

BALLAGHADERREEN LOCAL AREA PLAN 2017 - 2023

APPENDICES EFFECTIVE DATE 25th AUGUST 2017



Comhairle Contae
Ros Comáin
Roscommon
County Council



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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 Ballaghaderreen 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 the Community Resource Centre on 15th February 2017 and a youth meeting held in Ballaghaderreen Youth Centre on 22nd February 2017. This information has informed and guided the preparation of the Ballaghaderreen Local Area Plan.

BALLAGHADERREEN - STRENGTHS

- Proximity to Knock Airport;
- Peaceful, quiet town;
- Good education facilities;
- Low crime rates;
- Good sports facilities.

BALLAGHADERREEN - WEAKNESSES

- Several shops/retail units have ceased trading and are disused;
- Residents going out of the town to shop and work;
- Lack of employment;
- General condition of the footpath network is considered poor and should be improved;
- General streetscape improvements are required;
- Recreational and leisure opportunities in the area are not fully developed.

KEY LANDMARKS AND FEATURES

- Dillon House;
- Market Square.
- St. Nathy's College

REQUIREMENT FOR ADDITIONAL COMMUNITY FACILITIES

- Medical Centre;
- Tourist Office;
- Public Toilets;
- Bus Shelters. The bus stop at Main Street needs to be addressed due to the relocation of the Post Office;
- Outdoor Gym;
- Community Facility to host functions;
- Indoor sports facility and enhanced Gym facilities in the town centre.

INFRASTRUCTURAL AND SERVICING DEFICITS

- Public transport is quite limited;
- Improved awareness of Local Bus Service needed as well as upgrading of the service;
- Footpath improvements are required in many parts of the town;
- Broadband provision in the town needs to be improved;
- Directional and information signage could be improved;

- Traffic management required around Market Square. This is due to increase of traffic on Pound Street caused by the by-pass;
- Traffic Management around St. Nathy's College.

BUSINESS AND EMPLOYMENT OPPORTUNITIES

- Numerous vacant buildings which could be renovated and or modified to accommodate new business ventures;
- Greater interaction with Ireland West Airport Knock (IWAK);
- Promotion of the "Secret Village" Festival;
- Potential for small hotel and retail outlets in the town centre.

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.
- Window art in vacant buildings especially on Main Street

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 preliminary results of the 2016 Census indicate a population of 64,436 persons in the county which equates to an increase of 0.6% from the 2011 figures.

Census 2011 identified a population of 1,822 persons for Ballaghaderreen Census Town, which had decreased to 1,808 persons at the time of the last Census in 2016. This represents a 0.8% decline; as compared to the County average (+ 0.6%) and State average (+ 3.8%) for the same period.

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 2016 CSO Census Town boundary for Ballaghaderreen encompasses lands within the LAP boundary, and also extends further north (Boherbuí Road and Charlestown Road), west (Knockanaconny) and south (Toomanagh) into the rural hinterland of Ballaghaderreen, encompassing 46 additional one off houses in addition to those included within the Ballaghaderreen LAP boundary.

Consequently this means there are additional residential developments outside the LAP boundary but within the Ballaghaderreen Town census boundary which returned a recorded population of 1,808 persons in the 2016 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, and 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 are currently the most accurate and up-to-date resource available.

Forty six dwellings were identified as being within the Ballaghaderreen 2016 census boundary, but outside the Ballaghaderreen 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 115 people are within the 2016 census boundary, but outside the Ballaghaderreen LAP boundary. Taking this figure from the 2016 Ballaghaderreen census results i.e. 1,808, results in an estimated population of 1,693 persons within the Ballaghaderreen LAP boundary.

Table 8: Census Population Figures 2011-2016

Census Area	Persons 2011	Persons 2016	% Change 2011-2016
Ballaghaderreen Town Census area	1,822	1,808	- 0.8%

APPENDIX 3

RECORD OF PROTECTED STRUCTURES

No.	RPS Ref	Protected Structure	Address	Description
1.	00800206	St. Nathy's Cathedral	Ballaghaderreen	Cathedral
2.	00800207	Tower House	Ballaghaderreen	Former Rent Collector's Office
3.	00800209	Dillon House	Ballaghaderreen	Former Town House
4.	00800210	Railway Buildings	Ballaghaderreen	Former Railway Terminus station
5.	00800211	St. Nathy's College	Ballaghaderreen	Diocesan College
6.	00800216	Museum	Ballaghaderreen	Former Generating Station
7.	00800303	1 St. John's Terrace	Ballaghaderreen	End-of-terrace House
8.	00800304	2 St. John's Terrace	Ballaghaderreen	Terraced House
9.	00800305	3 St. John's Terrace	Ballaghaderreen	Terraced House
10.	00800306	4 St. John's Terrace	Ballaghaderreen	Terraced House
11.	00800307	5 St. John's Terrace	Ballaghaderreen	Terraced House
12.	00800308	6 St. John's Terrace	Ballaghaderreen	End-of-terrace House
13.	00800364	St Mary's Convent	Friarhill, Ballaghaderreen	Former Convent Complex and Graveyard
14.	00800365	Courthouse	Main Street, Ballaghaderreen	Courthouse, Garden Station, Offices
15.	00800368	Bank Bar	Main Street, Ballaghaderreen	Detached Former Bank
16.	00800369	M. Gallagher	Main Street, Ballaghaderreen	End-of-terrace House/Shop
17.	00800370	M.J. Hanley	Main Street, Ballaghaderreen	Terraced House/Pub
18.	00800371	B. Mulligan and Co.	Main Street / Market Street, Ballaghaderreen	End-of-terrace Shop
19.	00800372	St. Mary's Chapel Graveyard	Ballaghaderreen	Graveyard
20.	00800373	Post Box	Cathedral Street, Ballaghaderreen	Cast Iron Post Box
21.	00800374	2 Benchmarks	Cathedral Street, Ballaghaderreen	Limestone Benchmarks
22.	00800375	House	Pound Street, Ballaghaderreen	Detached House
23.	00800376	Beech Mount House	Lung, Ballaghaderreen	Detached House
24.	00800377	P. Mulligan	Market Square, Ballaghaderreen	Terraced House/Shop

APPENDIX 4

**BALLAGHADERREEN ARCHITECTURAL CONSERVATION AREA
(ACA)**

CHARACTER STATEMENT

Ballaghaderreen Market Square ACA

This ACA was first designated in the *County Development Plan 2008-14* and is extended slightly here. The shape of the ACA derives from the early nineteenth-century layer of urban development which was the beginning of what is the modern town today. This development was recorded by Samuel Lewis in 1837¹ and on the first edition OS map of 1837-42. Lewis saw much new development concentrated around the three main streets of the town, presumably Pound Street, Barrack Street and Market Street, also known as Tea (or Tay) Street, and the confluence of these became Market Square. The ACA concentrates on the square with short arms extending down Barrack Street, Pound Street and Main Street; the rationale behind the arms is based on their contemporary development date and/or their visual continuity with the square as well as logical physical boundaries. Unlike other Roscommon towns the influence of the local landlord Viscount Dillon is less obvious today – the main public buildings such as the courthouse and market house built by him in the early nineteenth century have long disappeared. The Dillons who arrived in Ireland with the Normans and had vast estates in Counties Mayo, Roscommon and Westmeath became largely absentee landlords in the eighteenth century; a number of land agents managed the estate for them, the most important of these being Jerrard Strickland and his son Charles in the nineteenth century. Dillon House, the home of an unrelated family (except in the far past perhaps), who were also very influential in the town, stands at the north end of the square.



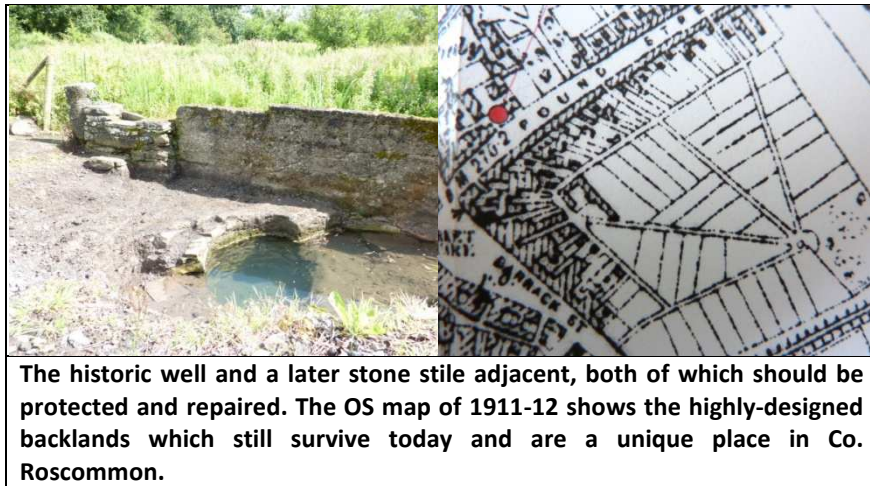
Market Square, Ballaghaderreen

Source: Scan of b/w photo provided by Cllr. Michael Mulligan

The three-storey terraced buildings that are concentrated in Market Square were developed on leases from the landlord and each terraced house on the northeast side dating from circa.1834 had an allotment to the rear, 2 acres of bog, and gaming rights on their land.² The arrangement of the lands to the rear of the northeast side of Market Square and the south side of Pound Street is very unusual and shows a very precise sub-division of the land to allow each building have its own plot, each linked by a radial pattern of footpaths leading to a circular meeting-point with a well. A plot or two today is still used as gardens and allotments although the lower section has been disrupted by a new car park. Such definite planning indicates a master designer and this may have been Jerrard Strickland, the land agent and town planner for the Dillon estate. His son Charles Strickland's town planning achievements in the nearby town of Charlestown are well-known and that town is allegedly called after him; it was laid out in 1845 and seems to have copied some elements of Ballaghaderreen's plan including the form of the main square which is not a square at all but more of a triangle.

¹ Samuel Lewis, *A Topographical Dictionary of Ireland*, 1837.

² Information from Cllr. Michael Mulligan, Market Square, Ballaghaderreen.



The circular well is said to have been donated by Mrs Ann Deane, a cousin of John Dillon of the town Dillons for the benefit of the townsfolk.³ The rear plots have not been included in the ACA at this point in time but are an equally significant part of the urban fabric as the architecture itself. The southwest and south sides of Market Square also had a rear access lane which gave onto rear allotments whose rear boundary followed the curving line of an ancient stream which ran into the River Lung.

Sites pre-dating this first wave of modern development are hard to discern now but include the original Dillon House at the top of the Square, later enlarged, the Roman Catholic graveyard, possibly some of the Durkin's Hotel on the southwest side of the Square and possibly a house on Pound Street and a couple on Market Street.

Development post-dating this ACA includes Main Street and New Street which were western extensions to the Square, which surprisingly ignored the older road pattern on this side of the town. The straight lines of their rear lanes are in contrast to the wavy and staggered lines of the lane to the south of Market Square. The eastern end of Pound Street was also developed later and may have been built to accommodate workers on the railway line or arose because of expansion consequent on the new line.

The character of the ACA then is one of a historic town marketplace, a busy hub which contains, divides and directs traffic. With three-storey buildings on three sides of the triangular square there is a certain sense of formality and grandeur enclosing the open space; the buildings while largely erected individually and of various sizes are arranged in continuous terraces, opening directly onto the street, and are punctuated by strategically-positioned carriage arches, with lanes at the ends of the terraces, both giving access to their rears and with no gaps in the building line.

The skyline also provides continuity with consistent rooflines and the almost-musical rhythm of substantial chimney stacks. There are some two-storey buildings at the corners and towards the fringes and these serve to link the square with the two-storey fabric of Pound Street and Main Street which lead out from it; attics and basements are uncommon. The widths are two- and three-bay, though occasionally four-bay. The roofs are invariably pitched with ridge lines running parallel to the streets and chimney stacks placed over the gable walls; several notable exceptions of lower parapetted roofs occur at either end of the ACA as an early twentieth-century modification to the building form. Rainwater goods are mixed and although the half-round gutter and the circular downpipe is the standard for Irish towns here there are several examples here of square-profiled downpipes, some with decorative holderbats. The opes are classical in form with some narrower window opes to the northeast and southwest sides of Market Square in some of the older buildings. Doorcases are invariably square-headed with accompanying overlights; there are steps up to them where the street slopes on the northeast side of Market Square. The long sides of the triangle – the northeast and southwest sides of Market Square are similar in form to each other while the north side is

³ Information from Harry Frain, Pound Street, Ballaghaderreen.

different being composed of a substantial detached building Dillon House and a lower amalgamation of several two-storey buildings.



View from Market Square towards Barrack Street

The materials used are all from a small traditional palette with some unusual exceptions - for example there are very few natural slate roofs remaining, only several on Pound Street within the ACA and a sprinkling of others – most are covered with asbestos-cement tiles instead which is unusual and has been attributed to the damage done in 1962 by Hurricane Debbie when many slate roofs were destroyed and subsequently replaced; the asbestos-cement at this stage is quite old and starting to curl up, but where new fibre-cement tiles have been added these tend to be very shiny and visually disruptive; a more traditional Welsh slate would be a better replacement option here. Otherwise the palette is typical for Irish rural towns: the stacks are largely unpainted render with some interesting profiles; there are 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, where this has been replaced with cement render it is usually a flat finish - whether the render was all originally painted or not the character is now a painted one. The opes have stone cills with a painted finish but quite a few have been replaced with undersized concrete cills; the reveals are all rendered.

Surprisingly few original doors remain – the oldest are those which survive on historic shopfronts and are either boarded or panelled doors. Also very few original windows survive - the original multi-paned timber sash windows with small horns can be seen on the rear elevations on the northeast side of Market Square which is the more intact side while on the façades there are several buildings which have single-pane sash windows which became fashionable (and technically-possible) circa. 1855. Where sash windows survive there are exposed window boxes - these went out of fashion after their prohibition after the fire of London in 1666 and disappeared in Ireland, at least from façades, from about 1750, so it must be a local joinery tradition that sees their use here; the traditional finish for all joinery was a painted one.



There is nothing as attractive in an Irish streetscape as a historic window - with its finely worked stucco surround, picked out in a contrasting colour, sitting neatly on the chunky painted stone cill, with timber one-over-one sliding sash window with ogee horns and often with historic glass, putty-beaded. These are made of very good wood, have already lasted over 100 years and can continue to be repaired which makes them very environmentally-friendly.

There are several buildings with their own style in the ACA which include the Hatch pub in Queen Anne revival style, with enormous ball finials at the roofline and a delicate dentil cornice; this was apparently rebuilt after an attack by the Black and Tans on the town in 1920. This attack also resulted in the very fine B Mulligans and Co., formerly Flannery's, which was rebuilt with compensation from the British Government which meant it was given a very high-class, presumably architect-designed, treatment from 1922/3. This Edwardian style of shopfront with continuous pilasters and enormous curved glass display windows was replicated more modestly in the building on the opposite corner and to an extension to the rear. The slim single-bay building adjacent on the north side of Main Street is in typical Irish Art Deco style with its metal windows with their subtle symmetry a rare survivor now. All of these unusual buildings are well bedded into the ACA because of their common references with the older fabric including painted rendered façades. Interspersed in the ACA are some very modest vernacular buildings.



Some of the more individual buildings in the ACA

Decoration is restrained in this ACA and consists of occasional applied stuccowork to the elevations in the form of ornate stucco architraves to windows and doors and a few instances of quite artistic effects to quoins. Michael Cormican's on Barrack Street is a particularly vibrant example of stucco detailing. The later porch onto Dillon House from the 1870s brings a certain amount of Victorian embellishment to the architecture but is nevertheless remarkably restrained and the once decorative National Bank on the east side of Market Square was renovated in the 1960s in a minimalist style for the Bank of Ireland.

Because of the intensely commercial nature of the ACA the shopfronts and shopfront fascias are often the most decorative elements. There are several excellent older timber shopfronts which have been well-maintained and make a pleasant contribution to the streetscape, including MJ Hanley's. Some good rendered types also remain including the modernist lettering in P Mulligan's; the black and white mosaic tiled shopfront of Carrolls is also of heritage value. A local feature is the dressing of the window displays, several have historic window display screens which create interest and add liveliness to the street. Outside the ACA there are also good historic shopfronts, including mosaic tiles, rectangular tiles and terrazzo.



Cormican's has quite artistic stuccowork and this building on the north side of Market Square also shows the local skill, if it's a little gauche here.



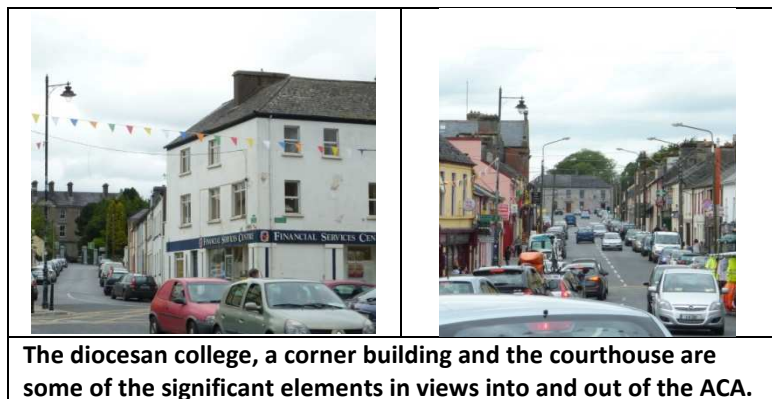
Good shopfront examples from the ACA.

Vistas in and out of the ACA are important and as the square is at the heart of the town distant buildings have an important impact on it. St Nathy's College terminates the view north out of the square into Cathedral Street, the courthouse and Garda station terminate the view westward along Main Street while the cathedral reveals itself in glimpses. The large three-storey building at the corner of Pound Street and Cathedral Street has a pivotal position which anchors this corner, provides a foil to Dillon House and leads the eye out into Pound Street; while the very modest terraces of the northeast side of Barrack Street and the south side of Main Street also are significant as a backdrop and for the visual continuity of the ACA.

Vista to the rear of Pound Street

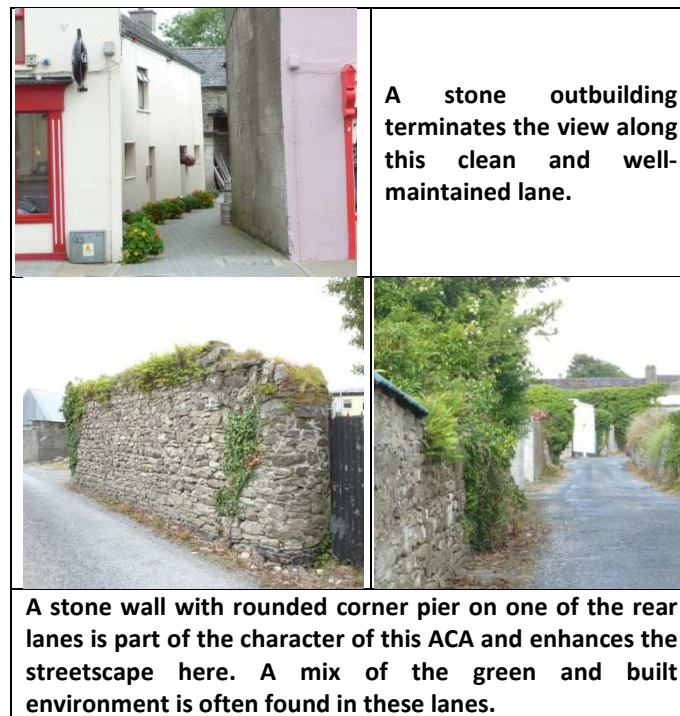


The form of the backland lanes survive and are an intrinsic part of the character of the ACA, indicating how the town worked and how it was put together; the carriage arches of Market Square are located opposite each other providing very efficient communication from one side of the town to the other, while other lanes are charming cul-de-sacs. They also have some good outbuildings remaining, although not as many as one might expect, and some other historic features such as stone rounded or square piers and long stretches of stone walling. Where these stone features survive and where the rears of buildings or plots are maintained, a pleasant atmosphere is created that encourages the use of these back lanes.



The diocesan college, a corner building and the courthouse are some of the significant elements in views into and out of the ACA.

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; outside the ACA there are several historic vent pipes, an old post box and a water fountain. A new paving scheme, circa. 2000, laid new stone pavements within Market Square and concrete paviors to several of the rear access lanes – these perform well visually as they are unobtrusive apart from a few small sections of coloured paviors. Within the ACA there is ample street-level interest through the detailing on the buildings 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 in the centre of Market Square where some benches would be useful if the pedestrian area were extended. Outside the ACA new pieces could be added as part of the development of vacant or derelict sites.



Planting in the ACA itself is non-existent apart from a single tree in Market Square and further more is not required; the rear lanes however afford ample opportunity for improvement and new planting could be part of this. Window plant boxes are a positive feature but should not be a substitute for regular maintenance of roofs and rainwater goods. The green area that is the historic allotments to the east of Market Square is a very special area and holds much scope for the town, were access to it improved through careful pruning, repair of the well, localised repair of stone walls, reinstatement of the hedge boundaries that were removed when the car park was instated, all the while taking care to retain its unique character.

Ballaghaderreen Market Square ACA – Special Interest

Architectural: This ACA is special because of its early nineteenth-century town planning origins which are thought to be the work of Jerrard Strickland, agent and town planner for the Dillon estate, the local landlords, whose son went on to famously design the nearby town of Charlestown copying some of his father's work in Ballaghaderreen. The urban form of the square and the tightly-knit terraces of classical buildings lining it, and extending from it, are architecturally important as a group.

There is a visual unity here despite the disparity of the built fabric, through continuous building lines, similar heights and continuous or stepping eaves lines, as well as the repetitive patterns of the 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 and a variety of shopfront treatments. The ACA incorporates individual structures of significance in their own right, which are protected structures, as well as many modest buildings which serve as a setting for the former.

Historical: The ACA is also of special historical interest from the point of view of the commercial life of an Irish town as it contains the sites of the three main grocery and merchandising businesses in the town, in very close proximity to each other - Monica Duff, established by the Dillon family as an alternative to farming, Flannery's (now B. Mulligan's) and James Gordon (now Durkin's Hotel). These were of both local and national significance. The MonDuf brand spread throughout the country and was found packaging most household products and foodstuffs. Flannery's was a prosperous competitor who was on opposite

sides of political nationalist opinion and when destroyed by the Black and Tans got compensation from the British government which paid for one of the finest shop premises in Connaught, aping those in the capital. Gordon's also expanded during the nineteenth and early twentieth century's. All three were huge local employers and their rise and fall charted the economic history of the town and surrounding areas.

The ACA is also of historical interest as the plan of the town's development in the early nineteenth century is evident; this plan forms an illuminating contrast to the later nineteenth-century development particularly when the form of the rear lanes is studied. It contains the main public space in the town which was the focus of the town's history and of the life of its inhabitants over the last two centuries. Other qualities of special interest could emerge with further research and analysis.

APPENDIX 5

BALLAGHADERREEN ARCHITECTURAL CONSERVATION AREA (ACA)

STREET BY STREET ANALYSIS

Ballaghaderreen ACA

Market Square



Market Square, known also as The Square, is the main focus of this ACA. It is located at the centre of the town and links what are the principal streets – Barrack Street, Main Street, Market Street, Cathedral Street and Pound Street. It has an unusual shape for an Irish square being located at a crossroads but tapering to the southeast to Barrack Street and to the southwest to Main Street and with Cathedral Street to the northwest and Pound Street to the northeast joining it as more minor streets. The new mail coach road from Longford to Ballina ran through it and stimulated its redevelopment in the early nineteenth century. Jerrard Strickland, agent and town planner for the Dillon estate, is reputed to be its designer. In Lewis' account of 1837 all the new improvements that had taken place are recorded, which were leading to the town's increasing importance he said. Many of the terraced houses in Market Square date to 1834. There was a Market House in the centre of the square in the nineteenth century but this had disappeared by the time of the OS map of circa.1890.

The northwest side of the square holds the most significant buildings from the history of the town's point of view and is featured in this local postcard from the 1930s. Centrally-located is the dominant Dillon House. This was originally constructed as a two-story house circa. 1780 but was altered in the late 1870s and raised to three storeys.



The Square, Ballaghaderreen

Source: The Library Council @<http://www.askaboutireland.ie>

It was the home of the Dillon family who were important local employers as well as actors on the Irish political stage but who were not the same Dillons as the absentee estate-owning Dillons. In the early 1800s Luke Dillon, a substantial tenant farmer, was unable or unwilling to pay his rent and sold his farm and moved into the town where he set up a general merchants business called Monica Duff



after his daughter.⁴ His son John Blake Dillon was co-founder of the newspaper 'The Nation' with fellow Young Irelanders, Thomas Davis and Charles Gavin Duffy. The Dillons entertained many important Irish figures here including Anthony Trollope, Charles Stewart Parnell and his sisters Fanny and Anna, and William O'Brien M.P.; there is a plaque in the entrance hall to another visitor Michael Davitt who was an important agitator for land reform in the nineteenth century. Monica Duff and Co. Ltd. grew and expanded to double its size in the 1840s. By the 1880s the MonDuf brand was on almost every grocery and household product on the market⁵ and they were the main employers in the area. At the time of the postcard the building adjacent was in use as a pub and a drapery; the business continued to flourish up to the 1950s until its closure in 1985. Dillon house has a painted rendered, previously ruled and lined, façade and a projecting two-storey portico with subtle Hiberno-Romanesque styling in the round-headed entrance arch and the detailing throughout. There is a library here and the building was renovated and extended to the rear circa. 2000. New railings and new coping replaced the old and the area in front is laid with concrete paviors. The rear elevation is very prominent visually from Cathedral Street and has been painted cement-rendered with an original round-headed stairhall window.



The Duff building adjacent is a nine-bay two-storey group of buildings; its renovation circa.1990 eliminated three chimney stacks and inserted a timber shopfront which is now decaying. The renovation introduced new sash windows and stucco architraves. Its parapetted façade with a low roof behind is unusual for Roscommon towns but is present in this ACA on several buildings. The stylish gates to the side are circa.1920s/30s and could be repaired.



⁴ Alan Groarke, 'The Dillons of Ballaghaderreen' in *Journal of the Roscommon Archaeological and Historical Society*, V (1994), 36-37.

⁵<http://www.askaboutireland.ie/reading-room/sports-recreation/postcards-of-ireland/greetings-from-roscommon/postcards-of-ballaghaderreen/buildings/>

	
<p>Duffs-An important building historically and in a key location in the ACA.</p>	<p>Duffs-Replacement timber shopfronts often do not endure as well as their older counterparts.</p>

	
<p>Duffs-New stucco architraves on the first floor.</p>	<p>Duffs-Historic gates beside.</p>


<p>Retaining older features even when they are redundant testifies to the history of the streets and makes them more interesting places to linger in.</p>

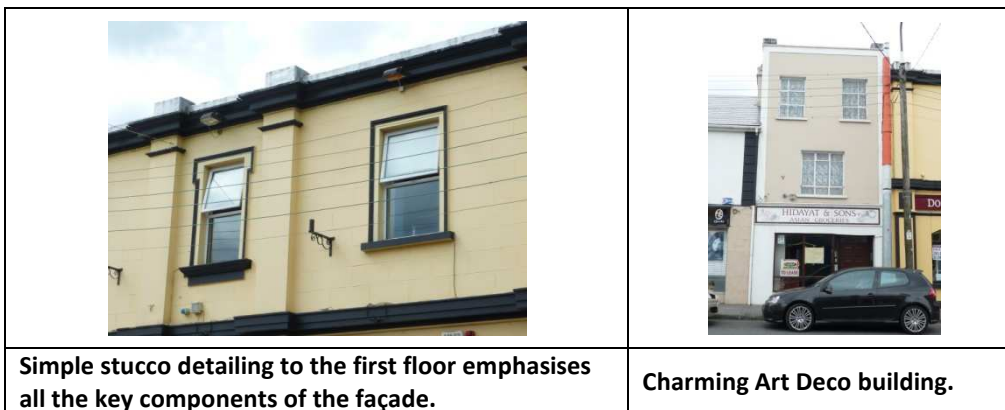
Following to the west is a pair of three-bay two-storey terraced buildings, one of which is very interesting as it retains the remains of two older shopfronts in a very well-maintained façade: one shopfront was formerly of vitrolite, and everything except the vitrolite survives, including the stainless steel framing, mosaic tiled plinth, recessed porch, original shop door, while a rendered cornice from the previous shopfront survives in part; the building has highly decorative quoins, a recurring local feature, and also retains original stucco architraves to doors and windows and single-pane timber sash windows with ogee horns. Its pair has been recently renovated and extended.



Next to the west is B Mulligan and Co., formerly John Flannery and Co. Ltd, which dates to circa. 1922/3 and has a very high-class shopfront, emulating the likes of Brown Thomas' in Dublin. It was financed by the British Government who paid out when the owners applied for compensation for their former premises on this site which was destroyed in a Black and Tan attack on 2nd September 1920. It has a marble plinth with bronze vent grilles, curved plate glass display windows flanking the entrances with stained glass panels above the transom and with sun blinds above; the porches have 'Flannery's' depicted in mosaic marble floors, original doors and panelled ceilings. The ground floor pilasters continue up through the first floor where additional decoration has been applied to them and in between are windows with very finely designed stucco architraves; a low roof is hidden by a parapet and moulded cornice. The first floor was in use as accommodation for the manager and with separate accommodation for the ordinary employees. The building consists of five bays onto Market Street, formerly known as Tea Street in the nineteenth century, and a further three-bay extension with painted rendered façade belongs to the same concern and was in use as a grocery but is now vacant; beyond the lane another two-storey building was Flannery's builders providers store, however this is not within the ACA.



Opposite and commencing the north side of Main Street is a three-bay two-storey building, now Doorley's, but formerly also part of Flannery's, and in use by them as a pub and bottling store. Many aspects of the same style are exhibited including two storeys of pilasters, low roof and parapet with decorative corning, but this time the ground floor has three large segmental-headed display windows; the façade is painted rendered, ruled and lined and there are stone cills and stucco architraves to the first floor windows. Next door is an attractive single-bay building from circa. 1940, with metal windows with a symmetrical pane arrangement and with slim banding around the parapetted façade, typical of the Art Deco era.



The northeast and southwest sides of Market Square are lined with terraced buildings mainly three-storey in height but interspersed with some two-storey structures too, all with large chimney stacks stepping down the slope of the road to Barrack Street. The northeast side opens with a two-storey chemist's with two bays onto Pound Street, two onto Market Square and two to its chamfered corner; its timber shopfront reuses the decorative corbels from an earlier Victorian timber shopfront here.

Next door is a two-bay two-storey building formerly a building in its own right, now integrated into the Bank of Ireland next door, and its ground floor façade lined by new granite cladding. The bank was once the National Bank and had a more elaborate façade which was altered in the 1960s into a much plainer treatment with granite cladding to the ground floor and up along the edges of the three storeys. There are a number of older features inside including a fine doorcase. The taller bank building is one of the few buildings in Market Square to retain its natural slate roof; it has a square cast-iron downpipe and stone steps.

Next is a row of four three-storey buildings from circa.1834 built on what was the new line of the street. Behind the front buildings of these lies evidence of the old footprint of the town. The first

three-storey building Carroll's Bar has a painted rendered façade with stone cills and narrow windows with a black and white mosaic tiled shopfront with old window displays and a good door to the pub; its fascia is not as good as the rest of the shopfront.

Next is P Mulligan's, a protected structure, which retains stone cills, narrow window opes with historic timber sash windows in exposed window boxes; its rear elevation retains the original multi-paned sash windows with small horns while those to the front have been updated at some stage in the nineteenth century into the more fashionable single-pane sash windows, and repaired since; the rendered shopfront from 1954 has nice lettering and old panelled double doors and an old shop interior.

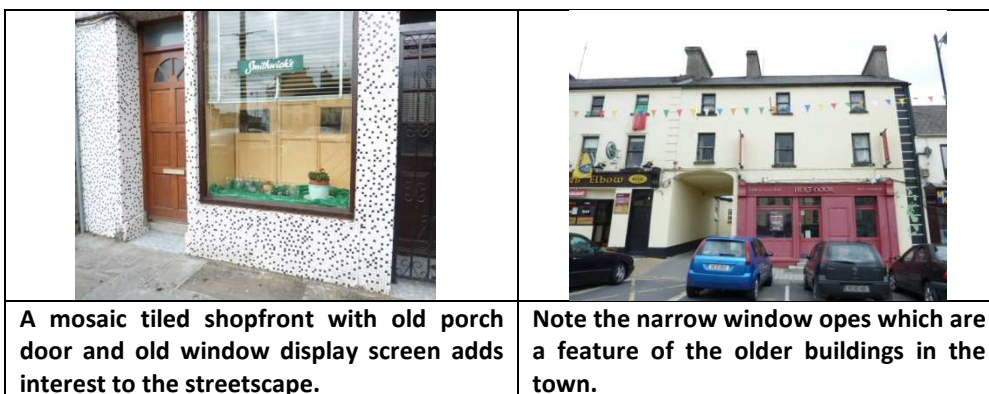
Next door is The Fiddler's Elbow, a four-bay building with painted rendered façade with a surprising amount of cracking, parallel quoins and stucco window architraves. It is divided by a carriage arch from the three-storey off-licence next door, now vacant; historic pink sandstone steps lead up to a former entrance. The rear elevation of the off-license is un-rendered and retains old timber window frames and smaller adapted timber casement windows lighting the second floor.



The northeast side of Market Square.



The row of substantial three-storey buildings which line the northeast side of Market Square.



A mosaic tiled shopfront with old porch door and old window display screen adds interest to the streetscape.

Note the narrow window opes which are a feature of the older buildings in the town.


		
Historic timber corbel brackets reused on the pharmacy.	Original sandstone steps remain in place although no longer used.	
		
Unusual moulded cornice to top of rendered chimney stack on The Fiddler's Elbow.	Historic timber sash windows with exposed boxes to P Mulligan's.	Historic but not original stucco window architraves to the Fiddler's Elbow.
		
Rear elevation of Carroll's Bar with original sash windows. The rear elevation of the Fiddler's Elbow off-licence features historic timber casement and sash windows.		

Here the street line drops down as the next building is two-storey and replaced a three-storey house which burnt down in circa.1960s; its current steps envelop curved steps with a sunburst pattern on them. A pair of two-bay two-storey buildings follow, one a very attractive house with painted rendered ruled and lined façade with alternate quoins, stone cills, the other very much altered with windows enlarged out of character with the terrace. Paul Byron Shoes follows which used to be the stop for the mail coach. At one stage it had a pitched roof and no parapet but which was altered to gain a parapet and lower roof circa.1920; the façade features a nice rendered shopfront with pilasters and decorative corbel brackets, decorative cornicing, alternate quoins and a cast-iron hopper.

	
<p>The northeast side of Market Square where the character drops down into two-storey terraces.</p>	<p>Well-maintained house which makes a positive contribution to the streetscape here.</p>


The rear lands on this side of Market Square and on the south side of Pound Street was divided up into triangles with pathways between, all leading to a well, which is a very unusual piece of town planning and it seems was the hand of the agent Jerrard Strickland. Each triangle was subdivided into allotments for each house and the layout of this scheme survives today. Some of the pathways are bounded by stone walls, others by green boundaries or hedges which may have grown over small stone walls too. The paths were wide enough to accommodate a horse and cart but are much overgrown now. At the southern end where RCC has inserted a car park the original lines of the paths have either been eliminated or the hedges removed and hard core added which makes the paths difficult to use and which also threatens to envelop the historic well. Locals have attempted to clear some of the rubbish from the well but repair of it is now required using traditional methods and lime mortar and the tidying up of the works associated with the car park should also be affected. There is also an attractive stone stile adjacent to the well.

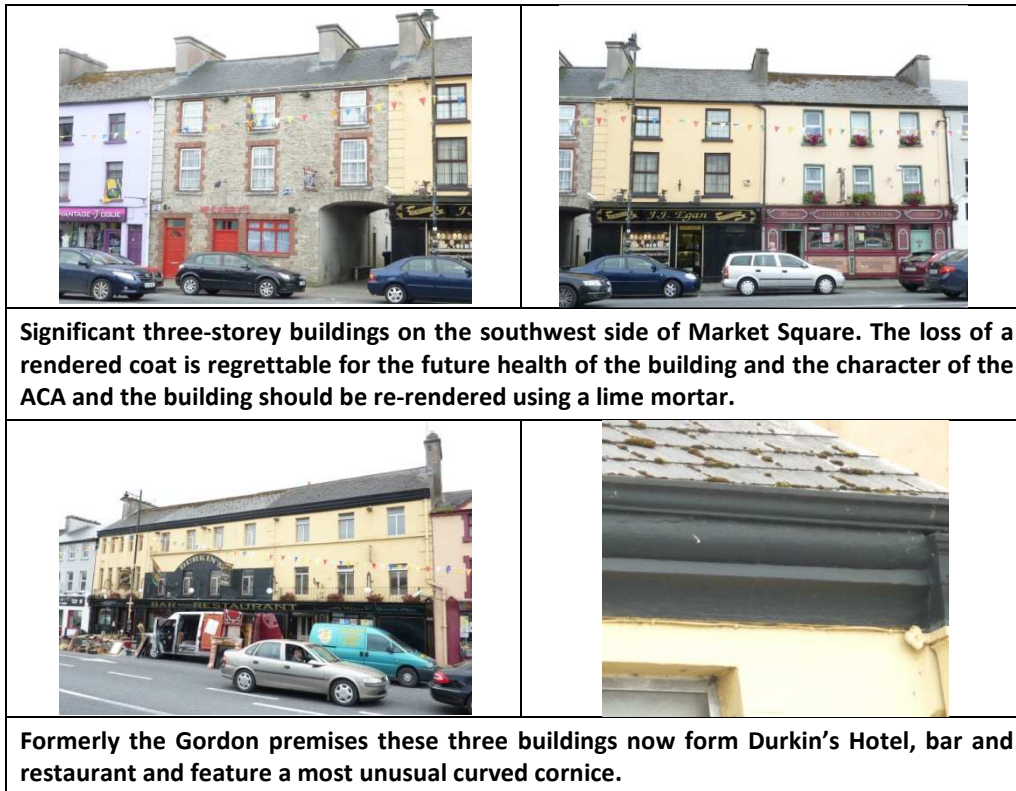
	
<p>The remnants of an old shopfront which have been updated through the addition of a new fascia sign.</p>	<p>This photo shows good cornicing, a cast-iron hopper and rendered quoins, all of which enhance the façade of Paul Byron's.</p>
	<p>The local tradition of stone walling is seen here in a boundary on the rear lane.</p>

	<p>The historic paths give a sense of form and invitation into what is an alluringly overgrown and seemingly abandoned part of the town; this area has great amenity potential.</p>
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The southwest side of Market Square opens in the south with a pair of two-storey buildings with shopfronts; the Euro News is quite a good example of a new timber shopfront which has adhered to classical form and proportions. These are followed by what was once another two-storey building which was rebuilt as a three-storey building with slim concrete cills instead of using stone cills. This begins the three-story terrace in the centre of the square on this side. The next building is a two-bay, in its original form but marred by all the wiring junctions to one side. The three-bay building next door has had its protective historic render removed which means it is more exposed to the elements now and is out of character with the ACA and the appearance of historic Irish towns; the new brick surrounds are also a discordant element. It has a carriage arch which leads onto a rear lane which gives access to the rear plots of all the buildings on this side; this has been re-paved in recent years which has improved it a lot. Next is a two-bay building which was once the Mayo Hotel.

Then there is a three-bay building with the narrower window opes which appeared on the opposite side of the square and a 1980s style timber shopfront. The next four-bay building was rebuilt in a way that did not replicate the historic building fabric here and now uses more windows, slim concrete cills, pvc angle beads to reveals, shiny fibre-cement tiles to the roof, all of which are out of place. The next row of three buildings forms the Durkin's hotel and restaurant complex. The first section was rebuilt in circa. 1960s, the middle section is four-bay, the northern section three-bay and these two latter sections are the oldest and were formerly James Gordon and Sons, a grocery business; they feature a very good curved cornice, a rare feature in County Roscommon and here it may indicate an eighteenth-century date for the buildings; the façades are also enlivened by alternate quoins and a continuous second floor cill course but they would be better without the black painted feature in the centre; there is a historic cast-iron gutter with decorative holderbats.

	
<p>The southwest side of Market Square.</p>	<p>Two two-bay buildings on the southwest side of Market Square.</p>



The next group is composed of three heterogeneous buildings which terminate the view into the square from the junction with Pound Street and Cathedral Street. They are particularly lively, each having its own distinct character. The first is a three-bay three-storey building with painted rendered ruled and lined façade which was once part of the Gordon premises as testified to by the plaque on its façade; it was given a facelift in recent times with decorative gables added to the roof and architraves added to the windows – the frilly fascia and barges could be removed. The second is the very tall three-storey with attic building, called the Hatch pub, which forms the mid point of the square and changes the direction of the street. It dated to circa.1909 but was rebuilt after it was damaged by the Black and Tans in 1920. Its fine dentil cornice and ball finials are features of the Edwardian era. The brick front of the pub itself is of no heritage value.

Next door the street changes direction again and the ridge line drops to two-storey again in the two-bay modest building with rendered ruled and lined façade; it is graced by a beautiful historic pub front MJ Hanley which has been very well-maintained and has had a few subtle repairs carried out – it features guard rails which were used to stop cattle crashing through the shop windows on fair day and excellent timber lettering; the original window display screens and the dressing of the windows further adds to the charm of the building. Next door is Ladbroke's which has no heritage value and could be reconstructed to have a two-storey form with pitched roof and two classically-shaped windows on the first floor. The tall building next door to Ladbroke's appears unusual and is probably an infill building; it features sash windows on the second floor and has a new timber shopfront over a former mosaic tiled front but its appearance is one of the worst in the town. The last building here before the lane is a two-bay two-storey modest building which was the inn for the mail coach; it has gained a new timber shopfront which has replicated excellently the style and details of the historic examples in the town while simplifying them; it makes a positive contribution to the whole townscape however repair of an authentic shopfront is always preferable to replication.

<p>This group of buildings at the change in direction of Market Square is very important in views from Pound Street and Cathedral Street. Note the distinctive ball finials at roofline.</p>	
<p>Exquisite detailing on this Victorian timber shopfront with rounded panels to double doors, repeated in the pilasters, with original overlight and excellent lettering.</p>	
<p>Ladbrokes is of no heritage value and could be redeveloped to enhance the streetscape here.</p>	<p>Historic sash windows on second floor.</p>
<p>Good new timber shopfront.</p>	<p>Very poorly-maintained façade despite the new shopfront.</p>

The lane adjacent is a very good example of how the appearance of an urban lane can be enhanced through new paving, painted elevations and planted pots. To the west of the lane the last group of the ACA is located – it consists of four buildings which are still part of Market Square and five which

are on the south side of Main Street (see photos below). The first is the very attractive M Gallagher, a protected structure, circa. 1830, having painted rendered ruled and lined façade, one-over-one timber sash windows with ogee horns, stone cills and a historic timber shopfront which features tripartite shop windows, timber boarded double doors and meat hooks on its exterior from when it was a butcher's shop, as well as a historic shop interior. To the rear its historic outbuilding has been recently renovated. It has remained in the same ownership ever since it was built.

Next is the credit union building with one of the few slate roofs retained in the ACA, the usual painted rendered façade and stucco architraves but with an overlarge fascia and badly-proportioned shopfront. Adjoining are two three-bay two-storey buildings, one with stucco window architraves. Main Street starts next with two modest structures, both painted rendered ruled and lined, one a four-bay with an old rendered shopfront with pilasters and a more recent fascia and one a two-bay with rendered fascia, both of which have integrated their new fascias quite well into the existing historic fabric. The final three buildings are of minor heritage value but have been included in the ACA as they form the last of this block of the older urban form and its rambling rear lane in contrast to the more regular forms that take shape on the other side of Station Road; although they appear on the OS map of 1837-42 they have been somewhat altered over the years, the most intrusive change being the wider window opes in two of the buildings, nevertheless their pitched roofs and rendered elevations continue the themes of the more significant buildings in the rest of the ACA.

	
<p>The south side of Market Square is composed of two-storey vernacular buildings of different forms.</p>	
	
<p>Good historic shopfront with some additions over the years.</p>	<p>The taller two-storey buildings here which terminate the view south from Market Street.</p>

	
<p>Stucco window architraves enliven an otherwise plain building.</p>	<p>The row of more modest buildings that complete the ACA; the loss of a chimney stack is particularly noticeable on the skyline of this terrace while a new shiny fibre-cement tiled roof draws attention to itself.</p>
	
<p>Two old shopfronts which have been retained and reused.</p>	
	
<p>The role of this modest terrace can be seen as it frames the entrance into Market Square. The last building Beirne's is quite intact.</p>	
	
<p>New stone paving on the three sides of Market Square has improved the appearance and coherence of the Square; its colour is a good match with local building stone which is of primary importance.</p>	

The rear lane to the south sides of Market Square has a particular rambling staggered line that gives it character and the semblance of antiquity. There are several buildings along its length that are important in their own right and are photographed below but many have been demolished or are in ruins. The new development belonging to the Durkin's complex is completely out of scale with the lane and has created a 'windy city' effect at its base - if all the lane were to be redeveloped like this it would not be the pleasant thoroughfare that it has been and could still be; new development here should seek to create enclosure and interest and to use a vernacular palette of stone, lime mortar/render and natural slates; existing stone walls and features should be retained and repaired.



There are only four buildings on the south side of this rear lane which are considered to be of heritage value. Nevertheless new structures on this lane should seek to employ traditional stone-built or lime-rendered exteriors to improve the appearance of the lane and to ensure that the character is retained and enhanced.

Barrack Street

Barrack Street was named after a constabulary barracks that was established here circa. 1800 on the south western side of the street. Part of Barrack Street has been included in the ACA. The northeast side of the street consists of a row of seven modest houses circa. 1900, which have been included in the ACA as they are all historic, being featured in the old photo of Market Square and forming a backdrop to the Square. Their character is a neo-Georgian vernacular common in Irish towns, with painted rendered façades, pitched roofs, large chimney stacks, stone cills, and classically-shaped rectangular opes. A shopfront has been added to one and several feature stucco window architraves. Two of the houses were built as a pair with matching stucco detailing to their opes. An additional single-storey rendered shopfront and a three-bay two-storey house set back behind a small front garden, both circa.1930, completes this side of the ACA; the latter two have been included as they complete the block to the rear access lane and the start of the significant green area already discussed; they feature the contrast beloved of the Art Deco era between a pebble-dashed effect and smooth render; a distinctive front gate compliments the design.



Northeast side of Barrack Street leading up to Market Square.



Two of the houses have stucco architraves to the windows and pediment motifs to the doorcases.

	
One of the stucco architraves to the windows.	Distinctive Art deco gate and rendered piers to house on Barrack Street.

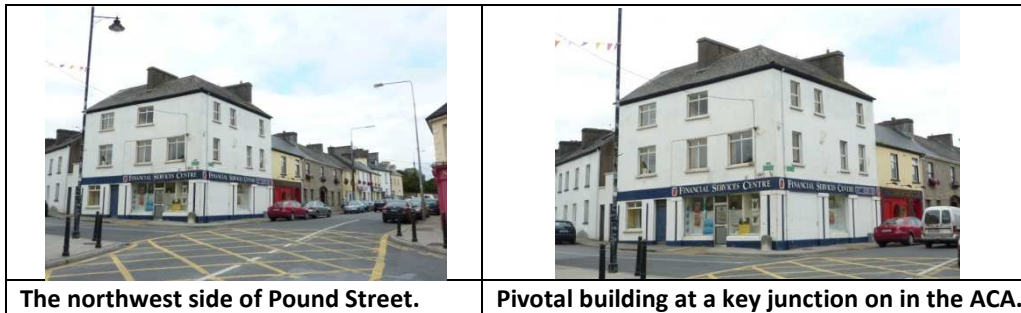
The southwest side of the street changes the direction of the street line as it extends out from Market Square. It features two buildings which are very significant in their own right and the ACA has been continued to include these. The first, W. Spellman, is a substantial three-bay three-storey end-of-terrace building, said to be the former barracks building, with a painted rendered ruled and lined façade, a painted rendered side elevation, quoins and stucco window architraves, and a former shopfront with rendered cornice, fascia and corbel brackets. To its rear is a substantial outbuilding with stone walls, some of which may be part of the old barracks. Next door is the quirky Michael Cormican, a four-bay two-storey with attic building circa. 1920, with very skilled rendered detailing to its quoins, window architraves and attic dormers, all of which add interest to the streetscape; its timber shopfront with painted lettering fits in very well. This part of the ACA ends in a group of two-storey houses, circa. 1900, of modest character with painted rendered façades and one empty shopfront.

		
<p>The southwest side of Barrack Street includes two very good buildings.</p>	<p>More modest buildings on the southwest side of Barrack Street.</p>	
		
<p>Some of the detailing on the southwest side of Barrack Street that makes a positive contribution to the streetscape and is evidence of highly-skilled craftsmanship operating in the locality.</p>		

Pound Street

Pound Street was named after the animal pound which was located at the eastern end of the street adjacent to the river in the early nineteenth century. The original town fair green lay off its north

side on a site which was later built on by St Nathy's Cathedral in 1876. The western end of Pound Street has been included in the ACA as it figures prominently in views out of Market Square, and from Main Street across the Square and from Pound Street into the Square. The northwest side commences with a substantial corner building with three bays onto Cathedral Street and three onto Pound Street. The windows on its Pound Street elevation are unevenly arranged and there is a story accounting for this that some of the windows were blocked up because rooms were haunted; whatever about this the windows onto Cathedral Street have been enlarged which makes them rather ungainly, however with some repainting and tidying up this building's appearance could be greatly improved.



It is joined by a two-bay building with painted rendered ruled and lined façade in use as pub. The three-bay building next door has been renovated with the unfortunate loss of its protective render; its roof has three different types of covering which tells us a little of its history. An access lane once ran through the building to a small lane to the rear lined by small cottages. A good two-bay painted rendered ruled and lined building follows. Next is a very good three-bay building with timber sash windows with ogee horns, painted rendered façade; the later projecting shop canopy could be removed and replaced by more up-to-date individual lettering fixed directly to the façade. The final building on this side is a three-bay building with a painted rendered façade and a recent but decaying shopfront with overlarge fascia. To the side is an access lane which runs between the very fine adjacent house which is a protected structure and then turns into a charming cul-de-sac which is enhanced by the collection of stone and rendered outbuildings that line it.




The ACA also includes seven two-storey buildings on the southeast side of Pound Street which are particularly noteworthy because of the amount of slate roofs that survive here. The first adjacent to the corner chemist has blocked up opes and then a private lane.

The next is a very good four-bay building with painted rendered ruled and lined façade with parallel quoins, a slate roof, exposed window boxes which are a historic feature, stone cills, stucco architraves, a new timber panelled door with overlight and a good historic timber shopfront with pilasters and cornice - the good condition of this building and the intactness of its form and opes as well as the survival of many original materials make a very positive contribution to the streetscape. It is followed by a modest slightly lower two-bay building with a large ground floor window, redundant fascia and a pair of doors set too closely together.

Next is a pair of two-bay buildings with slate roofs, continuous first floor cill course and painted shopfronts; some repainting of the first floor and some maintenance of the gutter would greatly improve this pair.

Next is a three-bay house with slated roof, painted rendered façade and a later entrance door screen with overlight and sidelights which may have derived from an older shopfront here. This is more clearly seen in the final building on this side which also has an entrance with sidelights around which the older rendered shopfront surround survives.

	
The southeast side of Pound Street opens with a historic building.	
	
A view along the southeast side of Pound Street.	A very good building on Pound Street.
	
Further historic buildings on Pound Street with rendered façades and three with slated roofs.	

APPENDIX 6

RECORDED MONUMENTS AND PLACES

No.	National Monuments Service Reference No.	Type of Structure	Address	Description
1.	RO008-020001	Castle - Unclassified	Kilcolman	A castle that cannot be more precisely classified. They can date from the late 12th to the 16th century AD.
2.	RO008-021001	Ringfort - Rath	Kilcolman	A roughly circular or oval area surrounded by an earthen bank with an external fosse.
3.	RO008-021002	Church	Kilcolman	A building used for public Christian worship. These can be of any date from circa. 500 AD onwards.
4.	RO008-021003	Graveyard	Kilcolman	The burial area around a church. These date from the medieval period (5 th -16 th centuries) onwards.
5.	RO008-022	Earthwork	Magheraboy	An anomalous earthen structure, usually raised and occurring in a variety of shapes and sizes.

APPENDIX 7

RESIDENTIAL ASSESSMENT OF BALLAGHADERREEN

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, which has been subject to ground truthing by the Planning Authority.

Charlestown Road (L-1244)

- (1) Highfield Park: 1 detached and 5 semi-detached dwellings with 4 vacant units.
- (2) Hollywood Grove: 32 detached and 10 semi-detached dwellings with 4 vacant units.
- (3) Woodside Park: 2 detached and 48 semi-detached dwellings with 4 vacant units.
- (4) College Court: 9 terraced dwellings and 2 apartments with 3 vacant units.

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

Boherbui Road (L-1203)

- (5) Hawthorn Court: 4 apartments with 4 vacant units.
- (6) Oak Grove: 20 semi-detached dwellings.
- (7) Ashburton Grove: 7 detached and 2 semi-detached dwellings.
- (8) Oak Church: 6 semi detached dwellings with 3 vacant units.

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

Sligo Road (R-293)

- (9) Dalton Terrace: 1 detached and 34 semi-detached dwellings with 3 vacant units.
- (10) Cois Raille: 32 semi-detached dwellings with 3 vacant units.
- (11) Kilcoman Estate: 47 detached and 26 semi-detached dwellings with 5 vacant units.
- (12) River Oak: 3 detached, 38 semi-detached and 15 terraced dwellings with 48 vacant units.
- (13) Shannon Valley: 1 detached, 22 semi-detached and 17 terraced dwellings with 23 vacant units.
- (14) Abbeyfield: 4 detached and 24 terraced dwellings with 17 vacant units.
- (15) Fortlands: 1 detached, 16 semi-detached, 3 terraced dwellings and 4 apartments with 7 vacant units.

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

Dublin Road: (L-1244)

- (16) Gleann Ard: 18 semidetached and 46 terraced dwellings with 55 vacant units.
- (17) The Meadows: 5 detached, 34 semi-detached and 12 terraced units with 14 vacant units.

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

Castlerea Road: (R-293)

- (18) Castle Court: 22 semi-detached dwellings with 14 vacant units.
- (19) Brooklawn: 3 detached, 24 semi-detached, 3 terraced dwellings and 16 apartments with 3 vacant units.
- (20) Ard Caoin: 13 apartments.

Remaining developments are predominantly single dwellings accessing off the main road

Convent Road: (L-1209)

(21) Friarshill Close: 4 detached and 16 semi-detached dwellings with 2 vacant units.

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

Cathedral Street, Barrack Street and Station Road

(22) Cherry Blossom Court: 21 apartments.

(23) Marian Court: 10 apartments with 2 vacant units.

(24) Royal Oak: 6 apartments with 1 vacant unit.

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

Table 9: Unfinished Residential Estates in Ballaghaderreen⁶

Estate Name	Location	Date of Expiry of Planning	Total Units Granted	Units Completed and Occupied	Units Completed ⁷ and Vacant
Abbeyfield	Sligo Road	01/04/2007	28	28	8
Ashburton Grove	Boherbuí Road	23/11/2009	8	4	0
River Oaks	Sligo Road	26/11/2015	66	10	37
Shannon Valley	Sligo Road	07/01/2009	75	12	23
The Granary	Charlestown Road	13/10/2009	12	0	4

⁶ National Housing Development Survey, December 2015, compiled by The Dept. of Environment, Community and Local Government

⁷ 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 Ballaghaderreen 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 Ballaghaderreen.

Map Number 13 highlights the findings of the SFRA for the Ballaghaderreen 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 Constrained Land Use Zones (see Map 13), 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.

