



## APPENDIX 13-5

Meath and **Westmeath** **D**evelopment  
Plans- **A**rchaeological and Heritage  
Policies and **O**bjectives

1.

# COUNTY DEVELOPMENT PLANS ARCHAEOLOGICAL AND HERITAGE POLICIES AND OBJECTIVES

1.1.1

## Westmeath County Development Plan 2002-2008

Westmeath County Development Plan 2002-2008 was consulted for all relevant policies and objectives relating to archaeology, built and cultural heritage.

### 2.9.3 Built Heritage Objectives

- (i) The Council recognises the contribution the built heritage has made and will make to the County's development and the importance in preserving key elements of the past.
- (ii) Under certain circumstances this may be best secured through the "appropriate" productive use of historic buildings. Under certain circumstances this may be best secured through the "appropriate" productive use of historic buildings.
- (iii) There will be a presumption against works/developments that have a detrimental effect upon Recorded Protected Structures, Architectural Conservation Areas, ancient monuments and archaeological sites, historic landscapes, historic gardens and designed landscapes or upon the setting of these.

#### 2.9.3.1 Architectural Heritage: Protected Structures

- (i) New legislation requires certain obligations from Planning Authorities in regard to Recorded Protected Structures (RPS) and Architectural Conservation Areas (ACA). Proposals concerning these areas will have taken account of guidelines produced by Dúchas such as the Architectural Conservation Guidelines for Planning Authorities 2001 and the DOE LG Conservation Guidelines 2001.

- (ii) Buildings and Structures of Special interest

A number of buildings and other structures are considered to be of interest for reasons of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and are listed in Schedule 4. The Council will operate a general presumption in favour of the preservation of Protected Structures and will only permit demolition under exceptional circumstances.

- (iii) Extension or Alteration to a Recorded Protected Structure

The Council will normally only grant consent to proposals for the extension or alteration of a Protected Structure where all the following criteria are met:

- (a) The essential character of the structure and its setting are retained and its features of special interests remain in situ, intact and unimpaired;
- (b) The works proposed make use of traditional and/or sympathetic structure materials and techniques which match or are in keeping with those found on the structure; and
- (c) The architectural details (e.g. doors, gutters, and windows) match or are in keeping with the structure.

- (iv) Development affecting the Setting of a Recorded Protected Structure

The Council will not normally permit development, which would adversely affect the setting of a Protected Structure. Development proposals will normally only be considered appropriate where all the following criteria are met:

- (a) The detailed design respects the Protected Structure in terms of scale, height, massing and alignment;
- (b) The works proposed make use of traditional or sympathetic structure materials and techniques which respect those found on the structure; and
- (c) The nature of the use proposed respects the character of the setting of the structure.

(v) Recording & Designation of a Protected Structure:

The Council will endeavour to keep an up-to-date and accurate list of Protected Structures, in the form of a local Record of Protected Structures, and to inform owners/occupiers of the structure's status and their responsibilities. It is the intention of Westmeath County Council to seek to modify the Schedule of Recorded Protected Structures during the period of the Development Plan.

### 2.9.3.2 Architectural Heritage: Architectural Conservation Areas (ACA's) & Townscape Character

(i) The Council will operate a presumption in favour of preserving the character of ACAs. During the lifetime of the Plan it is intended to develop a programme for the identification and designation of ACAs. The Council may also identify areas of Townscape Character which, while not having the legal definition of ACAs, will be subject to similar control over development.

(ii) Designation:

Under the Local Government (Planning & Development) Act 1999 the Council may, where resources permit, designate selected areas and places of architectural heritage, be they individual streets, whole townscapes and urban centres, groups of structures or the settings of protected structures, after defining their particular 'qualities of interest' and assessing their particular character. A local development plan containing specific objectives will be produced for each designated ACA. These may run contrary to objectives of the County Development Plan.

(iii) New Development in an Architectural Conservation Area:

The Council will normally only permit development proposals for new buildings, alterations, extensions and changes of use in, or which affects the setting of an Architectural Conservation Area where all the following criteria are met:

- (a) The development preserves or enhances the character and appearance of the area;
- (b) The development is in sympathy with the characteristic built form of the area;
- (c) The scale, form, materials and detailing of the development respects the characteristics of adjoining buildings in the area;
- (d) The development does not result in environmental problems such as noise, nuisance or disturbance which would be detrimental to the particular character of the area;
- (e) Important views within, into and out of the area protected;
- (f) Trees and other landscape features contributing to the character or appearance of the area are protected; and
- (g) The development conforms to the guidance set out in Architectural Conservation Area development briefs.

### 2.9.3.3 Archaeology

(i) Westmeath has a unique archaeological heritage which is worthy of preservation as part of the overall national heritage. This is reflected in the abundance of archaeological sites and monuments found in the County ranging through all historical eras from Neolithic Man, through to the Bronze Age, the Celtic Era and the Christian Period.

The areas around Fore, Kilbixy and the Hill of Uisneach ('the navel of Celtic Ireland') are particularly notable examples of the archaeological richness of the County. (See Schedule 5) Where appropriate the Council will seek designations of Areas of Archaeological Potential from Duchas. Please note, a list of all archaeological monuments in State ownership, guardian sites under preservation orders, registered and all recorded monuments can be consulted at the office of the National Monuments Service.

#### **(ii) The Protection of Archaeological Remains and their Settings:**

There will be a presumption in favour of the physical preservation in situ of archaeological remains of importance and their settings. It is an objective of the Council to strictly control development proposals which may be detrimental to any feature or item of archaeological significance or seriously detract from the interpretation and setting of these sites. Within Zones of Archaeological Potential and in sites on or in the vicinity of Recorded Monuments, development will only be permitted where the Council considers the importance of the proposed development or other material considerations outweigh the value of the remains in question.

#### **(iii) Archaeological Assessment and Evaluation:**

Where the impact of a development proposal on important archaeological remains is unclear, or the relative importance of such remains is uncertain, the Council will normally require developers to provide further information in the form of an archaeological assessment or an archaeological evaluation. Where such information is requested but not made available the Council will normally refuse planning permission.

#### **(iv) Archaeological Mitigation:**

Where it is decided to grant planning permission for development which will affect sites known to contain archaeological remains, the Council will impose conditions to ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts of the development, including where appropriate the completion of a licensed excavation and recording of remains before development commences.

#### **(v) Cultural Heritage**

Westmeath has a rich cultural heritage with links to many historic figures and events. Cultural bonds help to form a people's identity and imbue a place with unique character. The Táin Trail, Goldsmith Country, the various Monastic sites are just some of the many places with cultural association within the County. The Council will protect the context of such places and will support appropriate development of places of cultural association through its Arts Programme.

#### **(vi) Historic Parks, Gardens and Demesnes**

The Council recognises the contribution which these planned landscapes make to the appearance of the County, and their significance as a source of information about the past, and also that they are often the important setting of a Recorded Protected Structure. The Planning Authority will not normally permit development that would lead to the loss of, or cause harm to, the character, the principal components of, or the setting of parks, gardens and demesnes of special historic interest. Where planning permission is granted this will normally be conditional on the recording, prior to any commencement of development of any features of interest which will be lost. It is intended to carry out a survey to put together a County list of such assets and assess their intactness as well as developing a future strategy for their conservation, restoration and development.

### **1.1.1.2 Westmeath County Development Plan 2014-2020**

Westmeath County Development Plan 2014-2021 was consulted for all relevant policies and objectives relating to archaeology, built and cultural heritage.

#### 1.1.1.2.1 **Archaeology and Built Heritage Policies and Objectives**

##### **Built Heritage Policies & Objectives**

**P-BH1** To have regard to the Department of Environment, Heritage and Local Government publication 'Architectural Heritage Protection Guidelines for Planning Authorities' 2004, in the implementation of development objectives and the assessment of planning applications relating to Protected Structures, proposed Protected Structures or buildings within Architectural Conservation Areas.

**P-BH2** To protect and conserve buildings, structures and sites contained in the Record of Protected Structures and to resist the demolition of such structures, in accordance with 'Architectural Heritage Protection Guidelines for Planning Authorities' 2004.

**P-BH3** To ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, is compatible with the special character, and is appropriate in terms of the proposed scale, mass, height, density, layout, and materials so that the integrity of the structure and its curtilage is preserved.

**P-BH4** To encourage the sympathetic and appropriate reuse and retention of Protected Structures. In certain cases, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the Protected Structure, where the use proposed is compatible with the existing structure. This will only be permitted where the development is consistent with conservation policies and the proper planning and sustainable development of the area.

**P-BH5** To have regard to any future advice from the Department of Environment, Community and Local Government regarding energy ratings for Protected Structures and requirements to protect architectural integrity.

**P-BH6** To designate those areas that have particular environmental qualities that derive from their overall layout, design and unity of character as Architectural Conservation Areas (ACAs) and to ensure that the character of such areas is preserved.

**P-BH7** To ensure that any new development or alteration of a building within or adjoining an Architectural Conservation Area positively enhances the character of the area and is appropriate in terms of the plot size, proposed design, including: scale, mass, height, proportions, density, layout, materials, plot ratio, and building lines.

**P-BH8** To protect the character of designated Architectural Conservation Areas including the public realm area associated therewith and to resist inappropriate development that would detract from the heritage value of these areas.

**O-BH1** To continue to administer a prioritised scheme of conservation grants for owners and occupiers of protected structures.

**O-BH2** To continue to review the Record of Protected Structures on an ongoing basis.

**O-BH3** To prepare Statements of Character for each of the identified Architectural Conservations Areas (ACAs) and guidance documents in relation to development in these areas.

**O-BH4** To identify new ACAs and/or the modification of existing ACAs during the lifetime of the Plan.

#### 1.1.1.2.2 **Vernacular Buildings and Structures**

In addition to Protected Structures, the county contains a wide variety of older vernacular buildings which are distinctive to the character of the county and contribute in a particular way to the distinctive character of local areas e.g. farm buildings, forges, gate piers, granite kerbs, public houses and many cottages. Vernacular

buildings were built to perform a specific function and were constructed using local materials and designed to reflect local traditions. In the past, the less grand buildings were limited to using only local materials and designed to be functional.

### Vernacular Buildings & Structures Policies & Objectives

It is a policy of Westmeath County Council:

**P-VB1** To encourage the rehabilitation, renovation and reuse of existing vernacular buildings, where appropriate.

**P-VB2** To retain where feasible, older buildings in towns which make a positive contribution to the character of the area or townscape.

It is an objective of Westmeath County Council

**O-VB1** To carry out an audit of disused vernacular structures in Westmeath during the lifetime of the Development Plan, and promote their adaptation and re-use.

**O-VB2** To ensure that proposed infrastructural and public utility works within the county do not remove historic street furniture such as limestone or granite kerbs, cobblestones, cast-iron post boxes, street lamps etc.

#### 1.1.1.2.3 **Historic Parks, Gardens & Demesnes**

**P-PGD1** To require a Design Statement with a planning application for development in a designed landscape, to demonstrate how the historical layout has been considered.

**P-PGD2** To resist development that would lead to the loss of, or cause harm to the character, the principal components of, or the setting of parks, gardens and demesnes of special historic interest. It is an objective of Westmeath County Council

**O-PGD1** To build on the information compiled as part of the National Survey of Historic Gardens & Designed Landscapes, and to carry out a survey to assess the intactness of these assets, including developing a strategy for their conservation, restoration and development.

**O-PGD2** To utilise the designation 'Architectural Conservation Area' where considered appropriate, to preserve the character of a designed landscape.

#### 1.1.1.2.4 **Industrial Heritage**

Industrial heritage relates to the physical structures which remain today from the industrial era of the late eighteenth century. Although Westmeath would have been predominantly an agricultural county, there are many artefacts and structures remaining connected to the industrialisation period; namely the railways, turnpike and coach roads, canals and their locks, distilleries, mills, hydraulic rams, and the peat and quarry industries which all led to economic and social change in the county.

### Industrial Heritage Policy & Objective

It is a policy of Westmeath County Council

**P-IH1** To protect buildings, features and the setting of industrial sites and their heritage and to encourage their sensitive restoration, consistent with the Department of Arts, Heritage & the Gaeltacht Guidelines.

It is an objective of Westmeath County Council

**O-IH1** To prepare an inventory, survey and record of the county's industrial heritage during the lifetime of the plan and raise awareness of the value of same through the Heritage Plan.

#### 1.1.1.2.5 **Cultural Heritage**

Westmeath has a rich cultural heritage with links to many historic figures and events. Cultural bonds help to form a people's identity and imbue a place with unique character. The Táin Trail, Goldsmith Country, the Hill of Uisneach and various Monastic sites are just some of the many places with cultural association within the county. The Council will protect the context of such places and will support sensitive appropriate development of places of cultural association.

##### **Cultural Heritage Policy & Objective**

It is a policy of Westmeath County Council

**P-CH1** To protect and conserve the natural, built and cultural heritage features that contribute to the distinctive character and heritage value of County Westmeath.

It is an objective of Westmeath County Council.

**O-CH1** To increase public awareness of the Cultural Heritage of the county.

#### 1.1.1.2.6 **Fore Special Heritage Area**

The designation of Fore Village and its hinterland as a Special Heritage Area results from the realisation of its exceptional historical and archaeological importance and the significant contribution which it can make towards the development of tourism within the county. The richness of the archaeological and historical remains of Fore Village, together with the attractive landscape in which they are set mark this area out as one of national importance. In 2010 the Council adopted a Fore Special Heritage Area Management Study to identify key issues for future action in the area and to secure the sustainable conservation and protection of the built and natural heritage of the site.

##### **Fore Special Heritage Area Policies & Objective**

It is a policy of Westmeath County Council

**P-FSH1** To protect and enhance the Fore Special Heritage Area in accordance with the Management Study adopted in 2010, subject to archaeological and ecological assessment.

**P-FSH2** To maintain the high environmental quality of the Fore Special Heritage Area. Policies relating to the siting and design of new development in High Amenity Areas will apply. New development including restoration and renovation of buildings should not cause direct or indirect damage or interference to the designated areas, archaeological monuments or buildings of artistic, historic or architectural value.

**P-FSH3** To reinforce the nucleated nature of the village of Fore and to protect the setting of the various features of historical and archaeological evidence. In cases where it is deemed the Archaeological Heritage may be impacted upon by a proposed development, the Planning Authority will require an Archaeological Assessment and any site works to be monitored by a licensed Archaeologist in accordance with requirements of the National Monuments Service of the Department of the Arts, Heritage and the Gaeltacht.

It is an objective of Westmeath County Council

**OFSH1** To develop the walks, village conservation and projects identified in the Fore Special Heritage Area Management Study and assist in the promotion of sustainable development and tourism in the area, subject to archaeological and ecological assessment.

#### 1.1.1.2.7 **Archaeological Heritage Policies & Objectives**

It is a policy of Westmeath County Council

**P-AH1** To generally preserve in situ all archaeological remains and sites of importance, such as National Monuments, Recorded Monuments, their setting and context and zones of archaeological potential. Within zones of archaeological potential and in the vicinity of Recorded Monuments, development shall only be permitted where the Council considers the importance of the proposed development or other material considerations outweigh the value of the remains in question, in consultation with the National Monument Service.

**P-AH2** To protect and retain surviving medieval plots and street patterns in towns and villages of the county.

**P-AH3** To ensure that all sites of archaeological potential are protected from development that may injure any potentially important archaeological features or sites, in consultation with the National Monument Service.

**P-AH4** To protect historic burial grounds within the county and encourage their maintenance and public access provision.

**P-AH5** To designate walking routes to important archaeological sites, as public rights of way where possible, in consultation with the National Monuments Service.

It is an objective of Westmeath County Council

**O-AH1** To strictly control development that may be detrimental to any feature or site of archaeological significance or that may seriously detract from the interpretation and setting of these sites.

**O-AH2** To endeavour to ensure that all reports, excavation results and other information relating to archaeological heritage be made available for public viewing in libraries and to create and maintain a database of same.

**O-AH3** To promote pre-planning consultations in relation to proposed developments that may potentially impact upon Archaeological Heritage.

**O-AH4** To provide guidance to developers and landowners in relation to proposals for development that may potentially impact upon Archaeological Heritage, drawing their attention to additional published government guidance available such as 'Framework and Principles for the Protection of the Archaeological Heritage, 1999'.

**O-AH5** To endeavour to improve public access to the Hill of Uisneach, in support of the County Heritage Plan and with the involvement of landowners and relevant Authorities, in consultation with the National Monument Service.

**O-AH6** To seek in consultation with the National Monuments Service of the Department of the Arts, Heritage and the Gaeltacht to designate Fore, Kilbixy, Ardnurcher and the Hill of Uisneach as Archaeological Landscape Areas, in recognition of their numerous archaeological monuments and national heritage significance.

**O-AH7** To require where appropriate, that an Archaeological Assessment be carried out by a suitably qualified person, prior to authorisation or commencement, as appropriate, of any activity that may impact upon Archaeological Heritage.

**O-AH8** To ensure that any 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 so as not to undermine the character of the site and its setting.

**O-AH9** To impose conditions on development that may impact upon sites of archaeological potential and to ensure that appropriate measures are taken for the identification and mitigation of the archaeological impacts, including a licensed excavation and recording of remains, prior to commencement of development, where appropriate.

**O-AH10** To seek funding to carry out archaeological research at the Hill of Uisneach and to facilitate a Management Plan for Uisneach in consultation with landowners, the National Monument Service and the Department of Environment, Community and Local Government.

### 1.1.1.3 **Westmeath County Development Plan 2021-2027**

Westmeath County Development Plan 2021-2027 was consulted for all relevant policies and objectives relating to archaeology, built and cultural heritage.

#### 1.1.1.3.1 **Cultural Heritage Policy Objectives**

It is a policy objective of Westmeath County Council to:

**CPO 14.1** Improve accessibility to our cultural heritage and maximise its potential as a learning resource.

**CPO 14.2** Promote the understanding of cultural heritage in terms of its inherent and unique character and to recognise what elements should be preserved, conserved or enhanced.

**CPO 14.3** Support the implementation of objectives and actions of the Westmeath County Heritage Plan 2018-2023 and update during the lifetime of the Plan.

**CPO 14.4** Support the growth of cultural tourism in the County, including the potential for niche heritage based tourism products by facilitating the development of heritage events, festivals and infrastructure in a sustainable manner.

#### 1.1.1.3.2 **Archaeology Policy Objectives**

It is a policy of Westmeath County Council to:

**CPO 14.5** Seek to ensure the protection and sympathetic enhancement of archaeological heritage, and in this regard applications will be referred to the National Monuments Service, Department of Culture, Heritage & the Gaeltacht for comment.

**CPO 14.6** Seek to ensure the protection of archaeological sites and monuments and their settings and archaeological objects that are listed in the Record of Monuments and Places, in the ownership/guardianship of the State, or that are the subject of Preservation Orders or have been registered in the Register of Historic Monuments. Seek to ensure the protection and preservation of archaeological sites, which have been identified subsequent to the publication of the Record of Monuments and Places.

**CPO 14.7** Ensure that any development adjacent to an archaeological monument or site shall not be detrimental to the character of the archaeological site, or its setting and shall be sited in a manner which minimises the impact on the monument and its setting. Development which is likely to detract from the setting of such a monument or site will not be permitted.

**CPO 14.8** Seek to ensure the protection and preservation of underwater archaeological sites in riverine or lacustrine locations.

**CPO 14.9** Encourage and promote the appropriate management and maintenance of the County's archaeological heritage, including historical burial grounds, in accordance with conservation principles and best practice guidelines.

**CPO 14.10** Ensure that extensions to archaeologically significant burial grounds will only be permitted, in the event the extension would not constitute a proven risk to archaeological heritage, by means of a direct impact on archaeological features.

**CPO 14.11** Consult with the National Monuments Service in relation to proposed developments adjoining archaeological sites.

**CPO 14.12** Ensure that archaeological excavation is carried out according to best practice as outlined by the National Monuments Service, Department of Culture, Heritage, and the Gaeltacht, The National Museum of Ireland and the Institute of Archaeologists of Ireland.

**CPO 14.13** Prepare conservation plans for the management of archaeological sites and monuments in Council ownership.

**CPO 14.14** Encourage increased awareness of and public access to monuments within Council ownership.

**CPO 14.15** Ensure that all proposed development affecting disturbance to peatlands is subject to archaeological monitoring, in consultation with the Department of Culture, Heritage and the Gaeltacht, unless otherwise agreed with the Planning Authority.

#### **1.1.1.3.3 Architectural Heritage Policy Objectives**

It is a policy of Westmeath County Council to:

**CPO 14.26** Support initiatives to identify architectural heritage that may be under threat due to climate change or neglect and progress measures and, where possible, support the protection of at risk architectural heritage.

#### **1.1.1.3.4 Architectural Heritage & Protected Structures Policy Objectives**

It is a policy objective of Westmeath County Council to:

**CPO 14.27** Protect and conserve buildings, structures and sites contained in the Record of Protected Structures and to encourage the sympathetic re-use and long-term viability of such structures without detracting from their special interest and character.

**CPO 14.28** Protect the architectural heritage of Westmeath through the identification of Protected Structures, the designation of Architectural Conservation Areas (ACAs), the safeguarding of designed landscapes and historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County.

**CPO 14.29** Require that applications for modifications, alterations, or extensions to a Protected Structure will be assessed in accordance with the Architectural Heritage Protection Guidelines 2011 and should be sensitively sited and designed, compatible with its special character, and appropriate in terms of the proposed scale, mass, height, density, layout, and materials so that the integrity of the structure and its curtilage is preserved.

**CPO 14.30** Seek that the form and structural integrity of Protected Structures is retained as part of any redevelopment proposal and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or designed views or vistas from or to the structure is considered.

**CPO 14.31** Encourage rehabilitation, renovation and re-use of existing Protected Structures for their own economic benefit and that of the area in which they are located.

**CPO 14.32** Carry out an audit and assess the condition of Protected Structures within the Council's ownership and devise a Conservation Management Plan/maintenance regime for these structures.

**CPO 14.33** Carry out an audit of Protected Structures within the Council's ownership to identify any Protected Structures that are under threat directly or indirectly due to climate change.

**CPO 14.34** Integrate climate change adaptation measures into future heritage management plans.

**CPO 14.35** Provide guidance for owners of protected structures or historic buildings on upgrading for energy efficiency and climate resilient measures and promote the principles of sustainable building design in conservation.

**CPO 14.36** Ensure a sustainable future for Protected Structures and buildings sited within ACAs by encouraging and supporting works to upgrade the environmental performance of such structures together with the implementation of measures to address the impacts of climate change. Such works should not adversely affect the special character of the structure including impact on historic fabric, traditional construction, visibility, siting and design. The installation of renewable energy measures and equipment will be acceptable where sited and designed to minimise the visual impact, where it does not result in any significant loss of historic fabric or otherwise affect the significance of the structure.

**CPO 14.37** Incentivise the restoration of Protected Structures in towns and villages.

**CPO 14.38** Facilitate contemporary and innovative designs providing that they are of a sufficient high quality and do not detract from the character of the historic fabric of the Protected Structure.

#### 1.1.1.4 **Meath County Development Plan 2007-2013**

Meath County Development Plan 2007-2013 was consulted for all relevant policies and objectives relating to archaeology, built and cultural heritage.

##### **Policies**

**HER POL 56** To protect archaeological sites, monuments (including their setting), underwater archaeology and peatlands, and objects within the jurisdiction of Meath County Council, including those that are listed in the Record of Monuments and Places or newly discovered sub-surface archaeological remains.

**HER POL 57** To ensure that full consideration is given to the protection of archaeological heritage when undertaking, approving or authorising development in order to avoid unnecessary conflict between development and the protection of the archaeological heritage.

**HER POL 58** To ensure that all development proposals affecting sites specified in the Record of Monuments and Places or Zones of Archaeological Potential are referred to the Prescribed Bodies (as set out in the Planning and Development Act 2000) and to have regard to the advice and recommendations of the Prescribed Bodies in relation to undertaking, approving or authorising development.

**HER POL 59** To ensure that when an unrecorded archaeological object or site is discovered, any works that threaten the object or site are immediately suspended and that the appropriate Government agency is informed.

**HER POL 60** To protect important archaeological landscapes in co-operation with the appropriate Government agency.

**HER POL 61** To seek the preservation in situ (or at a minimum, preservation by record) of all archaeological sites or objects and their settings.

**HER POL 62** To require the retention of surviving medieval plots and street patterns in the villages and towns of Meath and to record evidence of ancient boundaries, layouts, etc. in the course of development.

**HER POL 63** To protect historical burial grounds within Meath and encourage their maintenance in accordance with conservation principles.

**HER POL 64** To encourage and promote the appropriate management and enhancement of the County's archaeological heritage.

**HER POL 65** To protect the heritage of groups of important national monuments, inclusive of their contextual setting and interpretation, in the operation of development management.

**HER POL 66** To employ the full extent of the statutory provisions of the Planning & Development Acts and Regulations and all other relevant legislation including the National Monuments Act to ensure the sustained protection of landscapes of exceptional value and sensitivity and in particular to protect the rural character, setting, amenity and archaeological heritage of Brú na Bóinne and the Hill of Tara, and of the surrounding areas including the area in the vicinity of the proposed M3 Motorway and its related Interchanges.

### Objectives

**Her OBJ 6** To make the Record of Monuments and Places (RMP) available to the public via the Council's website.

**HER OBJ 7** To establish in-house training programmes for Council staff carrying out repair and maintenance works to historic structures and produce a guidance note on this subject for contractors and local community groups.

**HER OBJ 8** To identify appropriate archaeological sites in the County to which public access could be provided, and work to secure public access where appropriate in consultation with the land owner.

**HER OBJ 9** To undertake an inventory of the county's industrial heritage – including canals, mills, railways and bridges.

## 1.1.1.5 Meath County Development Plan 2013 – 2019

Meath County Development Plan 2013-2019 was consulted for all relevant policies and objectives relating to archaeology, built and cultural heritage.

### Archaeological Heritage Policies and Objectives

**CH POL 6** to promote awareness of, and access to, the archaeological inheritance of County Meath.

**CH POL 7** to ensure that development in the immediate vicinity of a recorded monument is sensitively sited and designed so that it does not significantly detract from the monument. Where upstanding remains exist, a visual impact assessment may be required.

**CH POL 8** to retain surviving medieval plots and street patterns in the villages and towns of Meath, where practicable, and in the course of development to record evidence of ancient boundaries, layouts, etc.

**CH POL 9** To inform and seek guidance from the National Museum of Ireland if an unrecorded archaeological object is discovered, or the National Monuments Service of the DoAHG in the case of the discovery of an unrecorded archaeological site, in accordance with National Monuments legislation

*Development in the UNESCO World Heritage Site of Brú na Bóinne*

**CH POL 1** to work in partnership with the relevant agencies/organisations and the public to promote, understand, conserve and sustainably manage the UNESCO World Heritage Site of Brú na Bóinne.

**CH POL 3** To require that all development within the UNESCO World Heritage Site of Brú na Bóinne shall be subject to the Development Assessment Criteria set out in Volume 1, Chapter 9, Section 9.6.7, and elsewhere in the Development Plan.

**CH POL 4** to refer all planning applications within the UNESCO World Heritage Site of Brú na Bóinne to the Department of Arts, Heritage and the Gaeltacht for comment. These comments will be considered in the making of decisions on all such planning applications.

*World Heritage Tentative List*

Two sites in Meath have been included on the Tentative List as part of larger assemblies of sites:

- The Royal Sites of Ireland (Cashel, Dún Ailinne, Hill of Uisneach, Rathcroghan Complex and Tara Complex);
- Early Medieval Monastic Sites (Clonmacnoise, Durrow, Glendalough, Inis Cealtra, Kells and Monasterboice).

**CH POL 5** To recognise and respect potential World Heritage Sites in Meath on the UNESCO Tentative List – Ireland-2010 and support their nomination to World Heritage status.

*Industrial Heritage*

Industrial heritage consists primarily of sites and structures associated with transportation, communications, manufacturing, public utilities, and materials extraction, but can also refer to archaeological sites and objects which demonstrate early evidence of industry such as metal working, or mining. Meath contains significant stretches of both operational and derelict waterways, railway structures, mills, lime kilns and milestones. Meath County Council commissioned an Industrial Heritage survey of the County in 2008 which may be seen on its website.

**Relevant objectives regarding archaeological heritage**

**CH OBJ 7** To protect archaeological sites and monuments, underwater archaeology, and archaeological objects, which are listed in the Record of Monuments and Places, and to seek their preservation in situ (or at a minimum, preservation by record) through the planning process.

**CH OBJ 8** to seek to protect important archaeological landscapes from inappropriate development.

**CH OBJ 11** To encourage and promote the appropriate management and maintenance of the County's archaeological heritage, including historical burial grounds, in accordance with conservation principles and best practice guidelines.

*Development in the UNESCO World Heritage Site of Brú na Bóinne*

**CH OBJ 1** To protect and enhance the Outstanding Universal Value of the cultural landscape in the UNESCO World Heritage Site of Brú na Bóinne in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance are not adversely affected by cumulative inappropriate change and development, and to enhance views within and adjacent to the site.

**CH OBJ 2** to protect the ridgelines which frame views within and from the UNESCO World Heritage

Site of Brú na Bóinne from inappropriate or visually intrusive development.

**CH OBJ 3** To encourage and facilitate pre-planning consultation with applicants regarding the siting and design of developments affecting the UNESCO World Heritage Site of Brú na Bóinne, and the scope of any necessary impact assessments.

#### **Architectural Heritage Policies and Objectives**

**CH POL 10** to conserve and protect the architectural heritage of Meath.

Relevant policies regarding protected structures

**CH POL 12** to encourage the retention, sympathetic reuse and rehabilitation of Protected Structures. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure.

**CH POL 13** to encourage the retention of original windows, doors, renders, roof coverings and other significant features of historic buildings.

**CH POL 14** to continue to develop the Council's advisory/educational role with regard to heritage matters and to promote awareness, understanding, and appreciation of the architectural heritage of Meath.

**CH POL 15** To encourage, where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance.

#### **Relevant policies regarding Industrial Heritage**

Industrial heritage consists primarily of sites and structures associated with transportation, communications, manufacturing, public utilities, and materials extraction, but can also refer to archaeological sites and objects which demonstrate early evidence of industry such as metal-working, or mining. Meath contains significant stretches of both operational and derelict waterways, railway structures, mills, lime kilns and milestones.

**CH OBJ 17** to work with stakeholders to progress the phased restoration, maintenance and re-use for amenity purposes of the Boyne Navigation, towpath and associated structures within Meath.

**CH OBJ 18** to work with stakeholders to promote the maintenance and re-use for amenity purposes of the Royal Canal and associated structures within Meath.

**CH OBJ 19** to carry out phase two of the Industrial Heritage Survey, which will comprise a more detailed site inventory and assessment of surviving structures and sites.

#### **Relevant policies regarding vernacular structures**

**CH POL 20 a)** To encourage the retention, sympathetic maintenance, and appropriate re-use of the vernacular heritage of Meath, in both the towns and rural areas of the County, including the retention of the original fabric, such as windows, renders, shop fronts, gates, yards, boundary walls and other significant features where possible;

b) To discourage the replacement of good quality vernacular buildings with modern structures;

c) To ensure that new build adjoining, and extensions to, vernacular buildings are of an appropriate design and do not detract from the building's character.

#### **Relevant policies regarding Architectural Conservation Areas (ACAs)**

The Town Plans of Navan, Trim and Kells contain details of the ACAs in these towns. For the area of the County Plan the following 18 ACAs are designated: Ardbraccan Demesne, Athboy, Dunboyne, Dunsany Castle Demesne, Headfort Demesne, Julianstown, Kilmessan, Laytown, Longwood, Moynalty, Oldbridge Demesne,

Oldcastle, Slane, Slane Castle Demesne, Slane Mill Complex, Somerville Demesne, Stackallen Demesne, Summerhill.

**CH POL 17** To identify places of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and where appropriate to define them as Architectural Conservation Areas.

**CH POL 18** to require that all development proposals within an ACA should be appropriate to the character of the area, inclusive of its general scale and materials, and are appropriately sited and sensitively designed having regard to the advice given in the Statements of Character for each area.

#### **Relevant policies regarding Country Houses and Demesnes**

**CH POL19** To encourage the protection, promotion and enhancement of heritage gardens and parks in the county and support public awareness, enjoyment of and access to these sites.

#### **Relevant objectives regarding Architectural Heritage**

**CH OBJ 13** To protect all structures (or, where appropriate, parts of structures) within the county which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and which are included in the RPS.

**CH OBJ 14** to review and update the RPS when new information becomes available and to make additions and deletions as appropriate.

**CH OBJ 15** to identify and retain good examples of historic street furniture e.g. cast-iron post boxes, water pumps, signage, street lighting and kerbing.

**CH OBJ 20** to prohibit the demolition of a structure that positively contributes to the character of an ACA, except in exceptional circumstances. Meath County Council will require such applications to be accompanied by a measured and photographic survey, condition report and architectural heritage assessment of the structure. Where permission for demolition is granted within an ACA, an assessment of the impact of the replacement building on the character of the ACA will be required.

**CH OBJ 21** to ensure that any new development within or contiguous to an ACA is sympathetic to the character of the area and that the design is appropriate in terms of scale, height, plot density, layout, materials and finishes.

**CH OBJ 22** To discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting of historic parks, gardens and demesnes of heritage significance.

**CH OBJ 23** To require that proposals for development in designed landscapes and demesnes include an appraisal of the landscape, designed views and vistas, and an assessment of significant trees or groups of trees, as appropriate.

**CH OBJ 24** to assist the retention and development of traditional building skills in Meath subject to the availability of resources.

### **1.1.1.6 Meath County Development Plan 2021 – 2027**

Meath County Development Plan 2021-2027 was consulted for all relevant policies and objectives relating to archaeology, built and cultural heritage.

#### **1.1.1.6.1 Archaeology**

## Policies

**HER POL 1** To protect sites, monuments, places, areas or objects of the following categories:

- Sites and monuments included in the Sites and Monuments Record as maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht;
- Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts;
- Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts;
- National monuments subject to Preservation Orders under the National Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority;
- Archaeological objects within the meaning of the National Monuments Acts; and Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht.

**HER POL 2** To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monument and Places, in situ (or at a minimum preservation by record) having regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht and The Framework and Principles for the Protection of the Archaeological Heritage (1999).

**HER POL 3** To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, for development in the vicinity of monuments or in areas of archaeological potential., Where there are upstanding remains, a visual impact assessment may be required.

**HER POL 4** To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, where development proposals involve ground clearance of more than half a hectare or for linear developments over one kilometre in length; or developments in proximity to areas with a density of known archaeological monuments and history of discovery as identified by a licensed archaeologist.

**HER POL 5** To seek guidance from the National Museum of Ireland where an unrecorded archaeological object is discovered, or the National Monuments Service in the case of an unrecorded archaeological site.

## Objectives

**HER OBJ 1** To implement in partnership with the County Meath Heritage Forum, relevant stakeholders and the community the County Meath Heritage Plan and any revisions thereof.

**HER OBJ 2** To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view to minimal detracting from the monument or its setting.

**HER OBJ 3** To seek to protect important archaeological landscapes from inappropriate development.

**HER OBJ 4** To encourage the management and maintenance of the County's archaeological heritage, including historic burial grounds, in accordance with best conservation practice that considers the impact of climate change.

**HER OBJ 5** To promote awareness of, and encourage the provision of access to, the archaeological resources of the county.

**HER OBJ 6** To work in partnership with key stakeholders to promote County Meath as a centre for cultural heritage education and learning through activities such as community excavation and field/summer schools.

## Bru Na Boinne Policies

Brú na Bóinne, which means the ‘palace’ or the ‘mansion’ of the Boyne, refers to the area within the bend of the River Boyne which contains one of the world’s most important prehistoric landscapes. It is located close to the east coast of Ireland approximately 40 km north of Dublin city, about 8km west of the medieval town of Drogheda and about 5km east of the village of Slane.

The archaeological landscape within Brú na Bóinne is dominated by the three well-known large passage tombs, Knowth, Newgrange and Dowth, built some 5,000 years ago in the Neolithic or Late Stone Age.

**HER POL 6** To protect the Outstanding Universal Value of the UNESCO World Heritage Site of Brú na Bóinne in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance are not adversely affected by inappropriate development or change.

**HER POL 7** To encourage the retention, conservation, and appropriate re-use of traditional buildings within the UNESCO World Heritage Site of Brú na Bóinne in preference to either their replacement, or the construction of new buildings on green field sites.

**HER POL 8** To ensure that development within the UNESCO World Heritage Site of Brú na Bóinne shall be subject to the Development Assessment Criteria set out in Appendix no. 8 and the Development Management Guidelines in Chapter 11.

**HER POL 9** To consider individual housing within the UNESCO World Heritage Site of Brú na Bóinne, as shown on Map No 8.1, only for those involved locally in full time agriculture and who do not own land outside of the UNESCO World Heritage Site of Brú na Bóinne and subject to compliance with all other relevant provisions contained in this Development Plan.

**HER POL 10** To ensure that residential extensions within the UNESCO World Heritage Site of Brú na Bóinne are in character with the original buildings.

**HER POL 11** To support the Department of Culture, Heritage and the Gaeltacht and all stakeholders in the implementation of the Brú na Bóinne Management Plan, 2017.

## Bru Na Boinne Objectives

**HER OBJ 7** To work in partnership with the community and all other relevant stakeholders to promote, understand, conserve and sustainably manage the UNESCO World Heritage Site of Brú na Bóinne

**HER OBJ 8** To encourage and facilitate preapplication discussions, in conjunction with the Department of Culture, Heritage and the Gaeltacht, regarding the siting and design of developments affecting the UNESCO World Heritage Site of Brú na Bóinne and the scope of any necessary impact assessments.

**HER OBJ 9** To refer all planning applications within the UNESCO World Heritage Site of Brú na Bóinne to the Department of Culture, Heritage and the Gaeltacht for comment. These comments will be considered in the assessment of all such planning applications.

**HER OBJ 10** To actively support and encourage the re-use of vacant and derelict dwellings within the Core and Buffer Zone of the World Heritage Site of Brú na Bóinne by providing assistance and professional advice to owners seeking to re-develop such sites.

**HER OBJ 11** To protect the ridgelines which frame views within and from the UNESCO World Heritage Site of Brú na Bóinne from inappropriate or visually intrusive development

**HER OBJ 12** To prepare and implement a Business Plan for the World Heritage Site in conjunction with relevant stakeholders, subject to funding.

## World Heritage Tentative List

The protection of the world's cultural and natural heritage is of importance for present and future generations and to this end the State is committed to the identification, protection, conservation, presentation and promotion of the World Heritage Site in accordance with Article 4 of the World Heritage Convention. A Tentative List is an inventory of those properties which a country intends to consider for nomination to the World Heritage List. The current Tentative List was approved by the Minister for Arts, Heritage and the Gaeltacht and submitted to UNESCO in March 2010. The nomination of any property from the Tentative List for inscription on the World Heritage List will only take place after consultation with local communities and other relevant stakeholders. Two sites in the County have been included on the Tentative List as part of larger assemblies of sites: • The Tara Complex as part of The Royal Sites of Ireland (Cashel, Dún Ailinne, Hill of Uisneach, Rathcroghan Complex and Tara Complex) Kells, as part of the Early Medieval Monastic Sites (Clonmacnoise, Durrow, Glendalough, Inis Cealtra, Kells and Monasterboice). In January 2019, the Minister for Culture, Heritage and the Gaeltacht invited applications for Ireland's Tentative List of properties for potential future nomination to the World Heritage List 2020-2030.

## Policies & Objectives

**HER POL12** To recognise and respect potential World Heritage Sites in Meath on the UNESCO Tentative List – Ireland.

**HER OBJ 13** To support the State in the nomination process of Tara and Kells to World Heritage status as part of an assemblage of Royal and Monastic Sites in cooperation with the relevant Local Authorities.

### 1.1.1.6.2 Protected Structures

#### Policies

**HER POL 14** To protect and conserve the architectural heritage of the County and seeks to prevent the demolition or inappropriate alteration of Protected Structures.

**HER POL 15** To encourage the conservation of Protected Structures, and where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure

**HER POL 16** To protect the setting of protected structures and to refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure, where appropriate.

**HER POL 17** To require that all planning applications relating to Protected Structures contain the appropriate accompanying documentation in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011) or any variation thereof, to enable the proper assessment of the proposed works.

**HER POL 18** To require that in the event of permission being granted for development within the curtilage of a protected structure, any works necessary for the survival of the structure and its re-use should be prioritised in the first phase of development.

#### Objectives

**HER OBJ 15** To review and update the Record of Protected Structures on an on-going basis and to make additions and deletions as appropriate.

**HER OBJ 16** To identify and retain good examples of historic street furniture, e.g. cast-iron post boxes, water pumps, light fixtures and signage, as appropriate.

**HER OBJ 17** To promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to protected structures or historic buildings in an Architectural Conservation Area.

**HER OBJ 18** To provide detailed guidance notes and continue to develop the Council's advisory/ educational role with regard to heritage matters and to promote awareness, understanding and appreciation of the architectural heritage of the County.

#### 1.1.1.6.3 **Industrial Heritage**

Industrial heritage consists primarily of structures associated with manufacturing, transportation, communications, public utilities and materials extraction. Examples include canals, railway structures, mills, warehouses, lighthouses, lime kilns and milestones. A desktop survey of the industrial heritage of the County was carried out in 20085.

It is the policy of the Council:

**HER POL 24** To encourage appropriate change of use and reuse of industrial heritage structures provided such a change does not seriously impact on the intrinsic character of the structure and that all works are carried out in accordance with best conservation practice, subject to compliance with normal planning criteria.

**HER POL 25** To protect and enhance the built and natural heritage of the Royal Canal and Boyne Navigation and associated structures and to ensure, in as far as practically possible, that development which may impact on these structures and their setting be sensitively designed with regard to their character and setting. Development of the project will be subject to the outcome of the Appropriate Assessment process.

#### **Objectives**

**HER OBJ 26** To require an architectural / archaeological assessment, as appropriate, which references the Meath Industrial Heritage Survey and other relevant sources, for all proposed developments on industrial heritage structures or sites.

**HER OBJ 27** To carry out Phase 2 of the Industrial Heritage Survey which will comprise a field survey and assessment of surviving structures and site and consider if appropriate proposing them for addition to the Record of Protected Structure.

#### 1.1.1.6.4 **Designed Landscapes, Gardens and Demesnes**

Historic designed landscapes consist of private gardens, public parks and the gardens and landscapes associated with country house demesnes. In the County, the designed landscapes are largely found in demesne or estate lands and frequently form the setting for protected structures. The National Inventory of Architectural Heritage (NIAH) carried out a desktop survey of Historic Gardens and Demesnes in Ireland, which commenced in 2003 and identified approximately 300 such sites in the County. This survey can be seen on their website [www.buildingofireland.ie](http://www.buildingofireland.ie).

It is the policy of the Council:

**HER POL 26** To encourage the protection and enhancement of heritage gardens and demesne landscapes, and to support, in consultation with the owners, the provision of public access to these sites as appropriate.

#### **Objectives**

**HER OBJ 28** To discourage development that would adversely affect the character, the principal components of, or the setting of historic parks, gardens and demesnes of heritage significance.

**HER OBJ 29** To require that proposals for development in designated landscapes and demesnes include an appraisal of the landscape, designed views and vistas, including a tree survey, where relevant, in order to inform site appropriate design proposals.