

## 7.1 INTRODUCTION

Our Built Heritage is a unique resource, an irreplaceable expression of the richness and diversity of our past and the generations who have gone before us. Structures and places have over time acquired character and ‘special interest’, through their continued existence and familiarity. In a changing world they have cultural significance. Co. Roscommon’s Built Heritage consists not only of the grand buildings, such as Clonalis House or Strokestown Park House and cathedrals, like St. Nathy’s in Ballaghaderreen, but also includes the everyday works of local craftsmen, such as the rendered stone buildings, which form the Main Street of our towns; the thatched houses scattered around the county; and the dry stonewall field boundaries, which are so typical of the Roscommon landscape. Milestones, water pumps, bridges, post boxes and shopfronts are also part of the rich built heritage of Co. Roscommon. Ancient buildings and monuments, such as earthworks, raths, ringforts, dolmens, crannógs, abbeys, castles and military barracks trace the evolution of settlement and Built Heritage in Co. Roscommon from the Neolithic age to the present day.

The Heritage Act (1995) includes in its definition of heritage ‘monuments’, ‘archaeological objects’, ‘heritage objects’, ‘architectural heritage’, ‘inland waterways’ and ‘heritage gardens and parks’. The need to conserve the built heritage; awareness of the social and economic benefits of conserving this part of our common inheritance on improving our quality of life; and, also of the place of conservation in policies of sustainable development, has gathered increased recognition in recent years.

## 7.2 STRATEGIC CONTEXT

### **Local Context:**

#### **“Roscommon Common Vision”, County Development Board Strategy, 2002 – 2012**

The Strategy highlights a number of key issues, together with objectives and strategic actions to address them with coordinating agencies listed. In relation to planning it is an objective: ‘to ensure progressive and transparent planning systems in the county. To ensure future development plans, housing strategies and other Local Authority strategies take account of the environment and sustainable impacts of development’. A strategic action to achieve this is ‘facilitate the implementation of planning policy in a sustainable manner that avoids negative environmental impact and adheres to guidelines’.

#### **County Roscommon Heritage Plan**

The Co. Roscommon Heritage Plan 2002-2008 has as its aim *‘to create and promote an increased knowledge, awareness and appreciation of the natural, built and cultural heritage of County Roscommon, and to conserve it for future generations’*. This plan, which will be renewed within the lifetime of this County Development Plan, represents the commitment of Roscommon County Council to the conservation and promotion of the cultural heritage of Co. Roscommon.

There are three central objectives highlighted within the Plan, namely;

1. To raise awareness of our heritage – To facilitate increasing awareness, understanding and enjoyment of Roscommon’s heritage
2. To collect and disseminate heritage information – To facilitate the development of a comprehensive heritage database for the county, to make this information available to all and to ensure effective use of data in policy formulation and decision making
3. To promote best practice in heritage conservation and management – To promote and advise on best practice standards for heritage conservation and management

The Heritage Plan also contains a range of actions needed to achieve these objectives and provides a framework to enable progress to be measured.

## Waterways Corridor Studies

A waterway corridor is not defined as a set distance on either side of a waterway but the area, which impacts on, or is impacted by, the waterway. In conjunction with The Heritage Council and other relevant stakeholders, three waterway corridor studies have been carried out for the entire length of the Shannon navigation as it applies to Co. Roscommon.

The overall aims of the studies are:

- To identify ways to manage the waterways corridor environment to the benefit of all, i.e. heritage, land and water-based users;
- To improve understanding of the areas, and by this understanding, ensure retention of the distinctiveness of a place, while allowing for development and evolution of use for the future.

The studies identify and assess the significance of the waterway corridors, and detail policies and actions to retain and enhance the significance. The studies provide a detailed analysis by focussing on the following;

- Landscape and Visual Corridor
- Socio-economic Corridor
- Cultural/Historic Corridor
- Ecological Corridor

### National and Regional Context:

#### **International Conventions and Agreements**

Ireland has ratified a range of International Agreements in relation to our archaeological and built heritage. Such Agreements place legal obligations on the State in relation to the conservation and management of our archaeological and built heritage, which are given effect through the National Monuments Acts 1930-2004 and the Planning and Development Act, 2000.

UNESCO's **Convention Concerning the Protection of the World Cultural and Natural Heritage** was drawn up in 1972 and ratified by Ireland in 1991. This convention noted that the natural and cultural heritage was being increasingly eroded due to destruction. By ratifying this convention each state recognises that the duty of identifying, conserving and transmitting to future generations this heritage belongs primarily to that state.

In addition the Council of Europe's **Convention for the Protection of the Architectural Heritage of Europe** signed at Granada in 1985, was ratified by Ireland in 1997. This convention, known as the Granada Convention, provides the basis for our national commitment for the protection of our architectural heritage. It allows us to identify conservation principles, and provides the means whereby we can define what is meant by architectural heritage.

The **European Convention on the Protection of the Archaeological Heritage, 1992** (the 'Valletta Convention') was ratified by Ireland in 1997. The aim of the Convention is to '*protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study*'. The Convention provides the basic framework for policy on the protection of the archaeological heritage in Ireland, including providing for consultation between archaeologists and planners in relation to the drawing up of development plans and development schemes so as to ensure that full consideration is given to archaeological requirements.

## **European Spatial Development Perspective**

Heritage importance is also reflected in the European Spatial Development Perspective (1999), which recognises the importance of conservation and cautious management of the natural, built and cultural heritage.

## **National Spatial Strategy 2002**

The principal aim of the National Spatial Strategy is to ensure that the entire country in the future will be able to sustain a better quality of life for the people, a strong competitive economy and an environment of the highest quality. Policies must recognise the ever-changing nature of the built and natural environment and seek to work with and creatively direct change rather than aim to maintain a static state of the environment. The conservation and management of our built and natural heritage is key to accomplishing such aims and is a benchmark for the achievement of sustainability, as our built and natural heritage gives identity and a sense of place to local areas, villages and towns. It is part and parcel of what makes our communities good places to live, to work in and to visit. Conservation and management of heritage is therefore about delivering a high quality of life for everyone.

## **Regional Planning Guidelines for the West 2004 - 2016**

A strategic goal set out in these guidelines is ‘To further improve the quality of life for the citizens of the West Region by promoting the concept of sustainability, protecting the environment and heritage, creating a safe society and sustaining and further promoting a sense of unique cultural identity for the Region together with ensuring access to key services including sporting and leisure facilities’. The guidelines recognise the importance of ensuring that the natural and built heritage is conserved and enhanced, and state that preservation of the quality of heritage is also a major element in sustaining an identity for the region and maintaining biodiversity, educational, amenity, tourism and leisure values.

## **National Heritage Plan 2002**

This states that it is an objective of Government to ensure the protection of our heritage and to promote its enjoyment by all. Roscommon County Council must ensure that all development plans, likely to have a significant impact on heritage, incorporate appropriate provision for the protection of heritage.

## **Architectural Heritage Protection Guidelines for Planning Authorities**

These guidelines aim to support the effort of protecting architectural heritage; including, the criteria to be applied when selecting proposed protected structures for inclusion in the RPS. They offer guidance to Planning Authorities on issuing a declaration on a protected structure and determining planning applications in relation to protected structures, proposed protected structures or the exterior of a building within an ACA. While the guidelines are primarily aimed at Planning Authorities, they are also of assistance to owners and occupiers of protected structures, proposed protected structures, buildings within Architectural Conservation Areas, and to those proposing to carry out works on structures of architectural heritage interest generally.

## **Framework and Principles for the Protection of the Archaeological Heritage**

These guidelines set out the basic principles of national policy on the protection of the archaeological heritage. A key principle set out in these guidelines, which should apply in respect of development and the archaeological heritage, is that there should always be a presumption in favour of avoidance of developmental impacts on the archaeological heritage and preservation in-situ of archaeological sites and monuments must be presumed to be the preferred option.

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## National Inventory of Architectural Heritage (NIAH)

The NIAH is a state initiative managed by the Department of the Environment, Heritage & Local Government. It aims to promote the appreciation of, and contributes to the protection of, the built Heritage by systematically recording a representative sample of that built heritage on a nationwide basis<sup>1</sup>.

The NIAH forms the basis for recommendations by the Minister of Environment, Heritage and Local Government for inclusion in the Record of Protected Structures under the Planning and Development Act 2000. The NIAH provides a source of guidance to local authorities for the selection of structures for protection and also supplies data, which helps them to make informed judgments on the significance of building stock in their functional area.

### Other Relevant Documents

- Planning and Development Acts 2000-2004 consolidate all previous Planning Acts and are strategic in the approach towards the protection of our built heritage. Part IV of the 2000 Act deals specifically with Architectural Heritage and places obligations on both Planning Authorities and on the owners/ occupiers of Protected Structures.
- National Monuments Act 1930-2004 sets out the legislative procedure for protection of all known archaeological monuments.

## 7.3 BUILT HERITAGE

The Built Heritage of County Roscommon is special and unique, and includes not only works of great artistic and structural achievements but also everyday items, which have been produced by skilled craftsmen of bygone days usually with local materials. Architectural heritage includes monuments, groups of buildings and sites. This built heritage includes all manmade structures and features of the landscape in the county; such as the houses, bridges, towns, demesnes and stone walls. This built heritage has acquired special cultural interest through time and as we enjoy this inheritance we should be conscious of our duty as a society to pass this heritage on to future generations. Built heritage is a non-renewable resource, once lost it cannot be replaced, so it is important that we appreciate what we have and provide adequate protection for the built environment in its existing form. When looking at built heritage we must be open to sympathetic re-use of historic buildings though their original function and use may not be relevant nowadays, if this is the only way that enables the architectural heritage to survive.

### Vernacular Architecture:

The value of classical architecture, such as the Bank of Ireland in Roscommon town or Strokestown Park House, is well recognized. However, there is also a value to the less magnificent structures, which contribute greatly to the built heritage of the county, these buildings, many of which are 'Vernacular' architecture are built in a style, which developed over time without much outside influence, using local materials such as stone or mud for the structure, lime render to cover the walls, timber sash windows with painted sills, roofed with thatch or in some parts of the county, stone and in later times slate or tin. Buildings such as post offices and post boxes, shops and timber shopfronts and sign lettering, town houses and coach houses, cottages and traditional farm buildings, national schools and churches contribute much to the built heritage of the county. Other features such as stone walls, stiles, piers and gates represent a local style and have great variation from one part of the county to another.

Vernacular architecture is the back-bone of all our towns and villages. However it is becoming increasingly rare, frequently overlooked in development applications and proposals, where demolition and new build over adaptive reuse of traditional buildings is generally the most common approach.

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<sup>1</sup> [www.buildingsofireland.ie](http://www.buildingsofireland.ie)

This loss of traditional building stock is a gradual process, but the cumulative impact of losing this layer of the cultural fabric of the county's built heritage, is a loss of the character and erosion of the architectural integrity of the county.

### **Industrial Architecture:**

Our industrial architecture covers structures and buildings, which had specific purposes and functions. There is a broad spectrum of industrial heritage in Co. Roscommon from lime kilns, ice houses such as at Rockingham, navigational structures including harbours such as at Lecarrow, moorings such as at Lough Key, quays and bollards such as at Roosky, canals with their associated infrastructure of locks and lock keepers cottages such as at Albert Canal near Jamestown. Other types of industrial architecture include market houses such as in Frenchpark, Strokestown and Castlerea; bridges such as Mount Talbot, Shannonbridge and Boyle; and power stations and industrial chimneys such as in Ballaghaderreen. Water mills and windmills are also to be found throughout the county, such as at Elphin, St. John's, Lobinroe, Lecarrow, Athleague, Castlerea, Castlecoote and Boyle.

Each of these features represents an era in the development of the county. Each structure has a story to tell us about the way of life of our ancestors. Some of these sites are still in use for the purpose for which they are originally built, some are now redundant; some have been adapted into new uses, while some are preserved as tourist attractions. All represent an important layer of the built heritage of the county.

Since the mid 1960's the changing landscape of both our towns and villages in addition to the countryside has been enormous. Much of our built heritage has been lost, but equally much has survived. This built heritage requires ongoing care and maintenance and in particular protection. New uses need to be found for traditional buildings and this may require their adaptation. Retaining older buildings helps pave the way for the advancement of traditional construction skills, which would certainly be lost in a modern building environment. There has been and continues to be, a significant growth in public awareness of our built heritage and with the increase in cultural tourism, which plays a significant part in the tourist economy, the conservation of our built environment contributes to attractiveness of our county as a destination that we can enjoy and be proud of and that others can visit. The retention of the character of historic towns and villages is recognised as being a major attraction and is important in maintaining local distinctiveness for both the local community and visitor alike.

### **Policy in terms of Built Heritage**

- Policy 243** Adopt a sustainable approach to the management of the County's built or cultural heritage.
- Policy 244** Identify and protect the architectural heritage of the county and to manage any change to that heritage in such a way as to retain its character and special interest.
- Policy 245** Promote pride and awareness of the importance and value of our built heritage.

### **Objectives in terms of Built Heritage**

- Objective 203** Review and implement the County Roscommon Heritage Plan, with regard to actions relating to cultural heritage.
- Objective 204** Apply conservation principles to all development applications relating to historic buildings and structures. These principles are:
- Research prior to planning work
  - Minimum intervention – repair rather than replace
  - Respect the setting of the building.

- Objective 205** Prioritise sustainable reuse versus demolition of historic buildings, whether protected or not, especially vernacular buildings and town centre buildings. This represents sustainable development and helps foster a culture of conservation and use of traditional building skills.
- Objective 206** Seek retention of traditional features such as original windows, doors, fanlights, renders, roof coverings and rainwater goods, where appropriate.
- Objective 207** Conserve and protect historic street furniture, such as stone kerbing, milestones, benchmarks, streetlights, manhole covers and ventilation pipes.
- Objective 208** Conserve and protect features of the built environment such as stonewalls, pillars, piers, stiles, gates, railings, holy wells, mass rocks, historic telephone boxes, post-boxes and memorials.
- Objective 209** Promote the importance of informed decision making with regard to historic buildings by encouraging engagement of a suitably qualified conservation specialist with regard to material specification and application.
- Objective 210** Compile and maintain an inventory of all architectural heritage in the care of Roscommon County Council, to be carried out in accordance with NIAH guidelines.
- Objective 211** Prepare a conservation policy for buildings of architectural heritage value in the care and ownership of Roscommon County Council and within this framework prepare a conservation plan for individual buildings as appropriate.

#### 7.4 RECORD OF PROTECTED STRUCTURES (RPS)

A protected structure is a structure that Roscommon County Council considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Every planning authority is obliged to have a Record of Protected Structures (RPS) that includes structures of special interest in its functional area.

In 2003 Roscommon County Council established the RPS by adding over 260 buildings to the RPS. These buildings were selected on the basis of their inclusion in the 2002 Roscommon CDP i.e. Schedule 13: Buildings and Structures to the Protected. As part of the drafting of this County Development Plan the following two National Inventory of Architectural Heritage (NIAH) surveys have been consulted;

1. Roscommon Town Architectural Heritage Study 2000 – carried out by Dúchas The Heritage Service
2. The NIAH survey of the Architectural Heritage of Co. Roscommon – carried out by the Department of Environment, Heritage & Local Government ([www.buildingsofireland.ie](http://www.buildingsofireland.ie)).

The National Inventory of Architectural Heritage (NIAH) forms the basis of the proposed additions to the RPS and the Minister for the Environment, Heritage and Local Government has made recommendations for these additions to be made for Co. Roscommon. There are 416 of these structures included on the county NIAH, 90 of which were already on the RPS. It should be noted at this stage that priority has been given to these Ministerial Recommendations. As part of the County Development Plan preparation process owners/occupiers of many of these structures were informed of the proposed additions to the RPS in accordance with Planning and Development Act, 2000. The process followed for compilation of the RPS is to have proposed additions assessed and elected members given the opportunity to make an informed decision on the additions. The planning authority has also considered additions for structures that are of local importance to the record. Structures recommended for addition in 2003 (which do not form part of the NIAH) but not added at that time, have now been included. During the lifetime of the Plan, consideration will be given, to the addition of

other structures such as those highlighted during public consultation on the Draft CDP, as well as those requested for consideration by individuals around the County.

Protection afforded to structures on the RPS applies to all parts of the structure, including its interior, its curtilage (the area of land attached to or associated with a building and usually forming one enclosure with it), and any other structures in that curtilage, as well as specified features in attendant grounds. Protection also applies to all fixtures and fittings forming part of the interior of a protected structure or of any structure within the curtilage. Protected Structure Status does not preclude appropriate development and indeed, "Protection, in relation to a structure or part of a structure, includes conservation, preservation, and improvement compatible with maintaining the character and interest of the structure or part thereof." [PDA (2000), Part I, S. 2: p 22] Each owner and occupier must ensure that a protected structure, or any element of a protected structure, is not endangered through harm, decay or damage, whether over a short or long period, through neglect or through direct or indirect means. Roscommon County Council operates a conservation grant scheme and the Department of Environment Heritage & Local Government operates a civic conservation grant scheme for civic or public buildings on the RPS, these schemes aim to assist the owner or occupier of a protected structure to undertake necessary works to secure its building fabric.

### **Policy in terms of the RPS**

- Policy 246** Conserve and protect structures (i.e. includes conservation, preservation, and improvement compatible with maintaining the character and interest of the structure), or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- Policy 247** Review the Record of Protected Structures for Co. Roscommon and to seek to provide advice and information for owners and occupiers of structures on the Record of Protected Structures.

### **Objectives in terms of the RPS**

- Objective 212** Review the Record of Protected Structures, within the lifetime of this plan.
- Objective 213** View as unfavourable, development which is likely to adversely affect the character of a protected structure or the setting of a protected structure, where the setting is considered to be of importance.
- Objective 214** Seek the appointment of a conservation officer, to maintain the Record of Protected Structures, within the lifetime of this plan.
- Objective 215** Issue declarations on types of works that would or would not materially affect the character of a protected structure
- Objective 216** Promote best conservation practice through advice to owners/occupiers of Protected Structures
- Objective 217** Promote high conservation standards.
- Objective 218** Raise awareness generally of the value of protected structures.
- Objective 219** Promote appropriate use/re-use and repair of Protected Structures, including the implementation of the Conservation Grants Schemes
- Objective 220** Compile and maintain an inventory of Protected Structures in the care of Roscommon County Council, to be carried out in accordance with NIAH guidelines.

**Objective 221** Prepare a conservation policy for protected structures in the care and ownership of Roscommon County Council and within this framework prepare a conservation plan for individual buildings as appropriate.

## 7.5 ARCHITECTURAL CONSERVATION AREAS (ACA)

Buildings or structures grouped together can have an overall quality which makes them of value. An architectural conservation area is a place, an area, a group of structures or part of a townscape which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of protected structures; and which is listed as such an area in the County Development Plan. The architectural conservation area could include, for example, a terrace of houses, a street, a demesne, buildings surrounding a square, or any group of buildings, which together give a special character to an area. An architectural conservation area may or may not include protected structures and can include historic places.

Designation as an Architectural Conservation Area (ACA) gives protection to the exterior of such structures. Planning permission will be required for any works, which would have a material effect on the character of an ACA.

One Architectural Conservation Area (ACA) had been indicated to date for the County i.e. 'Bawn Street ACA' Strokestown, which was included in the Strokestown Local Area Plan 2004. The identification of new ACAs or modification of existing ACAs may be proposed during the lifetime of this plan. A detailed survey, character appraisal and a set of objectives and policies will be produced for each ACA within the lifetime of this plan. General development control guidelines applicable to ACAs are set out in this plan. It is proposed to designate additional Architectural Conservation Areas as follows and as indicated on Maps in the Appendices:

<b>Boyle:</b>	Main Street Patrick Street Bridge Street The Crescent
<b>Ballaghaderreen:</b>	The Square St. John's Terrace
<b>Castlerea:</b>	The Square & environs
<b>Roscommon:</b>	Lanesborough Street The Square Main Street Goff Street/Athlone Road Church Street Abbey Street

### Policy for ACAs

**Policy 248** Protect the built heritage within an area or in the setting of protected structures, through the designation of appropriate Architectural Conservation Areas.

**Policy 249** Preserve the character of a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures, taking into account building lines and heights.

### Objectives for ACAs

**Objective 222** Identify areas of special interest, within the lifetime of this plan.

**Objective 223** Designate appropriate Architectural Conservation Areas, within the lifetime of this plan.

**Objective 224** Take such steps as are necessary to ensure the preservation of the special character of those areas.

**Objective 225** Consider drafting and adopting Areas of Special Planning Control for specific parts of ACAs.

**Objective 226** Promote initiatives to underpin the preservation of the special character of such Areas, such as preparing a guidance leaflet to provide relevant information to owners and occupiers of structures within an ACA.

### **7.5.1 Development Guidelines for Architectural Conservation Areas**

#### **REPLACEMENT OF EXISTING BUILDINGS**

- According to the principles of best conservation practice, the reuse of existing buildings is preferable to replacement. Roscommon County Council will always start from the premise that the structure should be retained. Applications for demolition of buildings that contribute to the character of an ACA will only be granted in exceptional circumstances. The onus will be upon the applicant to justify the demolition of the building.
- Where replacement buildings are deemed acceptable, new buildings should take into account existing plots, where possible, in order to retain the existing grain, character and vibrancy of the ACA.
- Where buildings have a negative impact on the character of an ACA, demolition of existing and replacement with buildings of more appropriate design may be desirable (the current condition arising from low levels of maintenance including fire damage will not normally be considered as a negative impact). The replacement buildings should respect their setting.
- Where permission is sought for demolition on the grounds of structural defects or failure, a report containing photographs and drawing(s) indicating locations of photographs will be required, produced by a suitably qualified and experienced professional regarding the existing condition. As part of the justification for any demolition within the ACA on structural grounds, details will be required of repairs/remedial works normally used in similar circumstances and details of why they are not suitable in that instance.
- Details of the design including materials proposed for replacement building(s) will be required in any case where demolition is considered, proposals for a replacement building will be assessed as set out below as part of the consideration of an application for demolition.
- Corner buildings in towns can provide identity and points of orientation, consideration will be given to allowing for higher buildings and appropriate designs to emphasise these locations, which may not be acceptable in other locations. It should be noted that in Irish towns one often finds lower buildings at the corner e.g. pubs, with, for example, a drop down from three-storey to two-storey.

#### **REFURBISHMENT/ALTERATION OF EXISTING BUILDINGS**

- Retention of existing materials is preferable to replacement, where replacement materials must be used they will be in the first instance in keeping with the predominant traditional materials used within the ACA, or alternatively as agreed with Roscommon County Council.
- Where new buildings or alterations at roof level are proposed, consideration should be given to the effect of the proposals on the character of the area with regard to roof shape, pitch, angle and length, height, and eaves details, such that they are in keeping with the character of the area in question.
- The provision of dormers, and roof lights may be considered acceptable where they are in keeping with traditional and/or typical examples, which contribute to the existing character. Roof lights should be to hidden pitches where possible.
- Ventilation of roof spaces should be via eaves vents where possible.

- Where breaking through internally between adjacent buildings in an ACA, both fronts are to maintain an active function, the disruption of historic material is to be kept to a minimum such that the character is not negatively impacted upon, this is preferable to demolition of one or both structures.

#### ROOFSCAPE AND CHIMNEYS

- Roof extensions where deemed to be appropriate should always complement the appearance of the existing and adjacent buildings in keeping with the character as set out in the character appraisal or character statement for the ACA.
- Changes to roof pitch angle, ridge height and span of roof can have a significant impact on character, and would be unacceptable to existing buildings except where the changes involve the reinstatement or enhancement of character.
- Telecommunications equipment, ductwork, lift shafts, or other roof plant require planning permission. These should be sensitively located and must not adversely affect the character of the building or where appropriate the roofscape of the ACA.
- The use of modern roofing or re-cladding materials will not be acceptable where it impacts upon the character of the ACA.
- The retention of chimney pots and stacks is preferable to replacement.
- Where replacement buildings or substantial changes to roof structures are permitted within an ACA the use of chimney stacks should be considered in the design to retain existing patterns and to punctuate the roofscape.
- In cases where dormers are deemed to be in keeping with the character and therefore acceptable, traditional designs in keeping with the character and form of the building and the ACA may be acceptable.

#### FACADES

- Where repairs are to be carried out to traditional renders, the material, its style and detailing should match, as far as possible, the existing. These should be based on lime mortar and not contain cement. Sample panels may be requested to assess appropriateness.
- The stripping of render to expose the underlying stone is unacceptable generally and particularly within the ACA.
- Replacement of traditional finishes with modern style materials will not be considered to be in keeping with the character and will therefore not be granted planning permission other than in exceptional cases.
- Where an external finish has gained an identifiable patina of age such as weathering and lichen growth it will merit special consideration with regard to repairs or replacement.

#### OVERHEAD WIRE-SCAPE AND DISTRIBUTION POLES

- Roscommon County Council will facilitate where possible and support any initiatives to underground overhead services in the ACAs.
- The removal of redundant services from the facades of buildings will be encouraged.

#### EXTERNAL LIGHTING OF BUILDINGS AND FEATURES

- Lighting of certain landmark buildings and structures would be acceptable to Roscommon County Council. The method of lighting i.e. type of fitting, fixing method and type of light would need to be specified by the applicant in seeking permission.

#### ADVERTISEMENTS AND SIGNAGE

- Advertisements to the exteriors of structures within an ACA require planning permission. An application will provide details of impact on the character of the building to which they are

attached, adjacent buildings and to the ACA in general. Details of the fixing method will also be required to ensure minimisation of irreversible impacts on the building in question as part of the planning application.

- Signage fixed flat to the façade of a building is normally preferable to those fixed on brackets perpendicular to the façade.
- Advertising on canopies or elements of street furniture will not generally be permitted in an ACA.

#### OPENINGS

- Applications for alteration to existing opening sizes and proportions, or for additional openings in traditional buildings within ACAs will only be considered in exceptional circumstances and where they do not detract from the character of the area.
- The replacement of timber windows and doors with modern materials such as PVC or aluminium will not be acceptable within an ACA.
- Where original or old glass survives in windows it should be retained and/or incorporated into repaired/replaced windows.
- Replacement of PVC and Aluminium window frames and doors with timber will be encouraged and facilitated where possible by Roscommon County Council.
- Features such as fine cut limestone window sills and door steps are to be retained and protected from any potential damage.
- External roller shutters will not be permitted within an ACA. Alternative methods of security should be used, if required.

#### SHOPFRONTS

- Traditional shopfronts should be repaired rather than replaced, with materials matching the original.
- Modern style awnings to the front of commercial premises will not normally be considered to be in keeping with the retention of character in the ACA.
- The provision of new or extended shopfronts would be inappropriate where it/they extend across two or more distinct buildings. Clear vertical distinction is required between distinct buildings.
- New or extended shopfronts should never obscure architectural details of the original building such as sills, stringcourses, or windows.
- The removal of existing traditional shopfronts will only be considered in exceptional cases. Repair will always be preferable to replacement.
- Applications for the provision of new shopfronts shall take into consideration the effect of proposed designs on character of the building, adjacent buildings and the ACA in general, with regard to scale, proportions, materials and detailing. Modern requirements such as newspaper receptacles should be built into the design of new shopfronts as opposed to being tacked on.
- The provision of roller shutters is not acceptable to either new or existing shopfronts. Additional security, where required, should be provided using other methods.
- Traditional sign writing to shopfront fascias may contribute to the special character of a shopfront and it is important to retain or at least cover good examples in a manner such that it can be uncovered at a future date.
- Roscommon County Council may request a method statement with regard to extensive or complicated repair work to shopfronts in advance of works commencing.
- Standard corporate signage is not acceptable within ACAs, such signage is to be provided in a manner in keeping with the character of the ACA.
- Where newspaper receptacles are to be fixed to the façade of a building planning permission is required.

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## USES

- Applications for change of use from residential to retail will be required to provide an assessment of the impact on the structure and its character, particularly where breaking out ground floor front wall or the provision of signage forms part of the application.  
Alterations such as the removal of original external limestone steps, and provision of new openings for additional access to upper floors will be considered in relation to its impact on character.

## TRAFFIC, STREET FURNITURE, PLANTING

- Any changes to traffic management and parking within ACAs will take into account its designation as an ACA and will seek to retain or improve the character of the ACA in the design and provision of Pay and Display machines, signage, ramps, renewed surfaces, dished pavements etc.
- The Council will actively promote the retention of all surviving original kerbing and cobbles in the ACAs.
- Where agreement is reached with the Council for works to dish footpaths, original kerbs will not be removed, they will be lowered in full and not cut or removed.
- Post boxes, seats, water pumps and other street furniture where in keeping with the character of the ACA will be retained in-situ.
- New street furniture will be of high quality reflecting the area's status as an ACA and be of appropriate (preferably local) materials.

## DEMESNES

- Development within Demesne ACAs should be such that it does not negatively impact upon the designed and natural landscape, the setting of structures within the Demesne or mature trees and wildlife, which contribute positively to the character of the ACA. The original landscape design intentions are to be respected.
- Car parking facilities in Demesne ACAs should be concealed where possible with appropriate planting and landscaping.

### 7.6 HERITAGE GARDENS, PARKS AND DEMESNES

Heritage Gardens and Parks are areas of natural heritage, and gardens and parks whose plant collections, design, design features, buildings, setting, style or association are of significant botanical, aesthetic or historical interest or which illustrate some aspect of the development of gardening or of gardens or parks<sup>2</sup>.

Co. Roscommon has a rich heritage of demesnes, gardens and designed landscapes, associated with the large estates which once existed around the county, the most well known is that of the parkland and many features such as the ice house, tunnels, quay, gazebo's, bog gardens and deer park of the Rockingham Estate at Lough Key Forest and Amenity Park, near Boyle. The pleasure grounds in Boyle were associated with King House. The gardens at Strokestown Park House have faithfully recreated the original kitchen garden and pleasure garden, both of which served very different purposes in their role as part of the Strokestown Park House demesne. Mote Park in Roscommon now provides a valued public amenity and area for walking to the people around Roscommon town. Demesnes reflect the fashion and social aspirations of their owners and users of their day with geometric layouts being replaced by more "natural" layouts in the 19<sup>th</sup> century. Aligned to the heritage value of these heritage parks and gardens, they have an economic value. Lough Key Forest and Amenity Park is a longstanding example of the tourism and amenity potential of historic gardens and parks.

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<sup>2</sup> A Methodology for the Preparation of County Heritage Plans, The Heritage Council 2001

The Survey of Historic Gardens and Designed Landscapes, carried out by the Department of Environment, Heritage & Local Government ([www.buildingsofireland.ie](http://www.buildingsofireland.ie)) has identified 130 historic gardens and designed landscapes in Co. Roscommon. Not all of these have survived intact, but it is important to recognise the importance of demesne features and to conserve them where appropriate.

### **Policy for Heritage Gardens, Parks and Demesnes**

- Policy 250** Seek the conservation and enhancement of historic gardens and parks, where appropriate.
- Policy 251** Use the designation of Architectural Conservation Area where considered appropriate to preserve the character of a designed landscape.

### **Objectives for Heritage Gardens, Parks and Demesnes**

- Objective 227** Require that development applications in designed landscapes take into consideration the impacts of the development on that designed landscape and demonstrate that the development proposal has been designed to take account of the heritage resource of the landscape.
- Objective 228** Preservation by record of features of interest in designed landscapes may be considered, where appropriate.

## 7.7 HERITAGE OBJECTS

Heritage Objects are objects over 25 years old, which are works of art or of industry (including books, documents and other records, including genealogical records) of cultural importance<sup>3</sup>.

### **Objective for Heritage**

- Objective 229** Conserve and protect heritage objects, which are of importance to the County by securing suitable storage and presentation facilities for these items.

## 7.8 ARCHAEOLOGICAL HERITAGE

Archaeology is the study of past societies through the material remains left by those societies and the evidence of their environment, which includes anything made or modified by people from earliest times up to 1700AD. The archaeological heritage of Co. Roscommon includes structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects; situated both on land and under water<sup>4</sup>. This means that the archaeological heritage is not confined to the archaeological sites within the Record of Monuments and Places. It includes any archaeological site that may not have been recorded yet, as well as archaeology beneath the ground surface, as well as the context of any site<sup>5</sup>.

To date there has been over 4,400 known Recorded Monuments identified in the county. However, new sites and monuments are still being discovered, often during development or building work. Our archaeological heritage can be used to gain knowledge and understanding of the past. It is of great cultural and scientific importance. Only a portion of the material remains of past societies has survived, and this is why all the available evidence is of archaeological significance.

People have been influencing the landscape of County Roscommon for over 6,000 years and the result of this interaction is a diverse collection of burial tombs, settlement sites, artefacts, buildings, industries, art, music, folklore and traditions. Drumanone Dolmen near Boyle and the court tomb in

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<sup>3</sup> A Methodology for the Preparation of County Heritage Plans, The Heritage Council 2001

<sup>4</sup> The European Convention for the Protection of Archaeological Heritage, Valetta 1992.

<sup>5</sup> Ref: Department of Environment, Heritage & Local Government

Knockranny Wood just outside Keadue are good examples of Neolithic sites dating from 4000-2000BC. Bronze Age sites dating from 2000BC – 500BC include burial mounds called Barrows, such as Knockadoobrusna close to Boyle Golf Course. Iron Age sites dating from 500BC – 500AD include linear earthworks or ancient roads such as at Cloonburren, near Shannonbridge and Crannógs. Crannógs are tiny circular islands found in most lakes in the county often covered with trees, such as at Tully Lough, near Strokestown. These are man-made dwellings built in shallow water, using timber, stones and other material<sup>6</sup> are a very distinctive feature of the Roscommon countryside which, uniquely for Ireland, remained in use up to late Medieval times around the 17<sup>th</sup> century.

Medieval settlement is still a strong and visible feature of the Roscommon landscape. Ancient Gaelic settlement traditions survived in Roscommon longer than in other parts of the country because of the strong Gaelic traditions of the O'Connor Clan who were Gaelic lords in control of most of Co. Roscommon until a few hundred years ago. Perhaps the most frequently occurring monument found throughout the county is the ringfort. Ringforts are circular earthworks, defined by an earthen bank and external ditch. They were the 'bungalow' of their day, having enclosed a dwelling house and other buildings of a Lord or wealthy farmer in the early Medieval period (c. 500 – 1100AD)<sup>7</sup>. Known also as Rath, Lios or Dúns, many of these monuments give names to the townland in which they are found. For example, there are three townlands in the county called 'Rathmore', meaning big rath or big ringfort. Other settlement types known as 'moated sites' were built by the Gaelic lords in Roscommon around 1300AD, such as at Ogulla, near Tulsk. Medieval field systems still survive from this era, especially at Carns, near Tulsk. The deserted Medieval town of Rindoon, situated on the shores of Lough Ree is said to 'constitute one of the most important complexes of Medieval monuments in the country'<sup>8</sup>. The archaeological significance of late Medieval rural settlement in the landscape of Roscommon, even to this day, is reflected in the research carried out here by the Discovery Programme – Ireland's national archaeological research body - which has found 'that we are seeing a native lordship that is consciously aware of maximizing economic return through the careful management of its lands and its people'<sup>9</sup>.

While the landscape features described above reflect the influence of Gaelic settlement on the landscape, the influence of the Anglo-Normans is also to be seen, particularly in the great stone castles of Roscommon and Ballintubber, which were built c. 1300AD. Other surviving elements of Medieval settlement include many churches and ecclesiastical sites around the county. Over half of the graveyards in the county contain within them sites of archaeological importance.<sup>10</sup>

The Archaeological Heritage comprises of:

- Recorded sites and features of historical and archaeological importance included in the Record of Monuments and Places as established under section 12 of the National Monuments (Amendment) Act, 1994 (Map 23)
- Major sites of archaeological importance in Roscommon in State Ownership or Guardianship, are listed in the table below.
- National Monuments in Roscommon which are the subject of preservation orders are listed on the table below.
- All previously unknown archaeology that becomes known, such as through ground disturbance or the discovery of sites underwater.

<sup>6</sup> Ref: Earthen Banks and Broken Walls, Our Legacy of Ancient Monuments, Department of Environment, Heritage & Local Government

<sup>7</sup> Ref: Earthen Banks and Broken Walls, Our Legacy of Ancient Monuments, Department of Environment, Heritage & Local Government

<sup>8</sup> Rindoon, Co. Roscommon: A Management Plan © The Heritage Council, 1998

<sup>9</sup> www.discoveryprogramme.ie

<sup>10</sup> Ref: County Roscommon Graveyard Survey 2005 © Roscommon County Council.

### 7.8.1 Record of Monuments and Places

All known sites and monuments in the county are identified and listed for protection in the Record of Monuments and Places, a statutory inventory of sites protected under the National Monuments Acts. The Record of Monuments and Places is a set of 6" maps of County Roscommon with an accompanying index, which shows all the sites, monuments and zones of archaeological potential identified to date in the county. The Record of Monuments and Places is available to the public at the Planning Office of Roscommon County Council and in the County Library Roscommon.

The protection of archaeological heritage is a mandatory objective for Development Plans. Roscommon County Council will work closely with the National Monuments Service of Department of Environment, Heritage and Local Government, The Heritage Council and the Discovery Programme in securing the protection of archaeological heritage, as well as in developing of policy and identifying sites and zones of archaeological potential. The need to preserve the archaeological heritage in the County is recognised and will be protected through ensuring archaeological considerations are taken into account for developments in sensitive areas. The actual designation and legal protection of archaeological features as National Monuments is outside the remit of the local authority, and provided for under the National Monuments Acts.

RMP No.	Townland	Description	Status	Nat. Mon. No.
RO032-021----	Altore	Wedge tomb	Ownership	559
RO006-153001-	Ardcarn	Ringfort	Ownership	488
RO006-153002-	Ardcarn	Souterrain inside R06-153001-	Ownership	488
RO006-155----	Ardcarn	Bowl Barrow	Ownership	488
RO039-05501-	Ballyphaesan	Roscommon Abbey	Guardianship	362
RO045-118001-	Carnagh West	Cashel	Guardianship	487
RO006-046---	Castle Island	MacDermots Castle	Guardianship	586
RO041-033---	Castlestrange	La Tene Stone	Guardianship	320
RO006-006---	Church Island (Lough Key)	Inchmacnerin Abbey	Guardianship	557
RO039-043001-	Cloonbrackna	Roscommon Castle	Guardianship	181
RO039-043010-	Cloonbrackna	Fortified house in RO039-043001-	Guardianship	181
RO015-029---	Cloonshanville	High Cross	Guardianship	608
RO015-05101-	Drummin	Ogham Stone	Ownership	650
RO015-05102-	Drummin	Ringfort	Ownership	650
RO015-05103-	Drummin	Ogham Stone	Ownership	650
RO027-034005-	Emlagh	Emlagh Cross	Guardianship	397
RO027-034006-	Emlagh	Emlagh Cross	Guardianship	397
RO027-034007-	Emlagh	Emlagh Cross	Guardianship	397
RO027-034008-	Emlagh	Emlagh Cross	Guardianship	397
RO027-034009-	Emlagh	Emlagh Cross	Guardianship	397
RO027-034010-	Emlagh	Emlagh Cross	Guardianship	397
RO027-034011-	Emlagh	Emlagh Cross	Guardianship	397
RO021-042015-	Glenballythomas	Linear earthwork	Ownership	473
RO021-042016-	Glenballythomas	Linear earthwork	Ownership	473
RO021-042017-	Glenballythomas	Cashel	Ownership	473
RO021-042018-	Glenballythomas	Enclosure attached to RO21-042017	Ownership	473
RO021-042019-	Glenballythomas	Field wall	Ownership	473
RO022-057004-	Glenballythomas	Rath	Ownership	473
RO022-057017-	Glenballythomas	Cashel	Ownership	473

RO022-057020-	Glenballythomas	Ring-barrow	Ownership	473
RO022-057021-	Glenballythomas	Road	Ownership	473
RO022-057022-	Glenballythomas	Rath	Ownership	473
RO022-057024-	Glenballythomas	Cave	Ownership	473
RO022-057028-	Glenballythomas	Owneygat-Earthwork	Ownership	473
RO022-057029-	Glenballythomas	Owneygat-Souterrain	Ownership	473
RO022-057030-	Glenballythomas	Owneygat-Ogham stone	Ownership	473
RO022-057031-	Glenballythomas	Owneygat-Non-antiquity	Ownership	473
RO022-057035-	Glenballythomas	Relignaree	Ownership	473
RO022-057036-	Glenballythomas	Relignaree-Souterrain	Ownership	473
RO022-057037-	Glenballythomas	Relignaree-House	Ownership	473
RO022-057038-	Glenballythomas	Relignaree-Annexe	Ownership	473
RO022-057039-	Glenballythomas	Cashel	Ownership	473
RO022-057043-	Glenballythomas	Court-tomb	Ownership	473
RO022-057046-	Glenballythomas	Ring-barrow	Ownership	473
RO022-057047-	Glenballythomas	Standing Stone	Ownership	473
RO022-057049-	Glenballythomas	Ring-barrow	Ownership	473
RO022-057051-	Glenballythomas	Rath	Ownership	473
RO022-057052-	Glenballythomas	Road	Ownership	473
RO022-057073-	Glenballythomas	Owneygat-Non-antiquity	Ownership	473
RO022-057077-	Glenballythomas	Relignaree-Non-antiquity	Ownership	473
RO022-057084-	Glenballythomas	Owneygat-Ogham stone	Ownership	473
RO006-068005-	Knocknashee	Boyle Abbey (Cistercian)	Guardianship	167
RO022-056017-	Toberrory	Rathmore	Guardianship	294
RO022-056028-	Toberrory	Rathscreg	Ownership	294
RO022-056029-	Toberrory	Toberrory	Ownership	294
RO022-056035-	Toberrory	Rathscragg	Ownership	294
RO022-056052-	Toberrory	Rathscragg-Enclosure	Ownership	294
RO022-056053-	Toberrory	Rathscragg-Enclosure	Ownership	294
RO022-057001-	Toberrory	Rathbeg	Guardianship	294
RO022-057006-	Toberrory	Milleán Meba	Guardianship	294
RO022-057008-	Toberrory	Misgaun Meba	Guardianship	294
RO022-057010-	Toberrory	Rathcroghan	Guardianship	294
RO022-057011-	Toberrory	Rathcroghan	Guardianship	294
RO006-036---	Trinity Island (Lough Key)	Abbey of Blessed Trinity	Guardianship	556

<b>Monument No.</b>	<b>Townland</b>	<b>Classification</b>
RO005-014015	LOUGH GARA	Crannog
RO008-024----	MAGHERABOY	Barrow - ring-barrow
RO008-032001-	GLEBE ((Costello By.))	Castle - unclassified
RO009-026001-	DERRYCOAGH, LOUGH GARA	Crannog
RO009-033----	LOUGH GARA, PORTNACRINNAGHT	Crannog
RO016-033----	MOHEEDIAN	Ringfort - rath
RO017-078----	CARROWNAGLEARAGH	Ringfort - rath
RO017-128----	CARROWNAGLEARAGH	Ringfort – rath
RO023-109----	ANNAGHMORE (Roscommon By.)	Ringfort - rath
RO025-014001-	CARRICK (Castlereagh By.)	Ringfort - cashel
RO028-032----	CLOONANART BEG	Crannog
RO028-033----	CLOONANART BEG	Crannog
RO028-034----	CLOONANART BEG	Crannog
RO029-117001-	COGGALBEG	Moated site
RO032-051----	CLOONERKAUN	Non-monument
RO034-035001-	RABRADAGH, RATHMEW	Barrow - stepped barrow
RO034-035002-	RABRADAGH	Mound
RO034-035003-	RABRADAGH	Mound
RO034-035004-	RABRADAGH	Enclosure
RO034-035005-	RABRADAGH	Enclosure
RO034-036----	RABRADAGH	Barrow - ditch barrow
RO034-037----	RABRADAGH	Barrow - ditch barrow
RO035-009001-	BALLINDERRY	Ringfort - rath
RO041-031001-	TOBERAVADDY	Fortified house
RO045-118001-	CARNAGH WEST	Ringfort - cashel
RO046-004----	RINNAGAN, WARREN	Town
RO046-004002-	WARREN	Castle
RO056-016----	RAGHRABEG	Bastioned fort

### 7.8.2 Archaeological Assessment

Government guidance sets out the policy that proposed developments that may (due to their location, size, or nature) have implications for the archaeological heritage should be subject to archaeological assessment.

Such developments include those that are located at or close to archaeological monuments or sites, those that are extensive in terms of area (½ hectare or more) or length (1 kilometre or more) and developments that require Environmental Impact Statements. The archaeological heritage includes National Monuments in the care of the State, archaeological and architectural monuments and sites in the Record of Monuments and Places and the Register of Historic Monuments, Zones of Archaeological Potential in historic towns; the underwater archaeological heritage, including historic wrecks; unknown and unrecorded archaeological sites (including subsurface elements with no visible surface remains); potential sites located in the vicinity or large complexes of sites or monuments, present or former wetlands, unenclosed land, rivers or lakes<sup>11</sup>.

<sup>11</sup> Framework and Principles for the Protection of the Archaeological Heritage

Archaeological assessment is an essential first step in the development process to identify the archaeology, if any, present on a site, so as to allow the development to be designed from the start in such a way as to minimize the impacts of that development on the archaeology. This can avoid or reduce costs and delays to the development.

### 7.8.3 Underwater Archaeology

Under the National Monuments Acts 1930-2004, all shipwrecks over one hundred years old, underwater archaeological structures, features and objects are protected. The potential exists for development to impact negatively on our underwater cultural resource. Development impacting upon rivers and lakes may encounter underwater archaeology.

#### Policy for Archaeological Heritage

- Policy 252** Secure the preservation (i.e. preservation in situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological interest generally. In securing such preservation Roscommon County Council will have regard to the advice and recommendations of the National Monuments Section of the Department of Environment, Heritage & Local Government, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be granted.
- Policy 253** Protect the archaeological heritage from damage.
- Policy 254** Make available appropriate guidance in relation to the protection of the archaeological heritage in the County.
- Policy 255** Promote public awareness of the rich archaeological heritage in the County.

#### Objectives for Archaeological Heritage

- Objective 230** Ensure that any development either above or below ground, within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.
- Objective 231** Secure the preservation (in situ, or as a minimum, preservation by record) of all sites and features of historical and archaeological interest, such as castles.
- Objective 232** Provide guidance to developers and property owners regarding the protection of the archaeological heritage and the archaeological implications of proposed development.
- Objective 233** Promote pre-planning consultations in relation to the archaeological heritage with the planning authority and with the Department of Environment, Heritage & Local Government in its capacity of being charged with the implementation of the National Monuments Acts.
- Objective 234** Have regard to the advice and recommendations of the National Monuments Service of the Department of Environment, Heritage & Local Government, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject.
- Objective 235** Ensure that proposed developments, that may (due to their location, size, or nature) have implications for the archaeological heritage, are subject to archaeological assessment.

- Objective 236** Seek to designate archaeological landscapes in consultation with the National Monuments Service of the Department of Environment, Heritage & Local Government, within the lifetime of this plan.
- Objective 237** Endeavour to ensure the dissemination of the results of archaeological excavation in a timely and appropriate manner.
- Objective 238** At sites where underwater archaeology might be encountered, especially at the three main fording points of the Shannon at Roosky, Termonbarry & Ballyleague, refer development applications to the Underwater Archaeology Unit, via the Development Applications Section of the Department of Environment, Heritage & Local Government for comment.

#### **7.8.4 Development in Areas of Archaeological Potential – Development Standards**

- All developments that may have implications for archaeological heritage should be subject to archaeological assessment. Such developments include those located at or close to archaeological monuments or sites, extensive developments in terms of area covered (ground disturbance of more than ½ hectare) or length (1kilometre or more) and developments requiring an Environmental Impact Statement. The archaeological heritage includes National Monuments in the care of the State, archaeological and architectural monuments and sites in the Record of Monuments and Places and the Register of Historic Monuments, zones of archaeological potential in Historic Towns; the underwater archaeological heritage, including historic wrecks; unknown and unrecorded archaeological sites (including subsurface elements with no visible surface remains); potential sites located in the vicinity or large complexes of sites or monuments, present or former wetlands, unenclosed land, rivers or lakes.
- Development taking place either above or below ground which is within, adjacent to or might affect sites and features of historical and archaeological interest shall respect the character of the archaeological site and its setting and shall be sited and designed with care for the character of the site and setting.
- Archaeological monitoring may be required in the course of carrying out development works. It shall be a condition of archaeological monitoring that there is a requirement for the stopping (on the advice of the monitoring archaeologist) of all works which might affect elements of the archaeological heritage, the recording of exposed archaeological material, and preservation by record or preservation in-situ of the elements of the archaeological heritage, as appropriate.

#### **7.8.5 Rathcroghan Archaeological Complex**

The Rathcroghan area of County Roscommon, located along the N5 between Tulsk and Ballinagare, is the location of a complex of archaeological monuments that are of major national significance. Rathcroghan is the traditional site of the seat of Connaught's Iron Age elite and the burial place of the pagan kings of Ireland. It is famous in myth, legend and folklore as the location from which Queen Maeve of Connaught set out on her raid to claim the Brown Bull of Cooley, in the epic tale the 'Táin Bó Cúalnge'.

The landscape of the Rathcroghan area reflects 5,000 years of human activity from Neolithic to Medieval periods. The archaeological characteristics of this landscape have survived largely intact to this day because of the respect and appreciation of the site amongst the local landowners. Conservation of this landscape and of the monuments and their settings, which contribute to this historic landscape, must be balanced with the sustaining of viable land use practices and a viable population in the area. Many of the individual monuments, which together form the archaeological complex of Rathcroghan are National Monuments in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government. There are also other important national monuments in private ownership.

<b>Table 30: National Monuments in the Rathcroghan Archaeological Complex</b>				
<b>RMP No.</b>	<b>Townland</b>	<b>Description</b>	<b>Status</b>	<b>Nat. Mon. No.</b>
RO021-042015-	Glenballythomas	Linear earthwork	Ownership	473
RO021-042016-	Glenballythomas	Linear earthwork	Ownership	473
RO021-042017-	Glenballythomas	Cashel	Ownership	473
RO021-042018-	Glenballythomas	Enclosure attached to RO21-042017	Ownership	473
RO021-042019-	Glenballythomas	Field wall	Ownership	473
RO022-057004-	Glenballythomas	Rath	Ownership	473
RO022-057017-	Glenballythomas	Cashel	Ownership	473
RO022-057020-	Glenballythomas	Ring-barrow	Ownership	473
RO022-057021-	Glenballythomas	Road	Ownership	473
RO022-057022-	Glenballythomas	Rath	Ownership	473
RO022-057024-	Glenballythomas	Cave	Ownership	473
RO022-057028-	Glenballythomas	Oweynagat-Earthwork	Ownership	473
RO022-057029-	Glenballythomas	Oweynagat-Souterrain	Ownership	473
RO022-057030-	Glenballythomas	Oweynagat-Ogham stone	Ownership	473
RO022-057031-	Glenballythomas	Oweynagat-Non-antiquity	Ownership	473
RO022-057035-	Glenballythomas	Relignaree	Ownership	473
RO022-057036-	Glenballythomas	Relignaree-Souterrain	Ownership	473
RO022-057037-	Glenballythomas	Relignaree-House	Ownership	473
RO022-057038-	Glenballythomas	Relignaree-Annexe	Ownership	473
RO022-057039-	Glenballythomas	Cashel	Ownership	473
RO022-057043-	Glenballythomas	Court-tomb	Ownership	473
RO022-057046-	Glenballythomas	Ring-barrow	Ownership	473
RO022-057047-	Glenballythomas	Standing Stone	Ownership	473
RO022-057049-	Glenballythomas	Ring-barrow	Ownership	473
RO022-057051-	Glenballythomas	Rath	Ownership	473
RO022-057052-	Glenballythomas	Road	Ownership	473
RO022-057073-	Glenballythomas	Oweynagat-Non-antiquity	Ownership	473
RO022-057077-	Glenballythomas	Relignaree-Non-antiquity	Ownership	473
RO022-057084-	Glenballythomas	Oweynagat-Ogham stone	Ownership	473
RO022-056017-	Toberrory	Rathmore	Guardianship	294
RO022-056028-	Toberrory	Rathscreg	Ownership	294
RO022-056029-	Toberrory	Toberrory	Ownership	294
RO022-056035-	Toberrory	Rathscragg	Ownership	294
RO022-056052-	Toberrory	Rathscragg-Enclosure	Ownership	294
RO022-056053-	Toberrory	Rathscragg-Enclosure	Ownership	294
RO022-057001-	Toberrory	Rathbeg	Guardianship	294
RO022-057006-	Toberrory	Milleán Meba	Guardianship	294
RO022-057008-	Toberrory	Misgaun Meba	Guardianship	294
RO022-057010-	Toberrory	Rathcroghan	Guardianship	294
RO022-057011-	Toberrory	Rathcroghan	Guardianship	294

### **Policy for the Rathcroghan Archaeological Complex**

- Policy 256:** Support the implementation of the Rathcroghan Archaeological Complex Conservation Study, as prepared for the Department of Environment, Heritage & Local Government.
- Policy 257:** Facilitate sustainable development within the zones of archaeological potential associated with the Rathcroghan site in accordance with ‘Sustainable Rural Housing Guidelines for Planning Authorities (Government of Ireland 2005).
- Policy 258:** Protect and conserve the vulnerable archaeological and cultural landscape and to conserve and enhance views from and between the 12 key archaeological monuments and 4 key view points as identified in the Rathcroghan Archaeological Complex Conservation Study.

### **Objectives for the Rathcroghan Archaeological Complex**

- Objective 239:** Devise future planning policy for the Rathcroghan complex having regard to the findings and recommendations of the Rathcroghan Archaeological Complex Conservation Study.
- Objective 240:** Refer all planning applications within the Rathcroghan complex zones of archaeological potential, to the Development Applications Unit of the Department of Environment, Heritage & Local Government for comment and to have regard to those comments when making decisions in all such planning applications.
- Objective 241:** Permit individual housing only in accordance with the Rural Settlement Strategy as set out in Chapter 6 of the Roscommon County Development Plan 2008-2014.
- Objective 242:** Facilitate modestly scaled development, such as extensions to existing domestic dwellings, sensitively designed and sited agricultural building, reuse of existing buildings and where appropriate, replacement buildings comparable in scale to buildings being removed.
- Objective 243:** Discourage development along the N5 road as it passes through the Rathcroghan Area, despite what changes may occur to the status of that route, during the lifetime of this plan to conserve intervisibility between 12 key monuments and 4 key view points as per Policy 258.
- Objective 244** Local and long distance views shall be assessed via digital terrain modelling and viewshed analysis, their significance identified and prioritized in terms of intervisibility and general interpretation of the archaeological landscape. The 12 key monuments and key view points identified in the Rathcroghan Archaeological Complex Conservation Study shall be the starting point for such modelling.
- Objective 245** Carry out a capacity study for the Rathcroghan Complex Study area to assess the capacity of the landscape to accommodate future development. This is necessary because the greatest concern in relation to rural housing is its cumulative impact on the landscape as well as the national and international significance of the Rathcroghan complex landscape which is based on its landscape and intervisibility between the key monuments.

### **7.8.6 Development in the Rathcroghan Area – Development Standards**

Along with the archaeological development standards applied countywide, additional development criteria will be applied to the Rathcroghan Area:

- In order to apply the policy of conserving this significant historic landscape, development applications must be assessed in the policy context as set out in Chapter 6, Rural Areas Within Sensitive Environmental and Other Designations.
- Development applications, which relate to appropriately scaled economic activity, such as tourism related facilities or employment opportunities may be considered, however Section 47<sup>12</sup> agreements may be utilized to sterilize land from other development.
- All developments that may be considered on the Rathcroghan Plateau (defined by the 120m-130m contour), in the vicinity of the 12 key monuments identified in Section 8.4 to 8.15 and the 4 key view points highlighted as being of significance in Figure 5 of the Rathcroghan Archaeological Complex Conservation Study must be subject to a visual impact assessment to ensure the intervisibility and setting of the monuments is conserved.
- All developments that may be considered within the archaeological zones will be subject to an archaeological assessment requirement.

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<sup>12</sup> Planning and Development Act 2000