



APPENDIX 13-1

COUNTY DEVELOPMENT PLAN SUMMARIES

13.1 Offaly County Development Plan 2021-2027

The Offaly County Development Plan 2021-2027 was adopted on 10th September 2021 and came into effect 22nd October 2021.

The CDP outlines a number of policies and objectives relating to archaeology and built heritage, some of which are detailed below.

13.1.1 Policies

13.1.1.1 Protected Structures

BHP-01 It is Council policy to ensure the protection, sympathetic and sensitive modification, alteration, extension or reuse of protected structures or parts of protected structures, and the immediate surrounds included and proposed for inclusion in the Record of Protected Structures that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, together with the integrity of their character and setting.

BHP-02 It is Council policy to ensure the protection of the curtilage of protected structures or proposed protected structures and to prohibit inappropriate development within the curtilage or attendant grounds of a protected structure which would adversely impact on the special character of the protected structure including cause loss of or damage to the special character of the protected structure and loss of or damage to, any structures of architectural heritage value within the curtilage of the protected structure.

BHP-03 It is Council policy to promote best practice and the use of skilled specialist practitioners in the conservation of, and any works to, protected structures. Method statements should make reference to the Department of Culture, Heritage and the Gaeltacht's Advice Series on how best to repair and maintain historic buildings.

BHP-04 It is Council policy to favourably consider the change of use of any structure included on the Record of Protected Structures provided such a change of use does not adversely impact on its intrinsic character and is in accordance with the proper planning and sustainable development of the area.

BHP-05 It is Council policy to actively encourage uses that are compatible with the character of protected structures.

BHP-06 It is Council policy to retain where practicable a protected structure which has been damaged by fire, and to retain those elements of that structure that have survived (either in whole or in part) and that contribute to its special interest.

BHP-07 It is Council policy to prohibit the demolition of any protected structure unless the Council is satisfied that exceptional circumstances exist. The demolition of a protected structure with the retention of its façade will likewise not generally be permitted.

BHP-08 It is Council policy to require an Architectural Heritage Assessment Report, as described in Appendix B of the Architectural Heritage Protection, Guidelines for Planning Authorities, Department of Culture, Heritage and the Gaeltacht (2013), to accompany all applications involving a protected structure.

BHP-09 It is Council policy to advise owners of protected structures in preparation of funding applications under Built Heritage Scheme of the Historic Structures Fund.

BHP-10 It is Council policy to ensure that in the event of a planning application being granted for development within the curtilage of a protected structure, 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.

BHP-11 It is Council policy to ensure that measures to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical, aesthetic or visual impact on the structure. They should follow the principles and direction given in the Department of Arts, Heritage and the Gaeltacht's publication Energy Efficiency in Traditional Buildings.

13.1.1.2 Vernacular Buildings

BHP-15 It is Council policy to encourage the protection, retention, appreciation and appropriate revitalisation of the vernacular heritage of Offaly.

BHP-16 It is Council policy to consider the guidance in "The Thatched Houses of Kildare" and "Reusing Farm Buildings, A Kildare Perspective" published by Kildare County Council in assessing planning applications in County Offaly relating to thatched cottages and traditional farm buildings.

BHP-17 It is Council policy to preserve the character and setting (for example, gates, gate piers and courtyards) of vernacular buildings where deemed appropriate by the planning authority.

BHP-18 It is Council policy to seek the repair and retention of traditional timber and/or rendered shop fronts and pub fronts, including those that may not be protected structures.

BHP-19 It is Council policy to communicate and work with owners of thatch buildings regarding the availability of conservation grants and funding.

BHP-20 It is Council policy to encourage where appropriate the covering of thatch with metal, as a measure for the protection of buildings which are unoccupied and showing signs of considerable distress.

BHP-21 It is Council policy to support proposals to refurbish vernacular structures that are in a run down or derelict condition, provided that;

- Appropriate traditional building materials and methods are used to carry out repairs to the historic fabric; and
- Proposals for extensions to vernacular structures are reflective and proportionate to the existing building and do not erode the setting and design qualities of the original structure which make it attractive.

13.1.1.3 Industrial Heritage

BHP-22 It is Council policy to protect the industrial heritage of Offaly, including mills, historic industrial buildings, canals and historic bridges.

BHP-23 It is Council policy to utilise the information provided within Mills of County Offaly: An Industrial Heritage Survey (2009) when assessing development proposals for surviving industrial heritage sites.

BHP-24 It is Council policy to protect and enhance the built and natural heritage of the Grand Canal and ensure that development within its vicinity is sensitively designed and does not have a detrimental effect on the character of the canal, its built elements and its natural heritage values and that it adheres to the Waterways Ireland's Heritage Plan 2016-2020.

BHP-25 It is Council policy to encourage appropriate change of use and reuse of industrial buildings, 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.

BHP-26 It is Council policy to seek the retention and appropriate repair/maintenance of the historic bridges and harbours of the county whether they are protected structures or not.

BHP-27 It is Council policy to restrict vehicular access onto public roads that were formerly towpaths and any development permitted with access off a towpath must be screened effectively with trees and hedging. In relation to planning applications for housing in the open countryside with access proposed off towpaths, applicants must demonstrate compliance with Policy SSP-27 as towpaths are located within Natural Heritage Areas and Areas of High Amenity.

13.1.1.4 Country Houses, Gardens and Demesnes

BHP-28 It is Council policy to encourage the protection, conservation, promotion and enhancement of Country Houses, Gardens and Demesnes in the county and support public awareness, enjoyment of and access to these sites where appropriate.

BHP-29 It is Council policy to encourage the conservation, preservation, restoration and protection in their original setting of mausoleums and monuments: follies, grottoes; garden buildings and other structures of particular beauty or historic, environmental, architectural or industrial significance.

BHP-30 It is Council policy to discourage development that would lead to a loss of, or cause damage to, the character, the principle components of, or the setting of Country Houses, Gardens and Demesnes.

BHP-31 It is Council policy to consider the “Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their Settings” published by Cork County Council 2006 in the appraisal and description of the impacts of proposed developments in County Offaly within or in close proximity to country houses and demesnes on historic designed landscapes, demesnes and gardens.

13.1.1.5 Archaeological Heritage

BHP-33 It is Council policy to support and promote the protection and appropriate management and sympathetic enhancement of the county’s archaeological heritage within the Plan area, in particular by implementing the Planning and Development Act 2000 (as amended) and the National Monuments Act 1930 (as amended).

BHP-34 It is Council policy to seek to promote awareness of and access to archaeological sites in the county where appropriate.

BHP-35 It is Council policy to consult with the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht (DCHG) in relation to archaeological sites within and/or adjoining a proposed development.

BHP-36 It is Council policy to facilitate the identification of important archaeological landscapes in the county.

BHP-37 It is Council policy that any development that may, due to its size, location or nature, have implications for archaeological heritage (including both sites and areas of archaeological potential / significance) shall be subject to an archaeological assessment. When dealing with proposals for development that would impact upon archaeological sites and/or features, there will be presumption in favour of the ‘preservation in situ’ of archaeological remains and settings, in accordance with Government policy. Where permission for such proposals is granted, the Planning Authority will require the developer to have the site works supervised by a licenced archaeologist.

BHP-38 It is Council policy to 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 and to protect previously unknown archaeological sites and features, where they are discovered during development works.

BHP-39 It is Council policy to ensure the protection and preservation of underwater and terrestrial archaeological sites, both known and potential in riverine or lacustrine locations including wrecks such as the remains of bridges.

BHP-40 It is Council policy to require archaeological assessment, including underwater archaeological assessment where relevant, for such developments that due to their location, size or nature may have implications for archaeological heritage. Such developments include those that are located at or close to an archaeological monument or site, those that are extensive in terms of area (0.5 hectares or more) or length (1 kilometre or more and developments that require an Environmental Impact Statement.

13.1.1.6 Monastic Sites

BHP-41 It is Council policy to retain the nominated status of the area comprising the National Monument at Clonmacnoise, enclosing eskers, Mongans Bog, Clonmacnoise callows, Fin Lough and the limestone pavement at Clorhane as the “Clonmacnoise Heritage Zone” in accordance with the recommendations of the study of the area carried out by the Environmental Sciences Unit of Trinity College, Dublin as shown in Figure 10.7 of this Plan.

BHP-42 It is Council policy to investigate the potential of Durrow Demesne as a public amenity and tourism asset.

BHP-43 It is Council policy to support and promote the protection and appropriate management of all monastic sites in the county.

13.1.1.7 Mass Rocks and Holy Wells

BHP-44 It is Council policy to preserve, protect and, where necessary, enhance mass rocks and holy wells in the County.

13.1.1.8 Historic Military Fortifications and Castle Sites

BHP-45 It is Council policy to support and promote the protection and appropriate management of historic military fortifications and castle sites in the county.

13.1.1.9 Funding

BHP-46 It is Council policy to support the progression and delivery of projects that repair and conserve historic structures under the Historic Structures Fund, the Built Heritage Investment Scheme or other funding schemes as applicable.

13.1.1.10 Community Archaeology

BHP-47 It is the policy of the Council to support the concept of Community Archaeology and greater collaboration in promoting awareness, knowledge and understanding of local archaeological resources in County Offaly

13.1.2 Objectives

13.1.2.1 Protected Structures

BHO-01 It is an objective of the Council to review the Record of Protected Structures on an on-going basis and make additions, deletions and corrections as appropriate over the period of this Plan.

BHO-02 It is an objective of the Council to prepare a Buildings at Risk Register to prevent the endangerment of Protected Structures

13.1.2.2 Vernacular Buildings

BHO-04 It is an objective of the Council to identify and retain good examples of vernacular architecture and historic street furniture in situ, for example, cast-iron post boxes, water pumps, signage, street lighting, kerbing and traditional road and street surface coverings.

13.1.2.3 Archaeological Heritage

BHO-05 It is an objective of the Council to protect archaeological sites and monuments, 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.

13.1.2.4 Monastic Sites

BHO-06 The Council acknowledges the nomination by the Government of Ireland, of two Monastic sites, Clonmacnoise in its own right and Durrow, as a suite of potential sites, on the tentative list for inclusion to the UNESCO World Heritage sites list. It is an objective of the Council to explore the potential of further designating the Monastic Sites at Clonmacnoise and Durrow as prospective UNESCO World Heritage Sites.

13.2 Kildare County Development Plan 2023-2029

13.2.1 Conservation Plans

Policy

It is the policy of the Council to:

AH P1

Recognise the value and opportunity of Kildare's unique heritage resource and to manage, conserve, promote and protect it, for present and future generations.

Objective

It is an objective of the Council to:

AH O1

Implement the actions of the County Kildare Heritage Plan 2019-2025 and subsequent heritage plans, in partnership with all relevant stakeholders.

13.2.2 Kildare Archaeology Resource

Policy

It is the policy of the Council to:

AH P2 Protect and enhance archaeological sites, monuments and where appropriate and following detailed assessment, their setting, including those that are listed in the Record of Monuments and Places

(RMP) or newly discovered archaeological sites and/or sub-surface and underwater archaeological remains.

Objectives

It is an objective of the Council to:

AH O2 Manage development in a manner that protects and conserves the archaeological heritage of County Kildare, avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest and secures the preservation in-situ or by record of all sites and features of historical and archaeological interest, including underwater cultural heritage. The Council will favour preservation in – situ in accordance with the recommendation of the Framework and Principles for the Protection of Archaeological Heritage (1999) and the Council will seek and have regard to the advice and recommendations of the Department of Housing, Local Government and Heritage.

AH O3 In co-operation with the National Monuments Service, Department of Housing, Local Government and Heritage require archaeological impact assessment, surveys, test excavation and/or monitoring and/or underwater archaeological impact assessments for planning applications in areas of archaeological importance and where a development proposal is likely to impact upon in-situ archaeological monuments, their setting and archaeological deposits, based on recommendations of a suitably qualified archaeologist and the Council will seek and have regard to the advice and recommendations of the Department of Housing, Local Government and Heritage.

AH O4 Ensure that development in the vicinity of a site of archaeological interest is not detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing and to ensure that such proposed developments are subject to an archaeological assessment prepared by a suitably qualified archaeologist. Such an assessment will seek to ensure that the development can be sited and designed in such a way as to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features, objects and areas of underwater archaeological heritage.

AH O5 Require the preservation of the context, amenity, visual integrity and connection of the setting of archaeological monuments. As a general principle, 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.

AH O6 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 including underwater cultural heritage and protected wrecks.
- any subsurface archaeological features including those underwater, 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.

AH O7 Contribute towards the protection and preservation of the archaeological value of underwater or archaeological sites associated with rivers and associated features.

AH O8 Protect historic burial grounds that are recorded monuments and encourage their maintenance in accordance with best conservation principles in co-operation with the Historic Monuments Advisory Committee and the National Monuments Service, Department of Housing, Local Government and Heritage. Development may be restricted or conditions requiring substantial excavation may be imposed in and adjacent to former burial grounds.

AH O9 Promote and support in partnership with the National Monuments Section of the Department of Housing, Local Government and Heritage (DHLGH), the concept of Archaeological Landscapes where areas contain several Recorded Monuments.

AH O10 Require that all development proposals for industrial buildings and sites identified in Kildare Industrial Archaeology Survey (2007) or otherwise identified as being of industrial archaeological importance be accompanied by an industrial archaeology assessment of the surrounding environment. New development should be designed in sympathy with and to protect existing features and structures.

13.2.3 Walled Towns

Policy

It is the policy of the Council to:

AH P3

Support the protection and conservation of the medieval fabric and form of walled towns in the county.

Objectives

It is an objective of the Council to:

AH O11

Avoid disturbance, removal and alteration of the line of identified town walls as detailed in Conservation Management and Interpretation Plans or the potential line of the town walls as identified in the Urban Archaeological Survey.

AH O12

Retain, where possible and practical, the existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins.

AH O13

Support and maintain the membership of Kildare, Naas, Athy and Castledermot in the Walled Towns Network.

AH O14

Support the inclusion of walled towns in County Kildare in the Historic Towns Initiative piloted by the Department of Housing, Local Government and Heritage.

AH O15

Seek the preparation and implementation of heritage led regeneration plans for the historic core of towns in Co Kildare.

13.2.4 World Heritage

Policy

It is the policy of the Council to:

AH P4

Recognise and respect potential World Heritage Sites in Kildare on the UNESCO Tentative List – Ireland.

Objective

It is an objective of the Council to:

AH O16

Support the State in the nomination process of Dun Ailinne to World Heritage status as part of an assemblage of Royal and Monastic Sites in co-operation with the relevant Local Authorities.

AH O17

Protect and enhance the setting of Dun Ailinne and support managed limited public access to the site. Only sensitive development that does not undermine the archaeological and cultural significance of the site will be permitted.

AH O18

Protect and sustain the established appearance and character of views associated with Dun Ailinne. Require any development proposals within/around Dun Ailinne to demonstrate that no adverse effects will occur on the established appearance or character of Dun Ailinne as viewed from either the Protected Panoramic Views or from surrounding public roads.

13.2.5 **Features of Historical Interest**

Policy

It is the policy of the Council to:

AH P5

Secure the identification, protection and conservation of historic items and features of interest throughout the county including street furniture, surface finishes, roadside installations, items of industrial heritage, riverine heritage, and other stand-alone features of interest (items not listed on the RMP or RPS).

Objective

It is an objective of the Council to:

AH O19

Ensure that development within the county including Council development retains, refurbishes and incorporates features of historical interest, as deemed appropriate in each instance.

13.2.6 **Architectural Heritage**

Policy

It is the policy of the Council to:

AH P6

Protect, conserve and manage the archaeological and architectural heritage of the county and to encourage sensitive sustainable development in order to ensure its survival, protection and maintenance for future generations.

Objectives

It is an objective of the Council to:

AH O20

Conserve and protect buildings, structures and sites contained on the Record of Protected Structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

AH O21 Protect the curtilage of protected structures or proposed protected structures and to refuse planning permission for inappropriate development that would adversely impact on the setting, curtilage, or attendant grounds of a protected structure, cause loss of or damage to the special character of the protected structure and/or any structures of architectural heritage value within its curtilage. Any proposed development within the curtilage and/or attendant grounds must demonstrate that it is part of an overall strategy for the future conservation of the entire built heritage complex and contributes positively to that aim.

AH O22 Refuse planning permission for the demolition of any protected structure unless the Council is satisfied that exceptional circumstances exist. The demolition of a protected structure with the retention of its façade will likewise not generally be permitted.

AH O23 Require an Architectural Heritage Assessment Report, as described in Appendix B of the Architectural Heritage Protection, Guidelines for Planning Authorities (2011), to accompany all applications with potential for visual or physical impacts on a Protected Structure, its curtilage, demesne and setting. This report should be prepared by a person with conservation expertise that is appropriate to the significance of the historic building or site and the complexity of the proposed works.

AH O24 - Safeguard the amenities of Castletown House including the main avenue, Donaghcumper, St Wolstans and the River Liffey environs as shown on Map V1 - 11.14. - Safeguard the amenities of The Wonderful Barn including the adjacent buildings.

AH O25 Maintain the views from Castletown House to the River Liffey and to protect the integrity of the designed landscape at Castletown Demesne, including the pathways, avenues, and the following views:

- Axial views between Castletown House and the Conolly Folly, Obelisk.
- Views between Castletown House and the Wonderful Barn including the trees and natural growth areas within same.
- Views from the House to the river and across the back parterre
- Views across the river and to the linked demesnes of Donaghcumper and St. Wolstans.
- Views from the main avenue to, and across, the river towards Castletown, and up and down the river to Celbridge and New Bridges. ensuring development does not inappropriately encroach on same.

AH O26 Require that planning applications in proximity to ‘Views to be Preserved’ are accompanied by a Visual Impact Assessment.

AH O27 Maintain the views to and from Carton House and protect the character of the historic designed landscape within Carton Demesne, as outlined in Map V1 - 11.13.

AH O28 Support the re-development of Clongowes Wood College to ensure the continued and enhanced educational use of this protected structure. Any proposed development within the curtilage and/or strategy for the future conservation of the entire complex including the structures, demesne and/or attendant grounds.

AH O29 Preserve and protect the historic, architectural, and military heritage of The Curragh Camp. Ensure that proposed development within the curtilage and/or attendant grounds demonstrates that it is part of an overall strategy to protect the heritage significance of the entire Curragh Camp.

AH O30 Ensure that, in the event of planning permission being granted for development within the curtilage and attendant grounds of a protected structure, a sustainable use and appropriate maintenance plan is in place for the structure and any associated buildings or structures of heritage interest. The proposed works to the protected structure should occur in the first phase of the development to prevent endangerment, abandonment and dereliction of the structure.

AH O31 Protect the designed landscapes associated with protected structures and retain important elements of the built heritage including historic gardens, stone walls, pathways, and avenues within the curtilage and attendant grounds of protected structures.

AH O32 Ensure that new development will not adversely impact on the setting of a protected structure or obscure established views of its principal elevations.

AH O33 Promote best practice and the use of skilled specialist practitioners in the conservation of, and any works to, protected structures. Architectural Heritage Impact Assessment reports should make reference to the DHLGH Advice Series on how best to repair and maintain historic buildings. The

AHIA report should summarise the principal impacts on the character and special interest of the structure or site and describe how it is proposed to minimise these impacts. It may also describe how the works have been designed or specified to have regard to the character of the architectural heritage.

AH O34 Encourage high quality design in relation to planning applications that are made for the construction of extensions or new buildings affecting protected structures or older buildings of architectural merit not included in the RPS. The Council will have regard for the visual impacts on the setting and character of protected structures and/or buildings of architectural merit not included on the RPS, when considering applications on neighbouring sites.

AH O35 Favourably consider the change of use of any structure included on the Record of Protected Structures, where such a change of use does not adversely impact on its intrinsic character or special interest and where such a use may otherwise not conform to the zoning matrix associated with any Local Area Plan.

AH O36 Actively encourage uses that are compatible with the character of protected structures. In certain cases, the Planning Authority may relax site restrictions / development standards in order to secure the preservation and restoration of a protected structure or building of architectural merit that is not included on the RPS.

AH O37 Promote the use of energy upgrade materials and technologies that follow good conservation practice and are compatible with the character and vapour permeable construction of traditionally built structures.

AH O38 Support appropriate and sensitive thermal upgrade of protected structures and other heritage buildings. These works shall be undertaken with the necessary planning permission / statutory declarations with the advice of Kildare County Council's Architectural Conservation Officer.

AH O39 Promote the maintenance and appropriate re-use of buildings of architectural, cultural, historic and aesthetic merit which make a positive contribution to the character, appearance and quality of the streetscape or landscape and the sustainable development of the county. Any works associated with the re-use of such buildings should be carried out in accordance with best conservation practice.

AH O40 Encourage appropriate change of use and reuse of industrial buildings of heritage interest, 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.

AH O41 Promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the re-instatement of historically correct traditional features.

AH O42 Retain where practicable a protected structure which has been damaged by fire, and to retain those elements of that structure that have survived (either in whole or in part) and that contribute to its special interest.

AH O43 Ensure that national guidelines and the principles of conservation best practice are followed in assessing the significance of a Protected Structure and in considering the impact of proposed development on the character and special interest of the structure, its curtilage, demesne and setting.

AH O44 Co-operate with Waterways Ireland in the management, maintenance and enhancement of the Royal Canal and Grand Canal and associated structures/features. Such projects shall be subject to an AA Screening Report, and where applicable, Stage 2 AA. They shall have a regard for any hydrological connection shared with a European Site and their qualifying interest species. The project shall account for any potential likely significant effects and provide mitigation and monitoring where appropriate.

AH O45 Support the implementation of the National Policy on Architecture, 'Places for People' prepared by the Department of Housing, Local Government and Heritage.

13.2.7 Country Houses and Demesnes

Policies

It is the policy of the Council to:

AH P7

Promote appreciation of the landscape and historical importance of traditional and historic gardens, demesnes and parks within County Kildare and particularly where they constitute an important and intrinsic value to the setting of a protected structure.

AH P8 Preserve and protect the historic gardens and designed landscapes identified in the National Inventory of Architectural Heritage Survey of Historic Gardens and Designed Landscapes.

Objectives

It is an objective of the Council to:

AH O46 Encourage conservation, renewal and improvement which enhances the character and the setting of parks, gardens, and demesnes of historic interest within the county.

AH O47 Assess the demesnes and historic designed landscapes within Kildare and promote the conservation of their essential character, both built and natural, while allowing for appropriate re-use.

AH O48 Co-operate with owners in the protection, promotion and enhancement of heritage gardens and parks in the county, to support public awareness, enjoyment of and access to these sites and to seek the co-operation and assistance of other interested parties, including Government Departments and state agencies, in this regard.

AH O49 Preserve, protect and where necessary encourage the use of heritage/traditional varieties of plants and trees that form part of the local/regional biodiversity resource and that contribute to local identity.

AH O50 Require where appropriate that an Architectural Heritage Impact Assessment report is prepared in accordance with DHLGH Guidelines and conservation best practice to inform visual or physical impacts of a proposed development on a demesne, designed landscape, or park, that is associated with a protected structure or located within an Architectural Conservation Area.

AH O51 Require that planning applications take into consideration the impacts of the development on their landscapes and demonstrate that the development proposal has been designed to take account of the heritage resource of the landscape.

AH O52 Designate and protect historic landscape areas including demesnes and ensure that new development enhances the special character and visual setting of these historic landscapes and to prevent development that would have a negative impact on the character of the lands within these historic landscape areas.

13.2.8 Built Vernacular Heritage

Policy

It is the policy of the Council to:

AH P9 Promote the protection, retention, appreciation and appropriate revitalisation of the built vernacular heritage of the county.

Objectives

It is an objective of the Council to:

AH O53 Ensure that an assessment of the existing buildings on site is undertaken through an analysis of historic maps and an appraisal of the historic fabric and features. Development proposals should retain and incorporate existing buildings of merit and any elements that contribute to their distinctive character.

AH O54 Have regard to guidance in the DHLGH Guidelines and conservation best practice in assessing proposed interventions to vernacular structures, traditional farmhouses, their curtilage, out buildings and settings.

AH O55 Resist the demolition of built vernacular heritage, in particular thatched cottages and farmhouses, and to encourage their sensitive reuse having regard to the intrinsic character of the structure and the potential to prolong the life cycle of the embodied carbon contained within the structure.

AH O56 Require that a sustainable use and appropriate maintenance plan is in place for earlier dwellings of heritage interest on farms or rural sites, where planning permission is sought for a new dwelling.

AH O57 Require the submission of a written report from a suitably qualified professional where it is proposed to redevelop a derelict property or one that has been unoccupied for a long period of time. The report must demonstrate that any proposal will not structurally compromise the subject building and shall outline the measures to be taken in order to protect the building from collapse, both prior to and during construction works.

AH O58 Have regard to guidance in *The Thatched Houses of Kildare (2005)* and *Reusing Farm Buildings, A Kildare Perspective (2007)* published by Kildare County Council and *A Living Tradition – A Strategy to Enhance the Understanding, Minding and Handling of our Built Heritage (2021)* published by the Department of Housing, Local Government and Heritage in assessing planning applications relating to vernacular buildings, thatched cottages, and traditional farm buildings.

AH O59 Respect the setting, form, scale and materials of existing vernacular structures and to only permit changes to these structures where they are sympathetic to their special features and character.

AH O60 Preserve the character, including original building features or materials should be retained such as windows, doors, roof coverings and setting (e.g. gates, gate piers, boundary treatments, courtyards etc) of vernacular buildings, where deemed appropriate by the planning authority. Proposals for extensions to historic or vernacular buildings should not erode the setting and design qualities of the original structure and should be in proportion or subservient to the existing building.

AH O61

Require the use of appropriate materials and methods when undertaking repairs to the historic fabric.

AH O62

Protect (through the use of ACAs, the RPS and in the normal course of development management) vernacular buildings where they contribute to the character of areas and/or where they are rare examples of a structure type.

AH O63

Ensure that new buildings adjacent to vernacular structures and extensions to vernacular buildings are of an appropriate design and do not detract from the character of these structures.

AH O64

Seek the repair and retention of traditional timber and/or rendered shop fronts and pub fronts, including those that may not be protected structures.

13.2.9 Architectural Conservation Areas

Objectives

It is an objective of the Council to:

AH O65 Ensure that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately and are not detrimental to the character of the structure or to its setting or the general character of the ACA and are in keeping with any Architectural Conservation Area Statement of Character Guidance Documents prepared for the relevant ACA.

AH O66 Ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Heritage Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.