

# BOYLE LOCAL AREA PLAN 2015 – 2021

## APPENDICES

### VARIATION NO. 1

EFFECTIVE DATE 28<sup>th</sup> JULY 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 Boyle 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 King House in November 2014. This information has informed and guided the preparation of the Boyle Local Area Plan.

#### **BOYLE - STRENGTHS**

- Strong opportunities for a tourism base in the town. Boyle is well placed to benefit from a healthy tourism industry;
- Historical value and heritage value of Boyle;
- Evidence of some new businesses opening – for example new restaurants;
- Chris O'Dowd has helped put Boyle on the map and has increased the number of visitors to the area;
- Redevelopment initiatives are a positive for the town – for example the rejuvenation of the Court House.

#### **BOYLE - WEAKNESSES**

- No hotel;
- Many shops closed and shop fronts are not appealing;
- Too many residents are going out of the town to shop and work;
- Approach roads to the town need to be improved;
- Footpath provision need to be improved and extended;
- General streetscape improvements are required;
- The tourism opportunities are not being fully explored;
- Lack of linkages between Lough Key Forest Park and Boyle.

#### **KEY LANDMARKS AND FEATURES**

- King House;
- Boyle Abbey;
- The Tower Clock;
- The Arches;
- Abbeytown Bridge;
- Frybrook House;
- Stewarts Mill.

#### **DERELICT SITES AND STRUCTURES IN NEED OF ATTENTION**

- Royal Hotel;
- Council owned apartments at the back of the arcade;
- Numerous business and residential premises within the town centre.

### ADDITIONAL COMMUNITY FACILITIES

- Swimming pool/leisure centre;
- Hotel;
- Public toilets;
- Youth facilities - for example additional outdoor recreational facilities and a youth café with internet provision;
- Walking and cycle routes – for example around the canal and between Boyle and Lough Key Forest Park.

### INFRASTRUCTURAL AND SERVICING DEFICITS

- Public transport is quite limited;
- The currently informal school bus stop at Abbey Community College should be formalised and a shelter should be provided;
- Lighting and footpath improvements are required in many parts of the town – for example Patrick Street is very dark at night and this is a concern for pedestrians;
- Broadband provision in the town is not consistent;
- Improvements to the water scheme are urgently needed;
- Directional and information signage needs to be uniform and improved.

### BUSINESS AND EMPLOYMENT OPPORTUNITIES

- A landmark development would be a hotel;
- Other businesses opportunities would arise from a hotel operating in the town;
- There are numerous vacant buildings which could be renovated and or modified to accommodate new business ventures;
- Joint ventures between Boyle and Lough Key Forest Park as well as other shared tourism related ventures with Carrick-on-Shannon and Sligo could be developed;
- It is a general consensus that the creation of a strong tourism industry provides the most viable economic development opportunity for Boyle.

### RESIDENTIAL ISSUES

- The unfinished residential estates need to be made safe and their general appearance improved;
- There are numerous recently built and long established vacant houses throughout Boyle. Securing occupancy for these houses would improve the character of the overall of the area and strengthen the sense of community in the area;
- Dilapidated dwellings, particularly those within the town centre should be maintained, as they detract from the streetscape.



## **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 2006 calculated a population of 2,522 persons within the Boyle census town boundary, which marked an increase in the 2002 figure of 2,205, a 14.4% increase. The CSO 2011 calculated a population of 2,588, which represents a modest 2.6% increase.

It should be noted at this stage that the Central Statistics Office (CSO) uses DED (District Electoral Division) 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 Boyle is generally comparable in scale to the LAP boundary, however the census boundary extends further west into the rural hinterland of Boyle, encompassing additional one off houses. All dwellings within the Boyle LAP boundary are encompassed within the 2011 Boyle Town census boundary, comprising Boyle Urban and Boyle Rural DEDs. Approximately 38% of the Boyle LAP lies within Boyle Urban DED and approximately 62% of the Boyle LAP lies within Boyle Rural DED.

Consequently this means there are additional residential developments outside the LAP boundary but within the Boyle Town census boundary which calculated a population of 2,588 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 was used. This 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.

Seventy dwellings were identified as being within the Boyle 2011 census boundary, but outside the Boyle 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 175 people are within the 2011 census boundary, but outside the Boyle LAP boundary. Taking this figure from the 2011 Boyle census results i.e. 2,588, results in an estimated population of 2,413 persons within the Boyle LAP boundary.

**Table 8: Census Population Figures 2006-2011**

Census Area	Persons 2006	Persons 2011	% Change 2006-2011
Boyle Town Census area comprising Boyle Urban & Boyle Rural DEDs	2,522	2,588	+ 2.6%



## **APPENDIX 3**

# **RECORD OF PROTECTED STRUCTURES**



RPS Ref	Protected Structure	Address	Description
00600242	Boyle Abbey	Knocknashee, Boyle	Cistercian Abbey
00600243	King House	Military Road, Boyle	Palladian Mansion
00600244	Church of Ireland	Knocknashee, Boyle	Church of Ireland Church
00600245	Sloan's	Main Street, Boyle	Town House
00600247	St. Joseph's Church	Warren or Drum, Boyle	Catholic Church
00600248	Boyle Credit Union	Green Street, Boyle	Town House
00600249	Courthouse	Bridge Street, Boyle	Courthouse
00600250	Entrance Arcade	Mocmoyne, Boyle	Triple Stone Entrance Arch
00600251	Family Life Centre	Military Road, Boyle	Former Rent Office
00600253	Abbey View House	Military Road, Boyle	Country House
00600254	Stewart's House (Millmount)	Mocmoyne, Boyle	House
00600255	Gothic Lodge	The Crescent, Boyle	Town House
00600285	Boyle Sports	Main Street, Boyle	Town House
00600287	Linsfort B&B	Main Street, Boyle	Town House
00600288	Magee's	Main Street, Boyle	Town House
00600292	Heran's	Patrick Street, Boyle	Town House
00600297	National Irish Bank	Patrick Street, Boyle	Bank Building
00600298	Grehan's	Main Street, Boyle	Town House
00600256	The Crescent	The Crescent, Boyle	Town House
00600257	The Crescent	The Crescent, Boyle	Town House
00600258	The Crescent	The Crescent, Boyle	Town House
00600259	The Crescent	The Crescent, Boyle	Town House
00600262	Crescent Bar	The Crescent, Boyle	Town House
00600263	The Moving Stairs,	The Crescent, Boyle	Town House
00600264	An Craoibhin	The Crescent, Boyle	Town House
00600265	The Cresnet	The Crescent, Boyle	Town House
00600268	Arch - Entrance to Rockingham Demesne	Warren, Boyle	Gothic style arched gateway & lodge
00600327	Water Pump	Patrick Street, Boyle	Cast Iron Water Pump
00600328	Water Pump	Green Street, Boyle	Cast Iron Water Pump
00600696	Terraced House	Main Street, Boyle	Pair of Terraced Houses/Shop
00600329	Bank of Ireland	Main Street, Boyle	Bank
00600330	Methodist Church Hall	Military Road, Boyle	Former Methodist Church Hall
00600331	Abbeytown Bridge	Warren, Boyle	Road Bridge
00600332	Post Box	Warren, Boyle	Cast Iron Post Box
00600333	Convent Laundry	Warren, Boyle	Former Convent Laundry
00600335	Convent & Chapel	Warren, Boyle	Convent & Chapel
00600336	Abbey House	Knocknashee, Boyle	Former Rectory
00600337	Post Box	Military Road, Knocknasheee, Boyle	Cast Iron Post Box
00600338	Belmont House	Knocknashee, Boyle	Country House
00600289	Terraced House	Main Street, Knocknashee, Boyle	Terraced House

00600290	Brendan Sheerin	Main Street, Knocknashee, Boyle	Terraced House/ Shop
00600343	Boles	Bridge Street, Boyle	House/Shop
00600344	Post Box	Bridge Street, Boyle	Cast Iron Post Box
00600348	Mill Race	Mill Road, Boyle	Mill Race
00600349	Boyle Mill	Mocmoyne, Boyle	Mill Complex
00600252	Frybrook House	Mocmoyne, Boyle	Country House
00600350	Bridge	Bridge Street, Boyle	Road Bridge
00600351	Fountain on Bridge	Bridge Street, Boyle	Fountain
00600352	Bridge	Sligo Road, Boyle	Road Bridge
00600353	Presbytery	Warren, Boyle	Parochial House
00600354	Mount St. Patrick (Mount St Joseph's)	Warren, Boyle	Detached House
00600355	Post Office	Carrick Road, Boyle	Post Office
00600356	Post Box	Elphin Street, Boyle	Cast Iron Post Box
00600357	Boyle Federal Church (Methodist/Presbyterian Church)	Carrick Road, Boyle	Methodist/Presbyterian Church
00600358	Water Pump	The Crescent, Boyle	Cast Iron Water Pump
00600359	Clock Tower	The Crescent, Boyle	Limestone Clock Tower
00600360	Railway Station	Termon, Boyle	Railway Station
00600361	Waiting Room	Termon, Boyle	Former Waiting Room
00600362	Signal Box & Water Tower	Termon, Boyle	Signal Box & Water Tower
00600363	Foot Bridge	Termon, Boyle	Foot Bridge
00600539	Letfordspark House	Letfordspark, Boyle	Country House



**APPENDIX 4**

**BOYLE ARCHITECTURAL CONSERVATION AREA (ACA)**

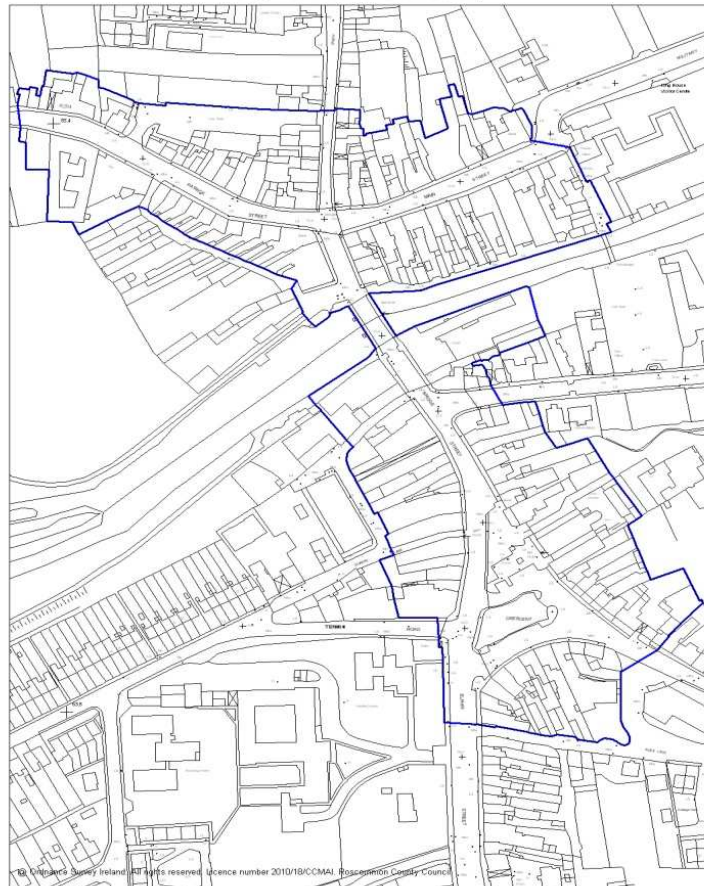
**CHARACTER STATEMENT**



The shape and character of this ACA derives from the influence of the local landowning King family upon the ancient hilly paths which centred around a ford on the River Boyle, their direct intervention through the strategic location of public structures in the early 19<sup>th</sup> century, and the impetus this gave to development which swept through the whole town centre in the early 19th century and was to continue for the rest of that century.

Sir John King was granted a lease of Boyle Abbey and its lands in 1603 and over the next 200 years the family built six mansions for themselves. When the final house at Rockingham was almost complete the First Viscount Lorton initiated a massive programme of public works in Boyle town that laid down much of the spatial lines and forms, if not the architectural fabric itself, of the ACA.

**Figure 8 ACA Boundary**



The first step appears to have been the construction of the new bridge, “New Bridge”, over the river in 1817, which led to a new road, Carrick Road, cutting through the south side onto Bridge Street. Until this there had been very little development on this side of the river and the only buildings predating this intervention that survive today in the ACA seem to be the Royal Hotel and Daly’s.

The subsequent creation of an open public space through the location of the courthouse and its associated buildings by Lorton towards the southern end of the town, near the top of the hill, c. 1830, and the Crescent development at the top of the hill which enclosed the open space, influenced much of the development of Bridge Street.

A new bridge was erected between 1832-1836. On the north side the approach was also multi-pronged – there was the opening of a market in 1826 by Lorton with its formal entrance screen which created another public space near the bridge and the widening of Bridge Street, and the addition of estate buildings such as the rent office, a dispensary, agent’s house and other buildings in a neighbourhood east of King House (now

occupied by the military), at the opposite end of the town to poverty-stricken 'Irish town'; another new road, Military Road, cut through to these which enabled the development of the former avenue leading to its entrance gates and which attracted some of the best terraces over time. This eventually led to the widening of sections of Patrick Street and a new wider Boyle Bridge in 1864. (See Map 6a)

These developments did not obliterate the ancient road pattern but modernised it and one cannot help but compare the landlord's town planning here to the machinations of the Wide Streets Commissioners upon the shape of Dublin. Individuals then speculatively built homes and shops to join up the lines and there was an explosion of commerce in the early 19<sup>th</sup> century. The huge changes that the town experienced at this time were recorded by Weld in 1832 and Lewis in 1837.



Views of the ACA from outside and inside it

Whether through direct leases which established building lines and heights or through indirect influence and prevailing building practice, everyone stuck to a classical format which resulted in tightly-knit terraces of well-mannered buildings which opened directly onto the street and had rendered facades often enlivened by decorative stuccowork and fine timber doors, interspersed with a variety of shopfronts.

They have pitched roofs, with ridge lines which all run parallel to the streets and chimney stacks placed over the gable walls; these often accommodate attics lighted by small cast-iron rooflights. Because of the undulating nature of the terrain and the gently sinuous lines of the streets, the rooflines are very important in views both in and out of the ACA and the changing views within it.

There are window openings of vertical proportions which were as regularly-spaced as could be accommodated; doorcases are either round-headed or square-headed with accompanying fanlights or overlights. The materials used are all from a small traditional palette with natural slates to the roofs, unpainted render to the stacks, painted cast-iron rainwater goods, lime render usually ruled and lined to the elevations, often with quoins, either parallel or alternate, and in some terraces with channelled render to the ground floor - whether the render was all originally painted or not the character is now a painted one, except for rear elevations which generally remain unpainted – rendered reveals to openings, stone cills and steps and painted timber panelled doors.

While painted timber sash windows, from six-over-six to single-pane, were a part of this formula they are now in the minority, yet where they are retained, or reinstated, contribute greatly to the character of the ACA.

Decoration consists of applied stuccowork to the elevations in the form of ornate stucco architraves which display great variety and skill and which are much more common north of the river as are the fine but rarer stucco and blocked doorcases in the same streets; the panelled doors throughout the ACA with their variety of panel arrangements and mouldings, including those with raised and fielded panels from the mid-

twentieth century, are key features; simple spoked fanlights survive on several streets with a few more decorative ones too.

There is a great range of shopfronts in the ACA and many of the styles contribute to the character of the ACA – most notable are those with cast-iron columns, decorated recessed porches, historic timber fronts and fascias, rendered fronts and fascias, decorative corbelled brackets, as well as those which arrived with the second smaller wave of prosperity in the mid-twentieth century - vitrolite shopfronts, mosaic tiled shopfronts and stainless steel framing; on the other hand most of the later timber shopfronts from the 1980s and 1990s have no heritage value.

Carriage arches giving access to the rear sites were not that common, unlike other Irish towns, as the streets were well-served with access lanes and today some of the buildings in these backlands are particularly attractive, such as the two fine warehouses on Quarry Lane and a grouping along the river to the rear of the south side of Main Street. 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 a few historic elements such as a post box, several small fountains, a few benchmarks, two vent pipes, a clocktower and some stone flagging but generally it remains free of clutter as befits Irish historic town centres. While trees and green areas are a feature of other parts of Boyle and of the character of the whole town the character of the ACA is an intensely architectural one without the need of much planting or the insertion of new elements that might detract or distract from the buildings.

Environmental improvements of recent years have added a lot of street furniture to the Crescent which has served to carve up the former market place into different zones; new public lighting has managed to fit in relatively unobtrusively throughout the ACA and has added to the charm of the riverside path.



Bridge Street

As a whole the ACA has a real sense of enclosure and urbanity. What's more, it is imbued with an exciting scenography as interesting corner junctions frame views and as one moves through the ACA first one, then another, terrace comes into focus and terminates the view, before the scene changes once again.

There is excellent visual linkage across the river and, aided by good pedestrian linkages and car parking at key points, a great sense of intimacy and human scale. The ACA is also well linked into the rest of the town through classical terraces or key buildings at its perimeters; many of these other terraces are also of significance but have not been included in the ACA at this point in time.

## Boyle ACA - Special Interest

Boyle 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 (there is only one detached building in the whole ACA) 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 that encompasses both sides of the river. This overarching harmony is even more remarkable considering that each building plot is a different shape and size. 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. The terraces incorporate individual structures of significance in their own right and link fine public buildings that shape the open spaces, thus serving as the setting for many protected structures. The area is also architecturally special because of its town planning history – it was not a landlord urban design scheme as such but a much more subtle shaping of the space by the landlord, through the widening and improving of ancient paths and routes, the addition of new streets and bridges and the strategic location of public building at key points and towards the ends, but not *at* the ends, of the streets.

***Historical:*** The ACA is also of special historical interest as the plan of the town's ancient routeways is still very much legible, as well as the layers of subsequent redevelopment movements of the early nineteenth century, the mid-nineteenth century and the mid-twentieth century. It was where key phases of the town's history happened, from the initial fording of the river around which the town grew. It was the location of huge changes in the fabric of the town in the early nineteenth century 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, crossroads, rear access lanes, the landlord house, large dwellings and public buildings related to each other.

**APPENDIX 5**

**BOYLE ARCHITECTURAL CONSERVATION AREA (ACA)**

**STREET BY STREET ANALYSIS**





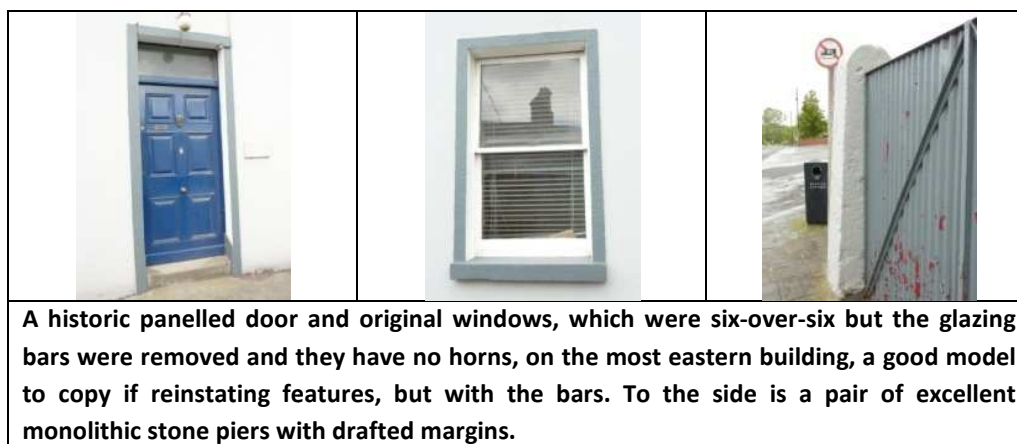
## Boyle ACA – Street by Street Analysis

### The Crescent

The Crescent itself is a short curving terrace of ten buildings that are of different sizes and shapes but maintain the appearance of good-mannered urbanity through their facades and roofs, all adhering to a three-bay two-storey idiom; this creates an attractive backdrop to the public buildings and the open space to the north and sets the scene for entry into the town centre.

They were constructed c. 1828 and were recorded by Lewis in 1837<sup>1</sup>. Key features are their painted rendered elevations often with a ruled and lined pattern and quoins, pitched slated roofs, large chimney stacks, rectangular opes, mostly central entrances and painted timber doors of different eras; original sash windows survive on the most eastern house which were six-over-six with no horns but whose glazing bars were removed when it was the fashion to have single-pane sashes; several other buildings have new single-pane sashes now.

They are in a mix of uses from residential to offices and include three bars and a takeaway. They are fronted by new stone paving and there are some monolithic stone piers to the side which are a real feature of the Boyle landscape, but becoming rare.



<sup>1</sup> Samuel Lewis, A Topographical Dictionary of Ireland, 1837.

Over time the Crescent has come to also mean the general open area here, Market Square, the Courthouse and Clocktower and the northern end of Cootehall Street. The open area was created by the fork in the road of Bridge Street and the setting back of the new courthouse built by Lord Lorton in c.1830. It was faced with sandstone, which from this point on became synonymous with public buildings in Boyle, imbuing them with a lovely warm glow and a softer texture, and the site included a bridewell with eight cells and a keeper's house.

The front building is a fine exercise in sobriety and authority with a round-headed blind arcade on the ground floor, double-height pilasters supporting a strong cornice with a central raised parapet and with doors in flanking lower bays; the one whimsical note is provided by the wrought-iron chains in limestone panels over the doors where one would normally expect sculpted panels.

The building also features original six-over-six sash windows with no horns, one same with horns and later two-over-two sash windows. However, its sandstone façade is suffering, maybe from abrasive cleaning and vegetation growing at the parapets of its side bays and along its flanking boundary wall; its front steps need repointing with a weak lime mortar; panelled doors would be more appropriate in time.



In c. 1880 a freestanding clocktower was erected directly in front of the courthouse in honour of Lord Lorton by the tenants of the Boyle and Rockingham estate; it had both sandstone and limestone in its construction and a clock was added to it in 1917 and renewed in 1979. This area was a busy cattle market in the nineteenth and twentieth centuries; where once carts and horses crowded now cars abound and recent environmental improvements using good-quality limestone kerbing, stone paviers, railings, some planting and attractive but simple street furniture delineate separate zones including a pedestrian platform in front of the courthouse. The balance in favour of too much happening here has been tipped and care should be taken to de-clutter redundant features of no heritage value over time.



	
<p><b>New stone benches and table add emphasis to the corner of The Crescent onto Elphin Street.</b></p>	<p><b>More recent street furniture sponsored by local business in the former marketplace.</b></p>

The Crescent is lined to the eastern side by a terrace of buildings, largely houses, which continue into Cootehall Street. The ACA begins at its southern end with a tall narrow house with small railings in front; it backs onto the high stone wall of the curtilage of Tangier House and has historic stone outbuildings in its rear site. Next is an attractive single-storey structure with carriage arch, associated with the so-called Gothic Lodge adjacent. This Gothic Lodge is interesting with its slated roof and angled chimney stacks as well as later additions such as its dormer windows with decorative barges; however, the removal of its protective render was a mistake both in terms of the long-term health of the building and its historic character and causes a visual disruption to the streetscape, what's more timber windows should always be given a painted finish in a historic Irish context.

Next is another historic house sharing the same type of large slates on its roof and with small corbels to the first floor window cills. It retains a painted rendered finish. Railings continue in front of these two houses. To the north is a row of four two-storey houses which are of little importance individually but whose value lies in their key location within The Crescent and as a backdrop group in this ACA; originally they were all three-bay painted rendered buildings but one has had its opes altered and another its render removed, both of these changes making them out of character with the group; the northernmost one has a bay window which may be an original feature but the accompanying canopy is not.

Only one has its original railings which are Art Nouveau in style from c.1900 and of very good quality. The last building here was the former Clewes Hall & Clewes Memorial School, built as an entertainment venue for Protestants, now in use as a shop, and having an interesting later frontispiece echoed on its side bay; a more muted colour scheme would better serve as the setting of the protected structures nearby. New stone paving and kerbing enhance the streetscape here.

	
<p><b>A view north along the east side of The Crescent.</b></p>	<p><b>Two of the older and more important houses in this terrace.</b></p>



	
<p><b>The group of four modest houses and the brightly-coloured former Clewes Memorial Hall.</b></p>	<p><b>Very fine historic railings and matching gate in front of one of the houses – a rare occurrence in the ACA. New stone paving and kerbing enhance the area.</b></p>

### Bridge Street (south of the river)

Bridge Street was part of the ancient path from Dublin to Sligo which followed the ford over the river around which the town grew. The south side is quite hilly and rises away from the river to Elphin Street and The Crescent. One of the first major buildings on this side which survives today was the Royal Hotel; it was established in 1782 by John Freeman and stretched from the Pleasure Grounds to Bridge Street. To its rear lay extensive backlands with stables, coach-houses, workshops, a forge and vegetable gardens.

It expanded over time into an adjacent building and a row of two-storey buildings was erected along the riverside. The hotel was a hub of activity as it was a mail coach stop and later a Bianconi coach stop. It is the only building in the ACA with a double-span pitched roof and its three northernmost bays have fine interior features from the 18<sup>th</sup> century; its outbuildings retain their slate roofs. The eaves line here on the east side then jumps up to a nineteenth-century development, composed of three bays on Bridge Street, a chamfered corner bay and another three bays onto Military Road, known locally as Shop Street. This has painted ruled and lined elevations, single-pane sash windows with unusual horns, a channelled ground floor and a fine fascia stating 'Italian warehouse John Cryan Wine & Spirit Stores' with decorative console brackets; it is very much in the style of other buildings from this era, e.g. the south-eastern terrace on Patrick Street and a house on the south side of Main Street, pointing to the same hand at work here and underlying the coherence of the architecture of the ACA.

The projecting lamps are an attractive feature but the external shutters should be removed. Carrick Road which was laid out c.1828, but developed somewhat later, never continued this dense urban idiom but instead a row of single-storey units of no heritage value adjoin. The opposite corner is articulated in similar fashion by the former Rockingham Arms Hotel with its chamfered entrance bay and channelled ground floor although this seems to have been a later treatment applied for the sake of symmetry to an older set of facades.

	
<p><b>The Royal Hotel is composed of several different buildings and many historic outbuildings all of which served the busy hotel.</b></p>	



	
<p><b>Corner-sited mid 19<sup>th</sup> century development of a larger scale with more decorative elements than its older neighbour to the left; it's in the same style as some buildings on the opposite side of the river.</b></p>	<p><b>Opposite the same language is used, albeit less successfully, nonetheless it articulates the corner and with some maintenance its appearance could be vastly improved.</b></p>





From this point a row of seven terraced buildings step up the street to the Courthouse which is considered to be part of The Crescent now. These buildings were all part of the improvements on this side of the river begun in the early 19<sup>th</sup> century, egged on by the public buildings higher up in 1830 and which continued throughout the century. Each appears to have been individually built starting with three storeys to the north and the last three to the south dropping down to two storeys which tie the street in with the two-storey buildings on The Crescent. All the facades are rendered, some redone in cement render, and some of the opes have been altered thus disrupting the classical rhythm.

We see a number of mid-twentieth-century shopfronts - a mosaic tiled one at Carroll which converted a carriage arch into a second shopfront and a DIY vitrolite one at Taylors McGees, both of which are on impressively-sized buildings which may have been built as a pair. Painting their unpainted facades and repairing the leaking downpipes and chimneystacks along here would greatly improve the appearance of this terrace. Taylors McGees has an old wrought-iron bracket and a mid-20<sup>th</sup>-century clock and sign, both of which could be improved through painting.

The two smaller two-storey buildings near the top are well-kept; what is now the AIB Bank was formerly thatched and is recorded as such in old photos of the town. The terrace ends with an attractive house of substantial vernacular character which is set back behind railings on a stone boundary wall and a small garden; the front wall was originally whitewashed.



**View south (left) and view north (right) of the east side of Bridge Street where the stepping up and down generally follows the hill.**

	
<b>The streetscape and corner here is enlivened by the decorative lettering, lamps and corbel brackets.</b>	
	
<b>A quirky historic panel, possibly for advertising.</b>	<b>A historic iron bracket graces a façade which is marred by the leaking downpipe adjacent.</b>

The west side of Bridge Street opens at the bridge with a large new development and access to the riverside walk; it has referenced some of the themes of the historic town centre such as the channelled ground floor and painted rendered elevations and retained the overall building lines, but the window shapes should have been more classical and the windows given a painted finish. The two Daly's buildings contribute positively to the character of the street and the corner one, with its extension along the lane, appears to be very old; the taller one however has had its protective historic render removed. Inside is a collection of historic photos of the ACA.

Across the lane, the three-storey terrace begins to climb the hill starting with a good three-bay building with its painted rendered façade and attractive shopfront beneath later accretions with cast-iron columns and a good five-panelled door to the side. Beside it is a very fine four-bay building with stucco architraves and a central round-headed door with original panelled door and spoked fanlight; it has two shopfronts but the fascia of the smaller shopfront projects too much.

The Royal Shopping Arcade has a neglected downpipe and blocked gutters, too many redundant fixings on its elevation as well as a poorly-designed shopfront, all of which detract from what could be quite a pleasant building. This is followed by a good group of four buildings which manages to maintain a symmetry (despite rising up the hill), being composed of a central pair flanked by a lower building either side; Moriarty's retains its character and enhances the ACA through the sympathetic way its shopfront has been altered and renewed and sash windows retained. Most of these buildings have slated roofs with a lovely patina of age and substantial rendered chimney stacks which create a rhythm at the skyline. When chimney stacks are removed or omitted as at the new Phoenix House, next to the south, this rhythm is disturbed and the resultant visual gap is also disturbing.

	
<p><b>The block nearest the river on the west side.</b></p>	<p><b>A very fine townhouse, possibly once two separate buildings.</b></p>
	
<p><b>A poorly-designed shopfront with too deep a fascia and pilasters located in the wrong positions as well as plethora of redundant fittings on the elevation over and poorly-functioning gutter and downpipe, detracts from the streetscape.</b></p>	<p><b>A good group of four buildings with slated roofs and a partially historic shopfront and sash windows on left. The unpainted building is one of the only ones in the area which could be left unpainted.</b></p>

Either side of Quarry Lane is a modest three-bay two-storey building which marks the drop in height in the building line here. To the rears of these two buildings is a fine pair of stone warehouses, once much more common in the backlands of the town and essential to serve the busy market town it was. The rest of the final terrace south to the junction with Termon Road is composed of three very modest vernacular buildings which have lost much of their historic features but retain their overall form, whose eaves lines step up the hill, the most southern one was allegedly a cinema in 1939.

The terrace finishes with the corner grocery shop, with an imposing form, different but interesting and with two quirky octagonal windows, but with unnecessarily obtrusive signage and colour scheme. The route becomes Elphin Street with the site of the former Union Workhouse and Fever Hospital, now a health board centre to the west and good terraces on either side dating from the Victorian and Edwardian eras, right up to the railway station and its superb collection of structures.

			
The pair of buildings that flank Quarry lane.		Quarry Lane with its very fine warehouses.	
			
The magnificent tall warehouse on Quarry Lane with large slates to its roof but missing a gutter which is causing a lot of splashback on the lane.		The ACA ends at the junction with Termon Road where Kelly's is the last building in a modest two-storey terrace.	
			
Beautiful spoked fanlight, one of only four in the ACA, set within consummate stucco surround.		Terrazzo porch floor, typical of its mid-20 <sup>th</sup> -century era, now considered a historic feature.	
		A backlands lane like this on the west side of Bridge Street can greatly add to the character of the ACA, provided it is kept well-maintained, the buildings lining it painted and historic features such as the high stone wall retained and repaired with appropriate methods.	

### Main Street

Main Street was developed subsequent to the construction of the Palladian King House of c. 1730 which incorporated elements of its 17<sup>th</sup>-century ancestor. It appears as a short straight avenue leading to the high defensive wall and formal gates of King House, however a kink in its line testifies to the fact that the street was laid out over time, possibly even over a century, and had to accommodate the first houses that were built on it. It pierced the associated demesne lands of the big house, running parallel to the river and introduced a classical regularity into the townscape of Boyle which had consisted of narrow hilly medieval roads till then. When the family had long moved out to Rockingham and the military were occupying King House the landlord appeared to have been more comfortable releasing land for terraced buildings here.

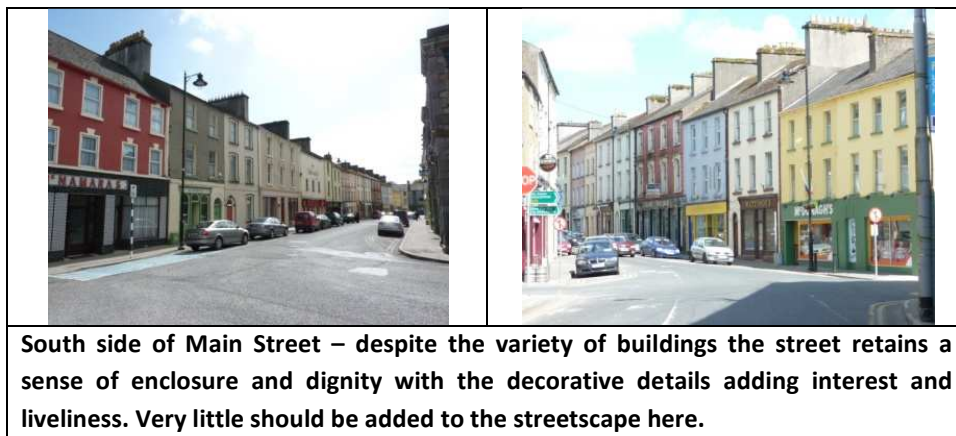




The buildings were erected singly or in pairs and all except three are three-storey high, but because of their varying dates all exhibit small differences in height, form and decoration. Many of the buildings are protected structures because of their importance in their own right. The decorative features of their doors, window architraves and shopfronts set against the unifying factors of painted ruled and lined facades contribute to the special style of this street which makes it unique in the county; the parade of chimney stacks has an impact in views from a distance. It was described as the 'best' street in the town in 1832<sup>2</sup> and remains so today, at least from an architectural heritage point of view. Historically it combined residential with retail uses and continues to do so today.

The south side of the street opens in the east with a fine five-bay building which once functioned as a constabulary barracks; it has a very attractive mosaic tiled shopfront on the ground floor, a survival from the mid-20<sup>th</sup> century when this was a prosperous commercial street and several new styles of shopfront were installed in the town. The painted ruled and lined rendered façade with quoins is a continuous theme on the street.

Next is a pair of two-bay buildings with different treatments with some wonderful panelled doors, architraves and a partially old timber shopfront; they also have timber single-pane sash windows with no horns which may have been six-over-six but with glazing bars removed. A three-bay building follows which has two shopfronts, with channelled rendering on the ground floor and a fascia with console brackets, in the style of Patrick Street, with sash windows on the upper floors. Next is a rebuilt two-bay building with a facade and shopfront which are out of character with the street and is the only inappropriate building here.



<sup>2</sup> Isaac Weld, *Statistical Survey of County Roscommon*, 1832.









	
<b>Two fine buildings on the south side of Main Street with historic windows, distinctive doors and a very fine shopfront, sensitively repaired, both protected structures. An unusual cast-iron hopper survives here too.</b>	
	
<b>Very fine building on the south side of Main Street.</b>	<b>Two important buildings on the south side of Main Street which have lost some of their features. An old lead hopper survives here.</b>

Next is a combination of a one- and two-bay building of modest character, followed by a pair of houses with fine stone moulded cornices and one fine 19<sup>th</sup>-century door. These are followed by a pair of 19<sup>th</sup>-century houses with round-headed doorcases, original doors, one original timber shopfront and some later sash windows.

Next is a pair also from the same era now combined into one with an acrylic shopfront on the ground floor aping the very fine vitrolite shopfront that was previously here and to the building to the west. The poor maintenance of this building mars the quality of it, with its original and unique doors, historic sash windows to front and rear and decorative window architraves.



A fine pair of three-bay buildings follow with historic sash windows on Mattimoe's but the colouring of the former Xtra-vision shopfront jars. This side of the street terminates in a pair of lower three-bay buildings united with a mosaic tiled shopfront on the ground floor which rounds the corner onto Bridge Street and whose slated roofs and large chimney stacks anchor the corner of the street. This southern side of the street has stone paving.

	
<b>Two of the attractive shopfronts on the south side of Main Street from different eras.</b>	

			
<p>Fascia with crisp detail to the corbelled bracket, and cornice with its double egg-and-dart moulding. Even when shopfronts are no longer in use their historic features should be retained and maintained as here. Beautifully appointed steps and entrance.</p>			
			
<p>Some of the very fine doorcases, doors, windows and windows architraves on the south side of Main Street.</p>			
			
<p>The high formal wall, piers and gates of King House terminate Main Street in views eastwards.</p>	<p>One of two historic benchmarks on the lane running along the side of King House, down to the river, at the eastern boundary of the ACA.</p>		

The south side of Main Street runs down to the river with an access lane running along the river leading to the rear sites of the buildings. In many towns the sites run directly to the river cutting it off from the town but here this access lane, which is well-maintained and recently improved, results in a pleasant riverside walk and convenient path.

The arrangement of the old stone outbuildings with their variety of forms, their exposed stone walls and slated or tin roofs create picturesque views from Boyle Bridge and from the town car park. On closer inspection there are some very good stone piers and rounded corners here.

	
<p>The backlands of the south side of Main Street form an attractive picture from several key viewpoints because of the traditional form and materials of the stone outbuildings and their staccato arrangement with lanes in between. These stone outbuildings could be renovated into small units. Given the strategically significant location of these lands within the LAP area the Planning Authority may also consider a sensitively designed redevelopment scheme for this entire backlands area, which makes provision for the conservation of building forms or features which are key in contributing to the character and setting of the area. (See Chapter 2)</p>	



The north side of Main Street opens in the east with a fine Victorian five-bay bank building from c.1870 with ashlar elevations on two sides and mostly original sash windows with ogee horns. A pair of three-bay terraced buildings follow which return to the characteristic appearance of the street with painted rendered facades, parallel quoins and with a shared carriage-arch, the only one to survive on the street.

The impressive WJ Sloans has been a shop since 1863 and exhibits classical good manners in not over-dominating its smaller neighbours, continuing the ubiquitous ruled and lined render and general lines on its façade but enlivens it, and the street, with stucco window architraves, a block-and-start central window matched by a similar door with pediment to the upper floors and a very fine shopfront with cast-iron columns in the entrance porch and rare enamel lettering to the fascia. The detached three-bay building next door, while simpler in detail has a very elegant central round-headed block-and-start doorcase, panelled door and two discrete shopfronts.

The restored two-storey building next is of a less formal character but has interesting historic features such as its tiled porch floor. It is followed by an individual three-bay building and a pair of two-bay buildings, all adhering to the general classical character and form. The hair salon has a good round-headed doorcase with decorative fanlight and stainless steel framing with bull-nosed cill and art deco vent grille to its shopfront.

The building line steps down to the corner as Wynne's Bar completes this side of the street – this building is more vernacular in style, like two of the other corner buildings on this crossroads, and in fact serves to tie the formal Main Street into other less formal parts of the town.



**Main Street (north side)**

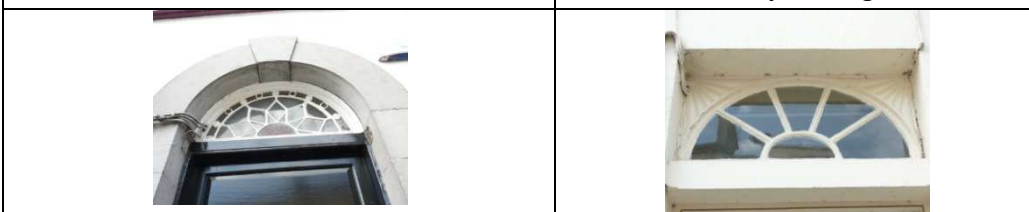


**These fine buildings on the western end of the north side of Main Street are all protected structures because of their individual heritage value. Any town would be proud of such a set.**



**The western end of the north side of Main Street.**

**Decorative tiled porch floor to the two-storey building.**



**Two decorative fanlights - petal design on left from the hair salon, and spoked design with fan detailing to the corners on the right from Magees.**



**Attractive porch with cast-iron columns, decorative floor, original doors and rare enamel lettering to fascia.**

**Two block-and-start doorcases of different designs with limestone steps and panelled doors display superb craftsmanship on Main Street.**



### Green Street

Green Street was part of the ancient path to Sligo from Dublin over the Curlew Pass and the mail coach road from about 1729. It retains its medieval narrowness and is very hilly which made it inconvenient and lead to its usurping by new wider flatter roads in the nineteenth century. The southern end of the street continues the urban form of the town centre with tall three-storey regular buildings. It then becomes edge-of-town in character quite rapidly with vernacular two-storey houses lining it in place of the old cabins and thatched cottages.

The peak of the first hill is marked by two important sites - the historic star-shaped fort to the west, which is inaccessible, and the fine curving high walls of the Church of Ireland Church built to the east on the grounds of King House from c.1765. The road then drops temporarily to the two fair greens on the east side. High stone walls of very good quality are a feature of the area and these are punctuated by stone piers and iron gates. Only the southern end is included in the ACA at this point.

The architecture of this part of the town's ACA is more modest in terms of its decoration than that on other streets within the town reflecting the restricted view one gets of it and the narrow hilly street. On the west side the ACA consists of a line of six three-storey terraced buildings and terminates in the Credit Union building and its high-walled site. This was built c.1815 as a private home by John Mulhall and is a very significant building because of its internal construction details, decorative joinery and plasterwork as well as its detailed ashlar façade and chimney stacks; in the 1930s it was well-known for political activities when it was the Princess Hotel.

The other five buildings follow the character of the town being heterogeneous buildings but with a continuity derived from the painted rendered facades, the original finish being a ruled and lined finish, and rectangular opes. The building next to the credit union retains its original six-over-six timber sash windows with no horns, parallel quoins and a modern but discrete shopfront which should be retained but adapted.

The hair salon has alternate quoins to its façade and an original spoked fanlight, which has been repaired and is well looked after. The east side also consists of six terraced buildings with two carriage-arches giving access to the rears, and has seen two new buildings inserted in recent years. One six-over-six sash window with small horns, c. 1840, also survive here and are a good model to copy for any new windows for a building of this era. The corner buildings of Green Street don't curve unlike the corners opposite, indicating in this instance their older lineage. Former and current uses are generally residential and retail.

		
View south of west side of Green Street. (The scaffolding is to the Credit Union building, a protected structure.)	Significant high stone wall bordering the Credit Union site and protected as part of its curtilage.	
		
East side of Green Street where the buildings exhibit more of a mixture of forms. The cream building is particularly fine but has lost some heritage value through the use of pvc windows and metal roofing. The new building next to it fits well into its historic context.		
		
West side - Historic six-over-six sash windows with no horns – can easily be repaired and serve as a good model for other windows on this street.	East side - This version with horns is again very repairable and is a good model for buildings in the town which date to approx. 1830-1860. Note the tooled stone cills to both windows, either painted or unpainted.	Spoked fanlight on the west side of Green Street is one of only four such surviving in the ACA.

**Bridge Street (north of the river)**






Bridge Street was part of the ancient path from Dublin to Sligo which followed the ford over the river around which the town grew; it was redeveloped in the early 19th century at the prompting of Viscount Lorton and is still today at the heart of the town. The current bridge dates to 1864.



On the north side Bridge Street consists of a short straight arm from the crossroads in the north to the bridge in the south and it opens out at the west with a number of key elements which performed a strategic public role in the past and now. Lorton opened a market here in 1826 called The Shambles which was to serve the town and sold fish and other provisions – its main architectural form is a fine entrance screen in sandstone of three arches.

The space in front of the Shambles acted as a hub as it was flanked by the formal entrance to Frybrook House a very fine detached house from 1753 and the access lane to the rears of the buildings on Bridge Street and Patrick Street. Nowadays the stone lodge acts as a riverside cafe and a piece of public sculpture and a row of trees are recent enhancements.

The space is emphasised by the way the line of buildings turns the corner with decorative gable and architraves. Boles shop is an important site within the town both architecturally and historically and combines three buildings with slated roofs, sash windows and painted rendered facades. The fourth building, a former bank, is later in date; it turns the corner onto Patrick Street and continues the form and lines – all of these buildings are protected structures.

	
<p><b>West side of Bridge Street with the arches and iron gates of The Shambles former marketplace.</b></p>	<p><b>The buildings on the west side form the most consistent streetscape in the centre of Boyle and all are protected structures.</b></p>
	
<p><b>This quirky building adds interest to this point in the ACA.</b></p>	<p><b>New fountain on Bridge Street with bridge behind and the Royal Hotel on the south side of the river as a backdrop.</b></p>
	<p><b>The historic backlands and access to them are important elements of the way the town functions and the stone buildings on the left should be retained here while having much scope for development.</b></p>



The east side comprises a row of four three-storey buildings all with slated roofs and consistent lines and opes; the removal of the historic render and the stone window cills on Mattimoes is regrettable and renders it out of character with the rest of the terrace. The stone effect on the ground floor on Scanlons is also visually intrusive. The access to the backlands on this side has been enhanced by recent environmental improvements along the river. Uses here include residential or office use over shops and pubs.



### Patrick Street

Patrick Street was originally called Eaton Lane at its eastern end near the town, reflecting its initial secondary importance, and Chapel Lane towards the west as it lead towards the ancient church at Assylin; when St Patrick's Church was built it became known as Patrick Street, however Eaton Lane was still used on the OS map of 1911-12. In 1832 this part of the town was known as Irish Town and held many 'wretched hovels'<sup>3</sup>. The street was widened c.1860 and the old thatched cottages were demolished.

Patrick Street starts in the east at the crossroads with Bridge Street/Green Street and gently curves in an 'S' shape out of town. The south side is the more architecturally-significant side and it opens in the east with a terrace that continues round from Bridge Street the impressive three-bay three-storey form.

The former bank has a chamfered corner and decorative architraves as well as a chanelled ground floor and shopfront cornice with decorative corbelled brackets that continues across two buildings; it formerly was the Central Hotel and was known for hosting political activities. Heran's next door has historic single-pane sash windows and a fine shopfront. Both buildings have very good timber doorcases and doors. The corbelled brackets are repeated on Heran's and the Patrick's Well pub.



<sup>3</sup> Weld, opus cit.

Next the building line steps down and a continuous row of two-storey with attic buildings introduced a new idiom to the town of Boyle in c.1870. These had channelled rendered ground floors (some of which survive), longer first floor windows and integrated shops with separate access to the living accommodation over. The upper floors were painted ruled and lined just like the rest of the town and there were single-pane sash windows with small horns which still survive on two buildings, and four-panelled timber doors to the upper floors.

Corrigan's timber shopfront, c. 1900, is one of the oldest shopfronts in the terrace, and has inscribed Celtic Revival interlace on its pilasters. Cosgrove's has the original corbel brackets. New shopfronts were introduced in the twentieth century such as the two vitrolite ones and a mosaic tiled one, all of which respected the original dimensions of the fascia and the classical format. Sheerins is one of the best vitrolite shopfronts in Ireland – it was designed by O'Connor & Bailey, a top shopfitting company from Dublin and has many of its associated features intact such as stainless steel framing, opaque transom panes, art deco grilles, door with raised and fielded panels to upper floors, timber glazed door to shop and modernist lettering in the classic black, red and silver palette. Next to the west is the distinctive Roscommon Herald building with its extended modernist facade. The ACA terminates in the Candon's complex, a row of four early Victorian buildings, c.1850, of very fine rendered detailing and original joinery to doors and shopfronts with fine stone outbuildings and flagged pavements to the rear; a shop interior from 1868 was recorded here in 2003.



**The later nineteenth-century terrace of six houses that was built when the street was widened. Some properties are in need of attention, mostly in the form of maintenance and painting.**



**The contrasting elevations of the Roscommon Herald and the Candon's complex, both good quality buildings in their own right.**



**Two very good shopfronts – example of a vitrolite shopfront on the left and an attractive rendered shopfront on the right.**



**Some details of the fine decorative shopfront console brackets on the south side of Patrick Street.**



**Some very fine doorcases and doors on the south side of Patrick Street.**

The north side of Patrick Street has a more heterogeneous character and plainer treatment than the south side but nevertheless continues all the themes of this ACA. It opens in the east with what appears to be a solid three-storey corner building but which was possibly once two buildings whose opes have been altered; it has ruled and lined render and an overly dominant shopfront.

It is followed by a pair of two three-bay three-storey buildings, one with a concrete effect ground floor treatment, now looking rather tired, and stainless steel framing to a shopfront window, the other with sash windows on the first floor and an old timber pubfront but with the render removed from the ground floor.

A single-bay later infill building with attractive mosaic shopfront joins these to another group of four three-bay three-storey buildings; these have slated roofs, rendered facades and the Abbey Bar has a good shopfront treatment. The building line breaks and is followed by a mixed terrace of two and three-storey buildings, of very modest character, which includes one former and two current shopfronts.



Next there is a gap where a couple of buildings were demolished for the entrance to the car park but a very attractive two-bay vernacular building remains with detailing to the quoins and to the shopfront and a slated roof, all of which renders it full of character and a real asset to the streetscape. The last terrace on this side of the street is composed of six buildings, three in use as a pub and three as dwellings; some good raised and fielded five-panelled doors enliven the group.

Although this terrace is very modest it has been included in the ACA because of its scenographic value - it follows the curve of the street and is important in views both from the west and from the east as one moves along the street. Patrick Street continues curving westward, lined with many buildings of interest but the character changes at this point into more vernacular edge-of-town and therefore the ACA has been halted at the last terrace described.



**The north side of Patrick Street continues the three-storey form of the centre of Boyle with classically-shaped opes and painted rendered elevations.**

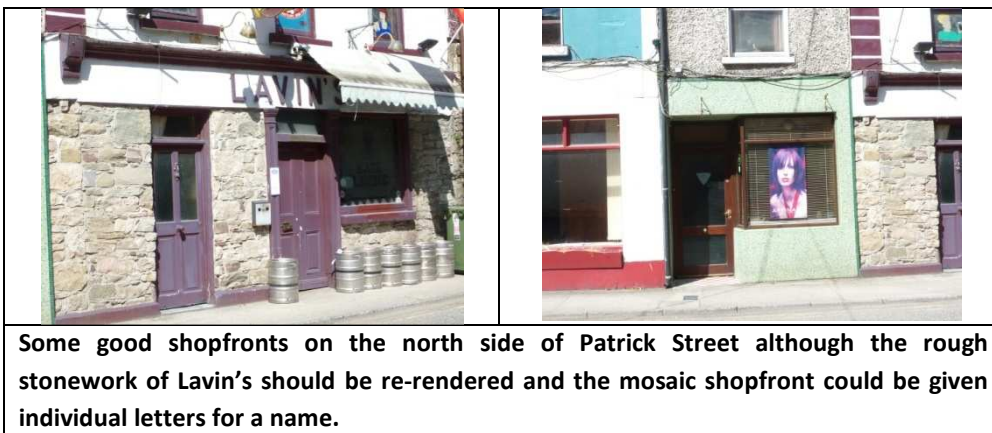


**Some of the groups of buildings which line the north side of Patrick Street.**



**A deceptively plain vernacular building, which on closer inspection reveals decorative details to the render and shopfront.**

**The westernmost terrace of the ACA on the north side of Patrick Street hugs the curve of the street and is important in vistas from both directions and as a bookend to the ACA.**





## **APPENDIX 6**

### **RECORDED MONUMENTS AND PLACES**





No.	National Monuments Service Reference No.	Description	Townland
1.	RO006-068001	Bastioned Fort	Bellspark
2.	RO006-068002	Barrow – Unclassified	MocMoyne
3.	RO006-066001	Ritual Site – Holy well	Termon
4.	RO006-067	Ringfort – Rath	Termon
5.	RO006-068008	Field Boundary	Knocknashee
6.	RO006-068005	Religious House – Cisterian Monks	Knocknashee
7.	RO006-068007	Bridge	Knocknashee
8.	RO006-070002	Designed Landscape – Tree Ring	Greatmeadow
9.	RO005-021	Road – Road/Trackway	Termon
10.	RO006-205	Fulacht Fia	Deerpark
11.	RO006-033002	Burnt Mount	Erris
12.	RO006-083002	Burial (s)	Erris
13.	RO006-076	Redundant Record	Warren or Drum
14.	RO006-083005	Souterrain	Warren or Drum
15.	RO006-071	Barrow	Greatmeadow
16.	RO006-072	Barrow – Bowl - Barrow	Cashelfinoge or Lugnamuddagh
17.	RO006-074	Enclosure	Letfordspark
18.	RO006-075	Ringfort – (Rath/Cashel)	Letfordspark
29.	RO006-079	Ring - Barrow	Carrickmore
30.	RO006-026003	Souterrain	Warren or Drum
21.	RO006-078003	House	Warren or Drum
22.	RO006-078004	House	Warren or Drum
23.	RO006-078002	Field System	Warren or Drum
24.	RO006-073001	Ringfort - Rath	Cashelfinoge or Lugnamuddagh
25.	RO006-073003	Earthwork	Cashelfinoge or Lugnamuddagh
26.	RO006-024	Deerpark	Lowparks & Bellspark
27.	RO006-026002	Field System	Warren or Drum
28.	RO006-026001	Church	Warren or Drum
29.	RO006-068	Historic Town	Bellspark & Knocknashee
30.	RO006-069	Ringfort - Rath	Warren or Drum
31.	RO006-066002	Ritual Site – Holy/Saints Stone	Termon
32.	RO006-207002	Road – Unclassified Togher	Erris
33.	RO006-083004	Ecclesiastical Enclosure	Erris
34.	RO006-083001	Church	Erris
35.	RO006-084001	House – Indeterminate date	Erris

36.	RO006-077002	Road – Road/Trackway	Warren or Drum
37.	RO006-083003	Ritual Site / Holy Well	Erris
38.	RO006-026004	Road – Road/Trackway	Warren or Drum

## **APPENDIX 7**

### **RESIDENTIAL ASSESSMENT OF BOYLE**



## 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 January 2015, which has been subject to ground truthing by the Planning Authority.

### The Warren Road (L-1032)

- (1) Riverside - 6 terraced dwellings.
- (2) Abbeytown - 8 semi-detached bungalow dwellings.
- (3) Sycamore Crescent - 14 semi-detached dwellings with 1 vacant unit.
- (4) Abbey Heights - 13 dwellings, 12 Semi-detached, 1 detached.
- (5) Curlew View - 39 semi-detached and detached dwellings with 2 vacant units.
- (6) Cnoc na hAbhainn - 16 detached dwellings.
- (7) Forest View - 55 detached dwellings.
- (8) Foxwood Manor - 2 detached and 6 semi-detached dwellings, with 1 vacant unit.
- (9) The Warren - 98 detached and semi-detached dwellings with 14 vacant units.
- (10) Lake View - 5 detached dwellings.
- (11) Erris Bay - 23 detached dwellings.
- (12) Erris View - 15 detached dwellings with 2 vacant units.

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

### The Old Sligo Road. (R-294)

- (13) Cois Abhainn - detached dwellings.
- (14) Forest Park Manor - 28 semi detached dwellings with 16 vacant units.
- (15) St. Josephs Avenue – 20 semi detached dwellings.

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

### Frenchpark Road (R-361), Elphin Street, Carrick Road (N-61)

- (16) Church View, Hanley Avenue & Upper Marion Road - 94 semi-detached dwellings with 3 vacant units.
- (17) Ashfield - 31 detached dwellings with 7 vacant units.
- (18) Silveroe - 38 detached & semi detached dwellings with 16 vacant units.
- (19) Meadow Vale - 49 semi detached dwellings, townhouses & apartments with 3 vacant units.

Remaining developments on this road are comprised a larger detached dwellings on well-established sites, smaller residential estates on sides roads, and commercial premises.

### Green Street (L-5129)

- (20) Cnoc Glas – 8 semi detached & 2 apartments
- (21) Mockmoyne Heights – 11 detached dwellings with 2 vacant units.

**Table 9: New Residential Estates - Vacancy Rates<sup>1</sup>**

NAME OF HOUSING ESTATE	LOCATION	TOTAL NUMBER OF UNITS COMPLETED	UNITS COMPLETE AND VACANT	% OF ESTATE REMAINING VACANT
Ashfield	Greatmeadow	31	7	23%
Forest Park Manor	Old Carrick Road	28	16	57%
Foxwood Manor	Warren Road	8	1	12.5%
Silverroe	Frenchpark Road	38	16	42%
Erris View	Warren Road	15	2	13%
TOTAL		120	42	35%

**Table 10: Permitted Residential Development in the town<sup>2</sup>**

Planning Ref. No	Permission Expiry Date	No. of units Permitted	Number of units to be developed	Extension of Permission
07/880	10/10/2012	6	6	Yes – October 2017
Total		6	6	

**Table 11: Unfinished Residential Estates in Boyle<sup>3</sup>**

Estate Name	Location	Date of Expiry of Planning	Total Units Granted	Units Completed and Occupied	Units Completed <sup>4</sup> and Vacant
Ashfield	Greatmeadow	27/06/07	31	24	7
Forest Park Manor	Old Carrick Road	11/01/10	102	12	16
Foxwood Manor	Warren Road	18/04/13	76	7	1
Mocmoyne Heights	Green Street	09/06/02	11	9	2
Silverroe	Frenchpark Road	15/01/11	134	22	16
Erris View	Warren Road	17/10/10	15	13	2

<sup>1</sup> Figures obtained from on-site survey March 2015<sup>2</sup> Figures obtained from on-site survey March 2015<sup>3</sup> National Housing Development Survey, July 2014, compiled by The Dept. of Environment, Community and Local Government<sup>4</sup> 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 Boyle 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 Boyle.

Map No’s 13b and 13c highlight the findings of the SFRA for the Boyle 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 Boyle town these constrained zones have been identified as lands in the immediate vicinity of Boyle Abbey and lands in the immediate vicinity of the Boyle River Bridge in the town centre.

Within the Constrained Land Use Zones (see Maps 13b and 13c), 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.