors. An original stucco doorcase survives too but no historic doors.



St. Patrick's Street drops down once more on its west side for a consistent terrace of four two-bay buildings all with shopfronts and then a group of six two-bay houses. There is a decorative date plaque on the side elevation of the southernmost house which states 1893 although they are not depicted on the OS map of c.1895. This is a very pleasant row and many retain their slated roofs, painted render, parallel quoins, stone cills, rectangular opes, square-headed door opes with overlights. When one building in such a row changes its roof, or render, it diminishes the appearance of the whole of the terrace.

The ACA finishes on this side with the last group of three houses. These are three-bay houses dating to c. 1900 which follow all the common themes of the ACA, having painted rendered facades with parallel quoins but they differ from the rest of the ACA's terraces in that they are set back behind plinth walls topped by decorative cast-iron railings of very good quality with their attendant gates. They are all in very good condition, with one unfortunately shiny replacement roof but another with almost-perfect reproduction single-pane sash windows instated. They have a row of historic outbuildings to the rear, one of which has been renovated, but better advice and less PVC would

have retained the character of the terrace while fulfilling the new building use. The rest of the backlands to the west side of St. Patrick's Street contain some good outbuildings which should be treated as outlined under Main Street.



Adjoining row of houses with a date plaque on the side elevation of the southernmost one.



The southernmost terrace of the ACA with high-quality ironwork.



The row of historic outbuildings to the rear where one can see that different design choices and good conservation advice would have resulted in a better compromise between old and new.

Retaining the natural slate roofs in such outbuildings ensures the character of the ACA is preserved.

APPENDIX 6

RECORDED MONUMENTS AND PLACES

No.	National Monuments Service Reference No.	Townland	Description
1.	RO02940	Demesne	Ringfort - Rath
2.	RO02945	Demesne	Church
3.	RO02946	Demesne	Graveyard
4.	RO02934	Arm	Enclosure
5.	RO02935	Demesne	Designed Landscape - Tree-Ring
6.	RO02936	Demesne	Ringfort - Rath
7.	RO02938	Demesne	Castle - Unclassified
8.	RO06791	Demesne	Enclosure
9.	RO02937	Demesne	Earthwork
10.	RO02939	Demesne	Bridge

APPENDIX 7

RESIDENTIAL ASSESSMENT OF CASTLEREA

EXISTING RESIDENTIAL DEVELOPMENT IN THE TOWN - INCLUDING VACANCY RATES

The following provides a summary of new residential housing estates (as well as some of the larger older ones) which have developed. The vacancy rates have been provided using An Post Geo-directory information, dated September 2016, which has been subject to ground truthing by the Planning Authority.

Church Road (L-6561)

- (1) Knockroe - 118 detached, 72 semi-detached and 8 terraced dwellings with 9 vacant units.
- (2) Station View - 12 semi-detached and 1 detached dwellings with 2 vacant units.
- (3) Church Road - 15 terraced dwellings with 2 vacant units.
- (4) Árd de hÍde - 4 semi-detached and 2 detached dwellings.
- (5) Roselawn Drive - 14 detached and 2 apartment dwellings.
- (6) Castle Apartments - 8 apartment dwellings with 1 vacant unit.

Remaining developments are predominantly single dwellings accessing off the main road.

St. Patrick's Street, Main Street and Knock Road (N-60)

- (7) Kiltewan Park - 36 semi-detached, 15 detached and 18 terraced dwellings with 14 vacant units.
- (8) Riverside Apartments - 96 apartment dwellings with 37 vacant units.
- (9) Arm Castle - 24 semi-detached and 3 terraced dwellings with 4 vacant units.
- (10) Woodstream - 30 semi-detached, 16 terraced and 3 detached dwellings with 2 vacant units.
- (11) Cashel Park - 32 semi-detached and 14 detached dwellings.

Remaining developments are predominantly single dwellings accessing off the main road.

Williamstown Road (R-361)

- (12) Springfields - 18 semi-detached dwellings with 2 vacant units.
- (13) Rian Rosán - 9 detached bungalow dwellings.
- (14) Castle Hill - 85 semi-detached and 6 terraced dwellings with 2 vacant units.

Remaining developments are predominantly single dwellings accessing off the main road.

Tarmon Road (L-1616)

- (15) Tarmon Manor - 44 semi-detached, 11 detached and 14 terraced dwellings with 5 vacant units.

Remaining developments are predominantly single dwellings accessing off the main road.

Table 9: New Residential Estates - Vacancy Rates¹

NAME OF HOUSING ESTATE	LOCATION	TOTAL NUMBER OF UNITS COMPLETED	UNITS COMPLETE AND VACANT	% OF ESTATE REMAINING VACANT
Woodstream	Arm	49	3	6%
Tarmon Manor	Tarmon Road	69	5	7%
Riverside Apt.'s	Main Street	96	37	38.5%
Kilteevan Park	St. Patrick's Street	69	14	20%
TOTAL		283	59	21%

Table 10: Unfinished Residential Estates in Castlerea²

Estate Name	Location	Date of Expiry of Planning	Total Units Granted	Units Completed and Occupied	Units Completed ³ and Vacant
Tarmon Manor	Tarmon Road	14/04/10	110	64	5
The Meadows	Knockroe	18/01/12	33	5	3

¹ Figures obtained from on-site survey January 2016

² National Housing Development Survey, July 2014, compiled by The Dept. of Environment, Community and Local Government

³ Including units substantially complete externally.

APPENDIX 8

ADVICE FOR DEVELOPMENT WITHIN CONSTRAINED LAND USE ZONES

A Strategic Flood Risk Assessment (SFRA) was undertaken for the Castlerea LAP and the SFRA process was informed by inter alia, site walkovers, local knowledge and flood risk indicator mapping of the LAP area.

The SFRA process identified the necessity to zone sections of undeveloped land as ‘Greenbelt’, having regard to the flooding potential of these lands. In relation to developed lands/brownfield site the SFRA introduced what is referred to as ‘Constrained Land Use Zoning’.

Constrained land use zoning is intended to facilitate the appropriate management and sustainable use of flood risk areas which are already developed. Having regard to the SFRA undertaken and the identification of existing developed areas as being liable to flooding, the constrained land use zoning approach limits new development, whilst recognising that the existing development uses within these zones may require small scale development over the life of this LAP, which would contribute towards the compact and sustainable urban development of Castlerea.

Map No’s 13 and 13a highlight the findings of the SFRA for the Castlerea LAP. The hatched areas on these maps identify lands within the LAP boundary where constrained land use zoning must be applied, having regard to the potential for these lands to flood. Within the developed sites in Castlerea town these constrained zones have been identified as lands adjacent to the River Suck to the south of the town centre and lands adjacent to the River Francis to the east of the town centre.

Within the Constrained Land Use Zones (see Maps 14 and 14a), the underlying zoning or the existing permitted uses are deemed to be acceptable in principle for minor developments to existing buildings (such as small extensions to houses, most changes of use of existing buildings), which are unlikely to raise significant flooding issues, provided they do not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances.

Prospective developers are advised that planning applications for proposals within or immediately adjacent to the constrained land use zone will need to be accompanied by a detailed Flood Risk Assessment, carried out in accordance with *The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014* (or as updated), which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered where it is demonstrated to the satisfaction of the Planning Authority, that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non- structural flood risk management measures required for development in such areas will also be required to be demonstrated, so as to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development.

Specifications for developments in flood vulnerable areas as set out below shall be complied with as appropriate.

Specifications Required for Proposals within the Constrained Land Use Zone

Applications for developments in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to, specifications of the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for conservation, streetscape, or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

Internal Layout

The layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels.

In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings.

Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.

The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.

Emergency Response Planning

In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.

Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire & Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

Access and Egress during Flood Events

Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:

- Flood escape routes have been kept to publicly accessible land.
- Such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding.
- This information will be provided in a welcome pack to new occupants.

Further Information for Prospective Developers

Further and more detailed guidance and advice in relation to the foregoing can be found at <http://www.flooding.ie> and in the Building Regulations.

APPENDIX 9

GLOSSARY OF TERMS

Amenity: This is a positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Appropriate Assessment: Assessment of land use plans and/or projects as required by Article 6(3) and (4) of the Habitats Directive 92/43/EEC, with respect to ecological implications of any plan or project, whether within or outside a designated site (Natura 2000), which does not directly relate to the management of the site but may impact upon its conservation objectives.

Archaeological Assessment/Evaluation: An archaeological assessment/evaluation is the investigation of known, suspected or previously unidentified monuments, sites or areas of archaeological potential in order to assess the impact which the proposed development may have on them.

Architectural Conservation Area (ACA): A place, area, group of structure or townscape, taking account of building lines and heights, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or contributes to the appreciation of protected structures and whose character it is an objective of a development plan to preserve.

Aquifers: Special underground rock layers that hold groundwater, which are often an important source of water for public water supply, agriculture and industry.

Backlands/Backland Areas: Lands to the rear of existing structures fronting a street or roadway, such as rear gardens and private open space. Such sites often have no street frontages.

Backland Development: Development which takes place to the rear of existing structures fronting a street or roadway.

Biodiversity: The variability among living organisms on the earth, including the variability within and between species and within and between ecosystems.

Birds and Habitats Directives: European Directives to conserve natural habitats and wild fauna and flora.

Brownfield Land or Site: A site that has previously been built upon.

Buffer/Buffer Zone: An area of land separating certain types of development from adjoining sensitive land uses e.g. industrial and residential uses or lands alongside a river or stream.

Building Line: The development line along a street or roadway behind or in front of which development is discouraged.

Catchment Flood Risk and Management (CFRAM): National program of region/district based flood risk assessment (e.g. CFRAM Study for the Shannon River Basin District), undertaken by the Office of Public Works in consultation with stakeholders such as Local Authorities.

Character: This is a term relating to Architectural Conservation Areas or Protected Structures, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Climate Change: This includes long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate and is often regarded as a result of human activity and fossil fuel consumption.

Climate Change Adaptation: Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Community Facilities: Facilities that are open to and provided for the benefit of the public.

Comparison Goods: Goods that are required on an infrequent basis by individuals and households such as clothing and footwear, furniture and furnishings and household equipment (excluding non-durable household goods), medical and pharmaceutical products, therapeutic appliances and equipment, educational and recreational equipment and accessories, books, newspapers and magazines, goods for personal care and goods not elsewhere classified.

Convenience Goods: Goods which are required on a daily basis by individuals and households such as food, beverages (non-alcoholic and alcoholic), tobacco and non-durable household goods.

Core Strategy: The Core Strategy is required to be included in all local authority development plans and is an evidence-based approach to demonstrating how the development plan and the housing strategy are consistent with Regional and National planning policy. The Core Strategy must outline the location, quantum, and phasing of future development, the detail of transport plans, and retail development and policies for development in rural areas (in accordance with Ministerial guidelines). Future population figures for population growth in each County and for larger towns are included in the Core Strategy, in line with Regional Planning Guidelines.

Development Contributions: Charges or levies placed on developers relating to the cost of services and utilities which are provided by Roscommon County Council.

Development Management: The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

Development Plan: This is a document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area i.e. the Roscommon County Development Plan 2014-2020 is the current development plan for County Roscommon.

Ecological Corridors: Nature corridors such as hedgerows, riverbanks etc. used by species to get from one conservation site/habitat to another.

Environmental Impact Assessment: An assessment of the possible impacts that a proposed project may have on the environment, consisting of the environmental, social and economic aspects.

Flood Plain: Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

Flood Risk Assessment: An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Geodiversity: (and Geological Heritage) refers to the variety of rocks, minerals, natural processes, landforms, fossils and soils that underlie and determine the character of the landscape and environment.

Geology: is the science that comprises the study of the earth, the rock of which it is composed and the processes by which it evolves.

Greenbelt Zoning: Land use zoning objective which seeks to control non essential development in the interests of the protection of the environmental, landscape, setting or other qualities of an area.

Greenfield Land or Site: This is land (or a defined site), such as agricultural land, that has not previously been developed.

Greenhouse Effect / Global Warming: This is the gradual heating of the Earth due to greenhouse gases, leading to climate change and rising sea levels. Renewable energy, energy efficient buildings and sustainable travel are examples of ways to help avert the greenhouse effect.

Green Infrastructure: An interconnected network of green space that conserves natural ecosystem values and functions and provides associated benefits to human populations.

Groundwater: The water contained below the earth's surface, either stored in aquifers, in "perched" conditions above layers of impermeable soils, or in the unsaturated (vadose) zone above the aquifer.

Groundwater Protection Scheme: A scheme comprising two main components: a land surface zoning map that encompasses the hydrogeological elements of risk and a groundwater protection response for different activities.

Habitat: An area of nature conservation interest.

Hard Landscaping: The use of inorganic and inanimate materials, for example rock and stone, in the landscaping of an area, frequently including artificial and manmade objects, such as seating, paving, railings etc.

Hedgerow: A natural or semi-natural row of bushes, shrubs and/or trees forming a boundary.

Household: One or more persons occupying a dwelling which has a kitchen and bathroom facilities.

Housing Mix: This provides for a variety of housing demands through the encouragement of varying types, densities and designs.

Housing Stock: Houses that already exist.

Infill Development: Development taking place on a vacant or undeveloped site between other developments.

Landscape Character Assessment: A study of a given landscape to ascertain its 'character'. Landscape character is the combination of physical, as well as, perceived aspects of the landscape.

Landscape Protection: Refers to the whole range of techniques used to protect landscapes from inappropriate development, including education, land use plans, Land use zoning, and easements.

Landscape Management: Measures aiming at preserving landscape or controlling its transformations caused by anthropic activities or natural events.

Landscaping Plan: A detailed plan, prepared as part of a planning application, illustrating the steps the developer will take to provide hard and/or soft landscaping on a site. It is desirable for such plans to address the long term maintenance of the landscaping.

Linear Park: A park which is linear in form, located alongside a roadside, railway line, waterway or coastal area, which is used for or functions as an area of amenity.

Local Centre: A small group of shops and perhaps limited service outlets of a local nature (for example, a suburban housing estate) serving a small catchment; sometimes also referred to as a local neighbourhood centre.

Micro Enterprise: A small commercial entity engaged in an economic activity with fewer than 10 employees.

National Spatial Strategy: A planning framework for Ireland that aims to achieve balanced regional development and promote areas of critical mass through a network of cities and towns identified as Gateways, Hubs or Key Towns.

Natura 2000 Network: The assemblage of sites which are identified as Special Areas of Conservation under the Habitats Directive or classified as Special Protection Areas under the Birds Directive 79/409/EEC, or a Site of Community Importance.

Natural Heritage: The Heritage Act (1995) defines natural heritage as including flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, inland waterways, heritage gardens and parks.

Natural Heritage Areas: Non-statutory designations of areas of special interest for their fauna, flora, geology and/or topography, considered worthy by the Department of Arts, Heritage and the Gaeltacht.

Neighbourhood Centre: A number of shops serving a local neighbourhood and separate from the main town centre; sometimes referred to as a local centre.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Permeability: Access for pedestrians or vehicles which provides increased links and connections between areas.

Permitted Development: Development which has been permitted under planning permission but has not yet been developed.

Pluvial Flooding: Flooding that occurs after excessive rainfall and it is not able to get absorbed into the ground or the drainage systems due to excessive water flow. It happens when the drainage systems are overwhelmed by the water flow.

Precautionary Principle: Taking action now to avoid possible environmental damage when the scientific evidence for acting is inconclusive but the potential damage could be great.

Protected Species: Plants and animal species afforded protection under certain Acts and Regulations.

Protected Structure: Any structure or specified part of a structure, which is included in the Record of Protected Structures. 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'.

Recorded Monument: An archaeological monument protected under the National Monument (Amendments Act) 1994-2004.

Record of Monuments and Places (RMP): This is an update of the older Sites and Monuments Record (SMR), on which all known archaeological sites are marked and listed on the Recorded Monuments Register. The sites are offered legal protection under the National Monuments Acts 1930-1994.

Record of Protected Structures (RPS): A record of protected structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest which included in a development plan. A protected structure may include all aspects of the building, externally and internally, and its curtilage, including yards, gardens and outbuildings.

Regional Planning Guidelines: A planning framework for a Region for long term strategic development of that Region consistent with the National Spatial Strategy (Roscommon falls within the West Region).

Residential Densities: The number of residential units per area unit (e.g. hectare).

Ribbon Development: Development which takes place in a linear fashion along roadways.

Sequential Approach: Where development takes place outwards from the centre of an urban area with lands closest to the town centre being developed first.

Services (General): Activities directly relating to serving the needs of the public, which do not involve any manufacturing processes. They include restaurants, shops, professional services and entertainment outlets.

Set back: This relates to the distance a building line, or a portion of a building line, should be set back from a street, roadway or watercourse.

Site Coverage: The portion of the site which is built on and is determined by dividing the total site area by the ground floor of the building.

Smarter Travel: A sustainable transportation model which promotes sustainable modes of transport such as public transport, walking and cycling, along with other actions such as e-working over dependency on car travel.

Social Inclusion: Positive action taken to include all sectors of society in planning and other decision-making.

Soft Landscaping: The use of water and natural vegetation, including trees, plants, shrubs, in the landscaping of an area.

Source Protection Zones/Areas: An area around a groundwater source that is divided into two sub areas; the Inner Protection Area (SI) and the Outer Protection Area (SO). The SI is designed to protect the source (especially public water supply) against the effects of human activities and from developments that may damage its quality.

Spatial Planning: Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Special Areas of Conservation (SAC): Prime wildlife conservation areas/sites considered of importance at both Irish and European level; the legal basis for their designation is the Habitats Directive.

Special Protection Areas (SPA): Sites/areas primarily classified for the conservation of bird species; the legal basis for their designation is the EU Birds Directive.

Stepping Stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic Environmental Assessment (SEA): A procedure (set out under legislation) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment including development and local area plans.

Strategic Flood Risk Assessment: A process, as required by *The Planning System and Flood Risk Management Guidelines 2009*, for the incorporation of flood risk identification, assessment and management into the planning process.

Sustainability Impact Assessment: *A systematic and iterative process of determining the likely economic, social and environmental impacts of policies, plans, programmes and strategies.*

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to develop their own needs.

Sustainable Transport Modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Town Centre: Town, village or district centres that provides a broad range of facilities and services and serve as a focus for the community and for public transport, excluding retail parks, local centres and small parades of shops of purely local significance.

Traffic Impact Assessment (TIA): An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.

Unserviced Land: Areas of land not serviced by public water supply and/or public sanitary service facilities.

Urban Design: The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful development.

Urban Sprawl: The uncontrolled or unplanned extension of urban areas into the countryside.

Vernacular: The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials.

Vernacular Building: A building built without being designed by an architect or engineer or someone with similar formal training, often based on traditional or regional forms.

Vulnerability (i.e. High, Extreme etc. in relation to Groundwater Source Protection Zones/Areas): A term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease with which groundwater may be contaminated by human activities.

Zone of Archaeological Potential: The Record of Monuments and Places (RMP) is accompanied by a set of maps on which the monuments are numbered and marked by a circle (Zone of Archaeological Potential). This zone identifies the area where buried archaeology may be likely to survive. Development in a zone of archaeological potential is likely to require archaeological evaluation and possible mitigation work before development commences.

