

Environmental Impact Assessment Report

Cummeennabuddoge Wind Farm

Technical Appendix 14-3: Development Plans

Cummeennabuddoge Wind (DAC)

September 2024



Contents

1	Cork County Development Plan (2022-2028):	1
2	Kerry County Development Plan (2022-2028):	7

1 Cork County Development Plan (2022-2028):

Policy Framework

Cork County Development Plan (2022-2027): This Plan sets out an overall strategy for the proper planning and sustainable development of Cork County over a 6 year period.

The County's national heritage is protected by a number of different pieces of legislation. The National Monuments Acts (1930-2004) provide for the protection of our archaeological heritage. Our buildings, townscapes and landscapes are protected under the Planning and Development Acts. In addition, there are a number of international conventions and agreements relating to our heritage, which Ireland has ratified including the Environmental Impact Assessment Directive, which clearly requires that Environmental Impact Assessment (EIA) includes consideration of impact on archaeological heritage.

Heritage Ireland 2030 has replaced the National Heritage Plan (2002) with updated national policy priorities in relation to the protection and management of our national heritage (built, cultural and natural). These documents are underpinned by the core principle that heritage belongs to us all and we all share a responsibility to protect it.

The responsibility of Local Authorities in relation to the care and protection of heritage is also identified in the National Heritage Plan. Key actions in these plans include the requirement of Local Authorities to prepare and implement Local Heritage Plans in partnership with the main stakeholders in the area. The Cork County Heritage Plan was adopted in 2005 and is currently in its implementation phase. Actions arising from the current Plan include 8 heritage publications which focus on a range of issues including guidance on the protection of areas of special cultural interest (Múscraí Heritage Plan), a detailed publication on the county's archaeological resource and guidance on specific elements of built heritage value including shopfronts and works within Architectural Conservation Areas.

A series of beautifully illustrated historic maps have also been produced for a selection of County Towns to aid education and awareness of the County's rich urban heritage. This process is ongoing.

The Plan also recognises the overlapping policy themes that Built and Cultural Heritage shares with other Chapters within the Plan. At a site level, for example, there is potential for negative impacts for biodiversity, flora and fauna where older building stock provides habitat for roosting bats, owls etc. and is refurbished without mitigation measures being implemented. The Plan therefore recommends consultation with Chapter 15 Biodiversity and Environment in this instance and supports the requirement for an ecological assessment (where appropriate).

County Development Plan Objective HE 16-1: County Heritage Plan

Continue to implement the current County Heritage Plan (2005) in partnership with relevant stakeholders and any successor of this document.

County Development Plan Objective HE 16-2: Protection of Archaeological Sites and Monuments

Secure the preservation (i.e. preservation *in situ* or in exceptional cases preservation by record) of all archaeological monuments and their setting included in the Sites and Monuments Record (SMR) (see www.archaeology.ie) and the Record of Monuments and Places (RMP) and of sites, features and objects of archaeological and historical interest generally.

In securing such preservation, the planning authority will have regard to the advice and recommendations of the Development Applications Unit of the Department of Housing, Local Government and Heritage as outlined in the Frameworks and Principles for the Protection of the Archaeological Heritage policy document or any changes to the policy within the lifetime of the Plan.

County Development Plan Objective HE 16-3: Underwater Archaeology

Protect and preserve the archaeological value of underwater archaeological sites and associated underwater and terrestrial features. In assessing proposals for development, the development will take account of the potential underwater archaeology of rivers, lakes, wetlands, intertidal and sub-tidal environments through appropriate archaeological assessment by a suitably qualified archaeologist.

County Development Plan Objective 16-4: Zones of Archaeological Potential in Historic Towns and Settlements

Proposed development works in Historic Towns and settlements, Zones of Archaeological Potential, Zones of Notification and the general historic environs in proximity to the zones, should take cognisance of the impact potential of the works, and all appropriate archaeological assessments employed to identify and mitigate the potential impacts

County Development Plan Objective HE 16-5: Zones of Archaeological Potential

Protect the Zones of Archaeological Potential (ZAPs) located within historic towns, urban areas and around archaeological monuments generally. Any development within the ZAPs will need to take cognisance of the upstanding and potential for subsurface archaeology, through appropriate archaeological assessment.

County Development Plan Objective HE 16-6: Industrial and Post Medieval Archaeology

Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s

County Development Plan Objective HE 16-7: Battlefield, Ambush and Siege Sites and Defensive Archaeology

Protect and preserve the defensive archaeological record of County Cork including strategic battlefield, ambush and siege sites, and coastal fortifications and their

associated landscape due to their historical and cultural value. Any development within or adjoining these areas shall undertake a historic assessment by a suitably qualified specialist to ensure development does not negatively impact on this historic landscape.

County Development Plan Objectives HE 16-8: Burial Places

Protect all historical burial places and their setting in County Cork and encourage their maintenance and care in accordance with appropriate conservation principles

County Development Plan Objectives HE 16-9: Archaeology and Infrastructure Schemes

All large scale planning applications (i.e. development of lands on 0.5 ha or more in area or 1km or more in length) and Infrastructure schemes and proposed roadworks are subjected to an archaeological assessment as part of the planning application process which should comply with the Department of Arts, Heritage and the Gaeltacht's codes of practice. It is recommended that the assessment is carried out following pre planning consultation with the County Archaeologist, by an appropriately experienced archaeologist to guide the design and layout of the proposed scheme/development, safeguarding the archaeological heritage in line with Development Management Guidelines.

County Development Plan Objectives HE 16-10: Management of Monuments within Development Sites

Where archaeological sites are accommodated within a development it shall be appropriately conservation/ protection with provision for a suitable buffer zone and long-term management plan put in place all to be agreed in advance with the County Archaeologist.

County Development Plan Objectives HE 16-11: Archaeological Landscapes

To protect archaeological landscapes and their setting where the number and extent of archaeological monuments are significant and as a collective are considered an important archaeological landscape of heritage value.

County Development Plan Objectives HE 16-12: Raising Archaeological Awareness

As part of the Heritage Plan it is an objective to develop a management plan, if resources allow, for the archaeology of County Cork, which could include an evaluation of the Historic Character Assessment of Cork County helping to identify areas for tourism potential, and strategic research while also promoting best practice in archaeology and encouraging the interpretation, publication and dissemination of archaeological findings from the development application process.

County Development Plan Objectives HE 16-13: Undiscovered Archaeological Sites

To protect and preserve previously unrecorded archaeological sites within County Cork as part of any development proposals. The Council will require preservation in situ to protect archaeological monuments discovered. Preservation by record will only be considered in exceptional circumstances

County Development Plan Objectives HE 16-14: Record of Protected Structures

- o (a) The identification of structures for inclusion in the Record will be based on criteria set out in the Architectural Heritage Protection Guidelines for Planning Authorities (2011).

- (b) Extend the Record of Protected Structures in order to provide a comprehensive schedule for the protection of structures of special importance in the County during the lifetime of the Plan as resources allow.
- (c) Seek the protection of all structures within the County, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In accordance with this objective, a Record of Protected Structures has been established and is set out in Volume Two Heritage and Amenity, Chapter 1 Record of Protected Structures.
- (d) Ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.
- (e) Protect the curtilage and attendant grounds of all structures included in the Record of Protected Structures.
- (f) Ensure that development proposals are appropriate in terms of architectural treatment, character, scale and form to the existing protected structure and not detrimental to the special character and integrity of the protected structure and its setting.
- (g) Ensure high quality architectural design of all new developments relating to or which may impact on structures (and their settings) included in the Record of Protected Structures.
- (h) Promote and ensure best conservation practice through the use of specialist conservation professionals and craft persons.
- (i) In the event of a planning application being granted for development within the curtilage of a protected structure, that the repair of a protected structure is prioritised in the first instance i.e. the proposed works to the protected structure should occur, where appropriate, in the first phase of the development to prevent endangerment, abandonment and dereliction of the structure.

County Development Plan Objectives HE 16-15: Protection of Structures on the NIAH

Protect where possible all structures which are included in the NIAH for County Cork, that are not currently included in the Record of Protected Structures, from adverse impacts as part of the development management functions of the County.

County Development Plan Objectives HE 16-16: Protection of Non- Structural Elements of Built Heritage

Protect non-structural elements of the built heritage. These can include designed gardens/garden features, masonry walls, railings, follies, gates, bridges, shopfronts and street furniture. The Council will promote awareness and best practice in relation to these elements.

County Development Plan Objectives HE 16-17: Areas of Special Planning Control

Establish areas of special planning control within Architectural Conservation Areas where appropriate. These areas will include a scheme setting out objectives for the conservation and enhancement of the special character of the area, and will be based on an Architectural Appraisal of each town.

County Development Plan Objectives HE 16-18: Architectural Conservation Areas

Conserve and enhance the special character of the Architectural Conservation Areas included in this Plan. The special character of an area includes its traditional building stock, material finishes, spaces, streetscape, shopfronts, landscape and setting. This will be achieved by;

- (a) Protecting all buildings, structures, groups of structures, sites, landscapes and all other features considered to be intrinsic elements to the special character of the ACA from demolition and nonsympathetic alterations.

- (b) Promoting appropriate and sensitive reuse and rehabilitation of buildings and sites within the ACA and securing appropriate infill development.
- (c) Ensure 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.
- (d) Protect structures from demolition and non sympathetic alterations.
- (e) Promoting high quality architectural design within ACAs.
- (f) Seek the repair and re-use of traditional shopfronts and where appropriate, encourage new shopfronts of a high quality architectural design.
- (g) Ensure all new signage, lighting advertising and utilities to buildings within ACAs are designed, constructed and located in such a manner they do not detract from the character of the ACA.
- (h) Protect and enhance the character and quality of the public realm within ACAs. All projects which involve works within the public realm of an ACA shall undertake a character assessment of the said area which will inform a sensitive and appropriate approach to any proposed project in terms of design and material specifications. All projects shall provide for the use of suitably qualified conservation architects/ designers.
- (i) Protect and enhance the character of the ACA and the open spaces contained therein. This shall be achieved through the careful and considered strategic management of all signage, lighting, utilities, art works/pieces/paintings, facilities etc to protect the integrity and quality of the structures and spaces within each ACA.
- (j) Ensure the protection and reuse of historic street finishes, furniture and features which contribute to the character of the ACA.

County Development Plan Objectives HE 16-19: Vernacular Heritage

- (a) Protect, maintain and enhance the established character, forms, features and setting of vernacular buildings, farmyards and settlements and the contribution they make to our architectural, archaeological, historical, social and cultural heritage and to local character and sense of place.
- (b) Cork County Council encourages best conservation practice in the renovation and maintenance of vernacular buildings including thatched structures through the use of specialist conservation professionals and craft persons. Development proposals shall be accompanied by appropriate documentation compiled by experienced conservation consultant.
- (c) There will generally be a presumption in favour of the retention of vernacular buildings and encouragement of the retention and re-use of vernacular buildings subject to normal planning considerations, while ensuring that the re-use is compatible with environmental and heritage protection.

County Development Plan Objectives HE 16-20: Historic Landscapes

- (a) Recognise the contribution and importance of historic landscapes and their contribution to the appearance of the countryside, their significance as archaeological, architectural, historical and ecological resources.
- (b) Protect the archaeological, architectural, historic and cultural element of the historic/heritage landscapes of the County of Cork.
- (c) All new development within historic landscapes should be assessed in accordance with and giving due regard to Cork County Councils 'Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their Settings' or any other relevant guidance notes or documents issued during the lifetime of the Plan.

County Development Plan Objective HE 16-21: Design and Landscaping of New Buildings

- (a) Encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.
- (b) Promote sustainable approaches to housing development by encouraging new building projects to be energy efficient in their design and layout.
- (c) Foster an innovative approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.
- (d) Require the appropriate landscaping and screen planting of proposed developments by using predominantly indigenous/local species and groupings and protecting existing hedgerows and historic boundaries in rural areas. Protection of historical/commemorative trees will also be provided for.

County Development Plan Objectives HE 16-22: Village Design Statements

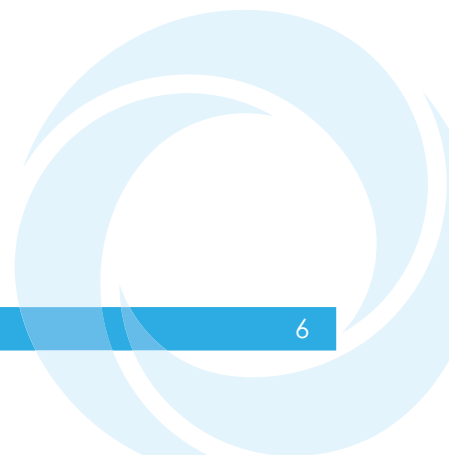
Facilitate the preparation and implementation of village design statements and other community led projects and plans to enhance village environments whilst ensuring that such initiatives are consistent with other Plan policies.

County Development Plan Objectives HE 16-23: Cultural Heritage

Protect and promote the cultural heritage of County Cork as an important economic asset and for its intrinsic value to identity of place and the well-being of people within the County.

County Development Plan Objectives HE 16-24: Naming of New Developments

Promote and preserve local place names, local heritage and the Irish language by ensuring the use of local place names or geographical or cultural names which reflect the history and landscape of their setting in the naming of new residential and other developments. Such an approach will be a requirement of planning permissions for new developments.



2 Kerry County Development Plan (2022-2028):

8.3.1 Recorded Archaeological Monuments

There are 8,221 individual monuments listed in the Record of Monuments & Places for County Kerry. Since the Record of Monuments & Places was compiled 1997 on foot of the provisions of the National Monuments (Amendment) Act 1994 many further monuments and features have come to light and the Sites & Monuments Record (SMR) lists 11,388 individual monuments in the county.

In addition, there remains a wealth of undiscovered archaeological material in locations throughout the county. The true number of archaeological sites and monuments may number up to 12,500.

These recorded monuments include a number of monuments that have been afforded special protection by being in the ownership or guardianship of the state. The details of these monuments are available at <https://www.archaeology.ie/sites/default/files/media/pdf/monuments-in-state-care-kerry.pdf>. The county also contains the UNESCO World Heritage Site of Sceilg Mhichíl and three monuments that are included in the Western Stone Forts nomination on Ireland's 'Tentative Listing' – Staigue, Caherconree & Benagh.

8.3.2 Archaeological Landscapes

Given the richness of the archaeological heritage of the County it is of little surprise that there are a number of very significant archaeological landscapes around the County. These landscapes are of regional, national and in some cases international significance and every effort should be made to ensure their protection and preservation. The nineteen landscapes identified are described in detail in [Volume 3](#). These important landscapes are listed for special protection with special emphasis on objectives that protect the monuments and their landscape settings but also their visual aspect and monument inter-visibility.

Archaeological Heritage

It is an objective of the Council to:

KCDP 8-22

(i) Secure the preservation in situ of all sites, features, and objects of archaeological interest within the county. In securing such preservation the Council will have regard to the advice and recommendations of the National Monuments Service, Department of Culture, Heritage & the Gaeltacht, the National Museum of Ireland, and the County Archaeologist.

(ii) Ensure that proposed development (due to location, size, or nature) which may have implications for the archaeological heritage of the county will be subject to an Archaeological Assessment which may lead to further subsequent archaeological mitigation – buffer zones/exclusion zones, monitoring, pre-development archaeological testing, archaeological excavation and/or refusal of planning permission. This includes areas close to archaeological monuments, development sites which are extensive in area (half hectare or more) or length (1km or more) and development that requires an Environmental Impact Assessment.

KCDP 8-23

Ensure the protection and preservation of archaeological monuments and features, not yet listed in the Record of Monuments & Places (RMP), Sites & Monuments Record (SMR) and such unrecorded, through on-going review of the archaeological potential of the

plan area. In securing such protection the council will have regard to the advice and recommendations of The National Monuments Service, Department of Culture, Heritage & the Gaeltacht, and the County Archaeologist.

KCDP 8-24

Protect and preserve the underwater archaeological heritage of the county. In assessing proposals for development, the Council will take account of the Archaeological Potential of rivers, lakes, intertidal and sub-tidal environments.

KCDP 8-25

Ensure that development (including forestry, renewable energy developments and extractive industries) within the vicinity of a recorded monument, zone of archaeological potential or archaeological landscape does not detract from the setting of the feature and is sited and designed appropriately and sympathetically with the character of the monument/feature/landscape and its setting.

KCDP 8-26

Ensure the active protection of the 19 identified, significant archaeological landscapes outlined in Volume 3 with particular emphasis on the landscape settings, views to and from the landscapes and monument/feature inter-visibility within these landscapes.

KCDP 8-27

Protect archaeological/historical graveyards within the county and to encourage and promote their maintenance in accordance with legislation, conservation principles and best practice.

KCDP 8-28

Protect and preserve the industrial, military, and post-medieval archaeological heritage of the county as reflected in such sites as mills, lighthouses, harbours, Valentia cable station, gun batteries, towers, and demesnes. Proposals for refurbishment, works to or redevelopment of these sites should be subject to a full architectural and archaeological assessment.

KCDP 8-29

Promote public awareness and facilitate appropriate access to archaeological monuments through public engagement and appropriate advisory guidance.

KCDP 8-30

Promote awareness of the impact of climate change on the archaeology of the county, and promote appropriate identification, assessment, and adaption measures to reduce climate risk and develop resilience strategies for the archaeology of the county.

KCDP 8-31

Continue to research and record the archaeological heritage of the county and to promote the timely public access to the results of archaeological research and excavation.

Built Heritage

It is an objective of the Council to:

KCDP 8-32

Prepare an Architectural Heritage Plan for the County including marine, industrial, and agricultural heritage.

KCDP 8-33

Support and facilitate the rejuvenation of Kerry's historic built environment through the Kerry Building Conservation project.

KCDP 8-34

Address the impact of climate change in accordance with the Built and Archaeological Heritage Climate Change Sectoral Adaptation Plan and Kerry County Council's Climate Change Adaptation Strategy 2019-2024.

KCDP 8-35

Facilitate and support the growth and development of Architecture Kerry (Creative Ireland Kerry Programme).

KCDP 8-36

Seek the retention and appropriate repair and upgrading of historic, buildings, structures, road bridges, railway bridges and tunnels throughout the county, subject to environmental assessment.

KCDP 8-37

Ensure that rejuvenation and placemaking projects in the county enhance the physical, social, architectural, and historic settlement pattern of the locality.

8.4.2 Record of Protected Structures (RPS)

The Council has prepared a Record of Protected Structures (RPS) and the full list of Protected Structures and Proposed Protected Structures can be found in Volume 3. A structure may be added to the RPS if it is of special architectural, archaeological, historical, cultural, artistic, scientific, social, or technical interest. Unless expressly outlined, the protection includes the interior and exterior of the structure, including fittings and fixtures, and all structures within its curtilage. Curtilage typically refers to the land associated with the protected structure, but each case is assessed on its merit. The owner/occupier of a protected structure is legally obliged to ensure that the structure is preserved and not endangered through harm, decay, or damage.

Planning permission is required where works and development would materially affect the structure or any element of the structure. An owner or occupier may apply for a declaration under Section 57 of the Planning and Development Act 2000 (as amended) from the Planning Authority as to the type of work that would not materially affect the character of the structure and which works would or would not require planning permission.

Record of Protected Structures

It is an objective of the Council to:

KCDP 8-38

Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting including designed landscape features and views, is compatible with the special character of that structure.

KCDP 8-39

Support owners of protected structures to carry out conservation-led repair and rejuvenation of their protected structures.

KCDP 8-40

Prohibit demolition or inappropriate alterations and replacement of elements of protected structures where they would adversely affect the essential character of a protected structure.

KCDP 8-41

Review the Record of Protected Structures as needed during the lifetime of the Plan.

8.4.3 Architectural Conservation Areas (ACA)

Architectural Conservation Areas (ACAs) are specially chosen for their contribution to the character and heritage of County Kerry. An ACA is a place, an area or a group of structures or streetscapes of special interest and can be urban or rural. An ACA may or may not include Protected Structures. The Council recognises the significant role the county's ACAs play in terms of unique and attractive places, visual amenity, sense of place and tourism and seeks to ensure their special character is protected and enhanced in all development proposals. In an ACA the carrying out of works to the exterior of a structure will be exempted development only if those works would not materially affect the character of the area. Planning permission must be obtained before significant works can be carried out to the exterior of a structure in an ACA, which might materially alter its character. This designation allows the evolution and development of an area while maintaining its essential character and distinctiveness.

Architectural Conservation Area (ACA)

It is an objective of the Council to:

KCDP 8-42

Ensure developments in an ACA have a positive impact on the intrinsic character of the area, respect the existing streetscape and layout, and are compatible in terms of design, materials, traffic, views, and intensity of site use.

KCDP 8-43

Resist demolition in an ACA and avoid the removal of structures and distinctive elements including boundary detailing, historic street furniture, cobblestones, flagstones, post boxes, water pumps and ensure new elements are respectful of the character of the historic ACA environment.

8.4.4 Vernacular Architecture

Vernacular Architecture is generally classified as the homes and workplaces of the general population built by local people using local materials. This architecture was once commonplace but is becoming increasingly rare. The loss of traditional thatched buildings in the county is increasing and every effort will be made by the Council to

encourage and facilitate the survival of the remaining examples. Notably, vernacular architecture can teach us many lessons, including appropriate siting of a dwelling to maximise “free” energy and the ability to work with the landscape.

By its very nature, vernacular buildings are typically the most sustainable form of construction, built with local materials in a style responding to local conditions, with a low energy use. It is the policy of the Council to promote the retention of vernacular buildings, both urban and rural, throughout the county and to seek their incorporation into development proposals in light of their positive contribution to the landscape quality of the County, their embodied energy, and to help deliver compact growth.

Vernacular Architecture

It is an objective of the Council to:

KCDP 8-44

Encourage the retention, appreciation and appropriate revitalisation of the vernacular-built heritage of Kerry by deterring the replacement of good quality older buildings with modern structures and by protecting these buildings where they contribute to the character of an area and/or where they are rare examples of a structure type.

KCDP 8-45

Promote the sympathetic maintenance, adaptation, and re-use of the county's vernacular-built heritage, including thatched structures, in recognition of their role in tourism, economic revitalisation, climate change, placemaking and quality of life.

KCDP 8-46

Complete the vernacular survey of the Dingle Peninsula and carry out a vernacular survey of the Iveragh Peninsula during the lifetime of the Plan.

