AtkinsRéalis

Appendix 17-4 – Extract from Mayo County Development Plan 2022-2028

Uisce Éireann
October 2026

BALLINA AND LOUGH TALT WATER SUPPLY UPGRADE

Appendix 17.4

Mayo County Development Plan 2022-2028

Protected Structures

Structures or parts of structures can be added to the Record of Protected Structures (RPS) if they are deemed of special architectural, archaeological, historical, cultural, artistic, scientific, social, and/or technical interest. The designation includes the exterior and interior of the structure, the land lying within its curtilage (boundary), any other structures and their exterior and interiors lying within that curtilage, plus all fixtures and features which form part of the interior or exterior of any of these structures. Works that would materially affect the character of a Protected Structure require planning permission.

The Planning Authority will consider proposals for development or alterations to a Protected Structure based on the conservation principles set out in the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011). Development proposals for works to a Protected Structure or within the curtilage of a Protected Structure may require a method statement that describes the proposed works in appropriate detail. An Architectural Heritage Impact Assessment will also be required in the case of applications for extensive or complex works that have the potential to have a significant impact on a Protected Structure. Assessments should be prepared by a suitably qualified conservation specialist in accordance with the requirements of the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011) and shall assess the likely effects of the proposed development on the special character of the Protected Structure and its setting.

Architectural Heritage Assessment

Where deemed necessary, the Planning Authority may require an Architectural Heritage Assessment report, prepared by a qualified and experienced conservation architect as described in Appendix B of the DEHLG Architectural Heritage Protection, Guidelines for Planning Authorities (2004, reissued by DAHG, 2011) which shall accompany planning applications for works to protected structures. This report shall:

- Outline the significance of the building.
- Include a detailed survey of the building, including a photographic survey.
- Detail the proposed works it is intended to carry out; and
- Contain a full assessment on the materials and method proposed to carry out these works, their impact on the character of the structure and the reversibility of the proposed works.

Architectural Conservation Areas

Any alterations proposed to protected structures and buildings within Architectural Conservation Areas (ACAs) must comply with Chapter 9 ‘Built Environment’ and The Architectural Heritage Protection Guidelines for Planning Authorities (2005). Any alterations proposed to a building adjoining or adjacent to an ACA shall be sensitive to its setting.

Archaeological Sites

Development in the vicinity of archaeological sites shall accord with the requirements of the Framework and Principles for the Protection of Archaeological Heritage, DAHG (1999) and shall be designed to have minimal impact on archaeological features. There is a presumption in favour of avoiding developmental impacts on archaeological heritage and of in-situ preservation of archaeological sites and monuments.

– An Archaeological Impact Assessment and Method Statement will be required to support development proposals that have the potential to impact on archaeological features.

– A Conservation Plan may be required for development in the vicinity of a site or monument, to ensure the ongoing protection of the monument and its setting.

– A Visual Impact Assessment may be required for development proposals in the vicinity of upstanding remains.

Sligo County Development Plan 2024-2030

Heritage

It is the objective of Sligo County Council to:

O-H-1 Implement, in partnership with all relevant stakeholders, the County Sligo Heritage Plan 2016- 2020 and subsequent heritage plans.

O-H-2 Adopt and implement, in partnership with all relevant stakeholders, the County Sligo Biodiversity Action Plan 2011-2015 and subsequent biodiversity plans.

O-H-3 Prepare and support the implementation of a Green Infrastructure Strategy 1 for County Sligo.

Archaeological heritage Archaeological heritage policies

It is the policy of Sligo County Council to:

P-AH-1 Protect and enhance archaeological sites, monuments, their setting, appreciation and amenity within the Plan area, including those that are listed in the Record of Monuments and Places (RMP) or newly discovered archaeological sites and/or sub-surface archaeological remains.

P-AH-2 Require archaeological impact assessment, surveys, test excavation and/or monitoring for planning applications in areas of archaeological importance, if a development proposal is likely to impact upon in-situ archaeological monuments, their setting and archaeological deposits.

P-AH-3 Require the preservation of the context, amenity, visual integrity and connection of archaeological monuments to their setting. Views to and from archaeological monuments shall not be obscured by inappropriate development. Where appropriate, archaeological visual impact assessments will be required to demonstrate the continued preservation of an archaeological monument's siting and context.

P-AH-4 Secure the preservation in-situ or by record of:

- the archaeological monuments included in the Record of Monuments and Places as established under section 12 of the National Monuments (Amendment) Act, 1994;
- any sites and features of historical and archaeological interest;
- any subsurface archaeological features that may be discovered during the course of infrastructural/development works in the operational area of the Plan.

Preservation relates to archaeological sites or objects and their settings. Preservation in-situ is most effectively achieved by the refurbishment of existing buildings, in situations where it is possible to retain the greater part of existing structures without the need for new foundations.

P-AH-5 Protect historic burial grounds that are recorded monuments and encourage their maintenance in accordance with best conservation principles. Development may be restricted or conditions requiring substantial excavation may be imposed in and adjacent to former burial grounds.

P-AH-6 Where possible, facilitate and enhance public access to and understanding of the archaeological heritage and disseminate archaeological information and advice to prospective developers and the general publiapprox.

P-AH-7 Require that all development proposals for industrial buildings and sites of industrial archaeological importance be accompanied by an industrial archaeology assessment of the surrounding environment. New development should be designed in sympathy with existing features and structures.

P-AH-8 Protect and preserve the archaeological value of underwater archaeological sites and associated

features. In assessing proposals for development, the Council will take account of the potential underwater archaeology of rivers, lakes, intertidal and subtidal environments.

Cuil Irra Peninsula – Carrowmore, Knocknarea and Carns Hill

P-AH-9 Refer to the National Monuments Section, DAHG all development proposals within the archaeological and historic landscape of the Cuil Irra Peninsula (which includes the core areas of Knocknarea, Carrowmore and Carns Hill) as identified.

P-AH-10 Ensure that Archaeological Impact Assessments are requested at pre-planning and planning application stage for all development proposals within the archaeological and historic landscape of the Cuil Irra Peninsula (which includes the core areas of Knocknarea, Carrowmore and Carns Hill).

Archaeological heritage objectives

It is an objective of Sligo County Council to:

O-AH-1 Identify and protect internationally important archaeological landscapes such as the Carrowkeel, Inishmurray and the Cuil Irra Peninsula (which includes the core areas of Knocknarea, Carrowmore and Carns Hill), in co-operation with landowners and relevant stakeholders and statutory agencies.

O-AH-2 Identify appropriate archaeological sites in the Plan area to which public access could be provided and work to secure public access, where appropriate, in consultation with the landowners.

O-AH-3 Prepare and implement conservation plans in partnership with relevant stakeholders for key heritage sites in County Sligo, including Drumcliffe and the Greenfort, Sligo.

Architectural heritage

Architectural heritage policies

It is the policy of Sligo County Council to:

P-ARH-1 Preserve, protect and enhance the architectural heritage of County Sligo for future generations. The area's architectural heritage is of national and regional importance and is central to Sligo's ability to promote itself as a centre for cultural tourism.

P-ARH-2 Ensure that any development, modifications, alterations, or extensions affecting a protected structure, an adjoining structure or a structure within an ACA is sited and designed appropriately and is not detrimental to the character of the structure, to its setting or the general character of the ACA.

P-ARH-3 Exempt a development proposal from the normal requirement for the payment of a development contribution if the proposal involves restoration/refurbishment of a protected structure to a high architectural standard.

P-ARH-4 Facilitate enabling development to be carried out in conjunction with works to protected structures where consistent with the parameters outlined in subsection 7.3.5 Enabling Development.

P-ARH-5 Protect important non-habitable structures such as historic bridges, harbours, railways or non-structural elements such as roadside features (e.g. historic milestones, cast-iron pumps and post-boxes), street furniture, historic gardens, stone walls, landscapes, demesnes and curtilage features, in cases where these are not already included in the Record of Protected Structures.

P-ARH-6 Promote the retention and re-use of the vernacular built heritage through increasing public awareness of its potential for re-use and its adaptability to change.

P-ARH-7 When considering proposals to adapt vernacular buildings to meet contemporary living standards and needs, require applicants to apply the conservation principles and guidelines set out in the ICOMOS Charter on the Built Vernacular Heritage (Mexico 1999) – refer to Appendix H of this Plan.

Architectural Conservation Areas – policies

It is the policy of Sligo County Council to:

P-ACA-1 Conserve and enhance the special character of the Architectural Conservation Areas in this

plan. The special character of an area includes its traditional building stock and material finishes, spaces, streetscapes, shop fronts, landscape and setting.

P-ACA-2 Protect all buildings, structures, groups of structures, sites, landscapes and all features considered to be intrinsic elements to the special character of the ACA from demolition and non-sympathetic alterations.

P-ACA-3 Promote appropriate and sensitive reuse and rehabilitation of buildings and sites within ACAs.

P-ACA-4 Require the retention of original windows, doors, renders, roof coverings, chimneys, rainwater goods and other significant features of structures of architectural heritage merit, whether protected or not.

P-ACA-5 Seek the repair and reuse of traditional shopfronts and where appropriate, encourage new shopfronts of a high quality architectural design.

P-ACA-6 Ensure that new development within or adjacent to an ACA respects the established character of the area and contributes positively in terms of design, scale, setting and material finishes to the ACA.

P-ACA-7 Promote high quality architectural design within ACAs, including redevelopment in the traditional or historicist manner, where appropriate.

P-ACA-8 Ensure that all new signage, lighting, advertising and utilities on buildings within an ACA are designed, constructed, and located in such a manner that they do not detract from the character of the ACA.

P-ACA-9 Protect and enhance the quality of open spaces within ACAs and ensure the protection and where necessary reuse of street furniture and use of appropriate materials during the course of public infrastructure schemes within ACAs.