

Chapter 8 Conservation and Heritage

8.1 Introduction

Drogheda is one of Ireland's most historic towns and has a unique and diverse urban character thanks to its rich built and natural heritage. Drogheda was built as two planned, walled towns, one on either side of the Boyne, more than 800 years ago. It was one of the most important towns and ports in the English Pale in medieval Ireland (its walls surrounded a much larger area than did those of Dublin). The two towns were united in 1412 and Drogheda retained County Borough status until the setting up of the County Councils in 1899, when it became part of Louth. Drogheda has distinctive street and lane patterns, streetscapes, historic sites, fine public buildings and buildings of historic significance. The town



also has an abundance of archaeological sites. Drogheda has an exceptionally rich natural heritage with its two European wildlife sites (one SPA and one SAC) containing a considerable diversity of plant and animal species some of which are of international importance. The protection of this built and natural heritage is vital as it is the cornerstone of the town's appeal as a place to live, work and visit. The built and natural heritage also provides a sense of character and identity to Drogheda.

The built environment of Drogheda is of particular note given the town's historical importance and the fact that much of the medieval grain remains intact and is interspersed with a variety of notable buildings which together combine to provide a rich urban tapestry.

The natural and built environments of the Plan area play an intrinsic part in the character and development of the town and environs. They must be protected in order to enhance the quality of life for residents and visitors alike. If Drogheda is to develop in a sustainable way which accommodates economic diversity and conservation of its natural and built heritage then environmental, heritage and economic development strategies must be closely integrated and mutually supportive.

In order to secure the protection of the natural and built environment of the town and its environs it is important to provide appropriate guidance to potential developers. The National Biodiversity Plan promotes shared responsibility for environmental protection by public bodies, private enterprises and the general public. This principle of shared

responsibility will be applied to all aspects of the conservation and protection of heritage in order to achieve the strategic objectives of the Plan. The Biodiversity Action Plan for Louth 2008-2012 provides the framework for the protection and enhancement of Louth's biodiversity.

Strategic Objective 8 Protect and enhance the natural and built environment as an inherent part of the heritage of the Drogheda Borough Council Plan area.

Objectives:

- To protect and enhance the natural and built heritage of the Drogheda Plan area.
- To safeguard the natural and built environment as a resource in its own right and ensure that future generations can understand and appreciate their heritage.
- To interpret and promote the importance of archaeological, architectural and other aspects of the built and natural environment of cultural significance
- To protect and enhance the quality of the natural and built environment as an asset in promotion of tourism and enhancing the image of Drogheda as a place to live and visit.

8.2 Natural Heritage and Biodiversity

8.2.1 Heritage

Heritage is defined as items such as monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage gardens and parks and inland waterways. The Louth County Heritage Plan 2007-2011 provides guidance on these issues and other topics which the people of Louth have identified as being part of their heritage. Heritage can extend to include place names, local history and traditions. The aim for the Louth Heritage Plan is to *'coordinate the conservation, management and sympathetic development of the county's heritage and to encourage community pride in, and responsibility for, the implementation of the Plan'*. The Development Plan will support the objectives and actions contained in the Heritage Plan.

Policy CH 1

Support the implementation of the County Heritage Plan which aims to *'coordinate the conservation, management and sympathetic development of the county's heritage and to encourage community pride in and responsibility for, the implementation of the Plan'*.

8.2.2 Biodiversity

According to the National Parks and Wildlife Service, biodiversity is a term intended to describe all of nature's variety. It refers to all aspects of variety in the living world, including the variety of species on the planet, the amount of genetic variation that exists within a species, the diversity of communities in an ecosystem, and the rich variety of landscapes that occur on the planet. Biodiversity comes under threat through habitat destruction, invasive species, pollution and overharvesting of natural resources.

The Convention on Biological Diversity (CBD) 1992 was the first global agreement on the conservation and sustainable use of biodiversity. The Convention refers to the ecological, genetic, social, economic, scientific, educational, cultural, recreational and aesthetic values of biological diversity. Ireland ratified the Convention in 1996 and it was translated into an Irish context through the publication of the *National Biodiversity Plan in 2002*. The parties to the convention have committed themselves to reducing the rate of loss of biodiversity by 2010, while the European Union has determined to halt the loss of biodiversity in the Union by the same year. One of the actions of the National Biodiversity Plan was for each Local Authority to prepare a Local Area Biodiversity Plan in consultation with relevant stakeholders. Louth Local Authorities have adopted a Biodiversity Action Plan for Louth covering the 2008 – 2012 period. As a sister document to this, a localised version for Drogheda, has been developed.

The Biodiversity Action Plan for Drogheda was approved by Drogheda Borough Council in 2009. The Plan contains a set of actions focussed particularly on specific geographical areas which are specifically designed to protect the ecology and biodiversity of the Borough including both flora and fauna and the habitats which they occupy.

Policy CH 2

Support the implementation of the recommendations of the Biodiversity Action Plan for Louth 2008-2012 and support the implementation of the Biodiversity Action Plan for Drogheda 2009

8.2.3 Special Protection Area (SPA) and Special Areas of Conservation (SAC)

Special Areas of Conservation (SACs) are wildlife conservation areas designated and protected under the EU habitats directives and supported by Irish legislation. The relevant Irish law is the European Union (Natural Habitats) Regulations, 1997 as amended in 1998 and 2005. The Directive lists certain habitats and species that must be protected within SACs.

The EU Birds Directive designates Special Protection Areas (SPAs) throughout the Union which protect the breeding and wintering grounds of migratory birds.

Both SACs and SPAs are 'European sites' under the meaning of the Planning and Development Act 2000 and are also jointly referred to as 'Natura 2000' sites. Refer to Map 8.1 Special Protection Area and Special Area of Conservation and Map No.2 in Appendix 11..

8.2.4 Boyne Coast and Estuary SPA

The Boyne Estuary, including Stragrennan Polder, is designated as a SPA under the European Union's Birds Directive. The Boyne Estuary SPA is of conservation interest for the following species: Shelduck, Oystercatcher, Golden Plover, Grey Plover, Lapwing, Knot, Sanderling, Black-tailed Godwit, Redshank, Turnstone and Little Tern. Stragrennan Polder which straddles the Borough boundary, is included in the Boyne Estuary SPA. Stragrennan Polder is a large inter-tidal wetland owned by Drogheda Port Company, situated on the southern bank of the Boyne, to the east of the town. The habitat has been created from river dredging and includes islands, mudflats, wet

grassland, reedbeds, dry grassland, sandbanks and hedgerows. The site supports a rich biodiversity containing an extensive range of plant species which provide an important habitat for birds. The Boyne Coast and Estuary SPA is also a proposed Natural Heritage Area (pNHA).

8.2.5 River Boyne and River Blackwater SAC

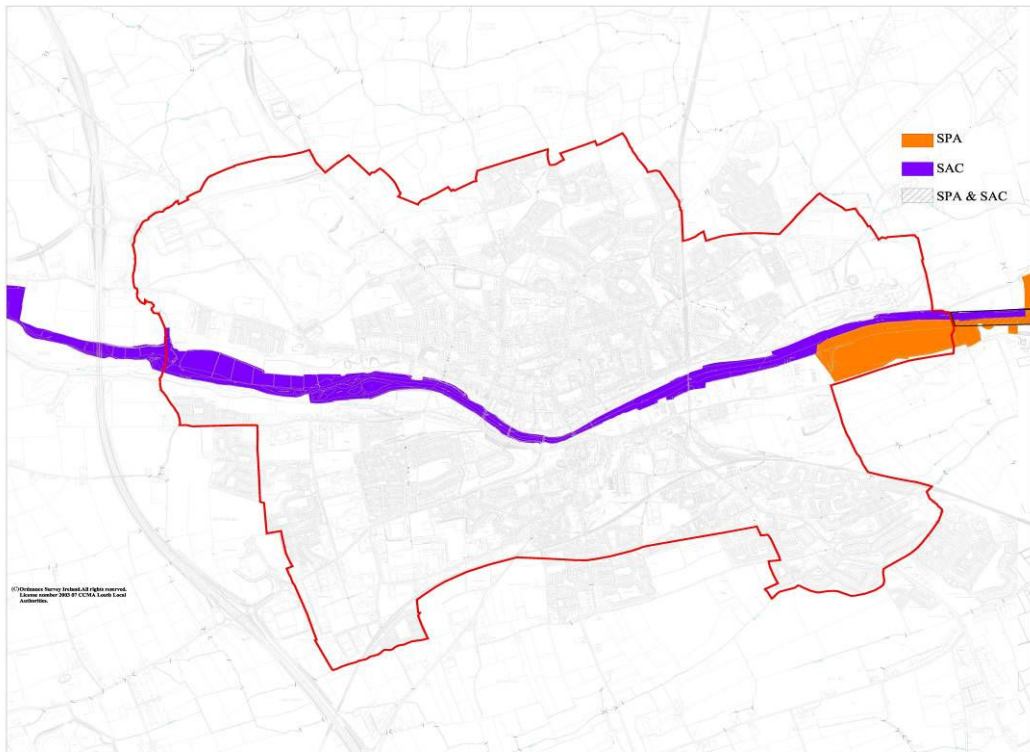
The River Boyne and River Blackwater SAC comprises the freshwater element of the River Boyne from where it abuts the Boyne Estuary SAC (downstream of Drogheda town centre) as far upstream as the Boyne Aquaduct (which carries the Royal Canal over the river at Longwood, County Meath), the Blackwater River as far as Lough Ramor and the Boyne tributaries including the



Deel, Stoneyford and Tremblestown Rivers. The site is a candidate SAC selected for alkaline fen and alluvial woodlands, both habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Atlantic Salmon, Otter and River Lamprey.

The River Boyne and River Blackwater SAC includes the section of the Boyne River running through the Borough of Drogheda. Callows and reed beds, commonly known as Loughboy Callows, are located to the west of the town and are partly incorporated in the aforementioned SAC. The Loughboy Callows are made up of a mosaic of habitats including reed bed, alluvial islands, freshwater, species-rich grassland, mature hedgerow and native scrub providing a diverse habitat for a variety of species including bats, butterflies, moths and birds.

Map 8.1: Special Protection Area and Special Area of Conservation.



8.2.6 Sites with a European/ Natura 2000 Designation

Development proposals which may have an impact on a Natura 2000 site will be required by Drogheda Borough Council to submit an Appropriate Assessment which must be carried out by a suitably qualified expert. Where the development is of such a scale or nature that an Environmental Impact Statement is required by law, the appropriate assessment may be carried out as part of the EIS

Policy CH 3

Protect the designated Boyne Estuary SAC and SPA and the River Boyne and Blackwater SAC from any adverse impacts of development and to require appropriate assessment of any development likely to have an impact on such sites.

8.2.7 Appropriate Assessment / Habitats Directive Assessment

The Habitats Directive requires that the impacts of any plans or projects likely to affect Natura 2000 sites are assessed by the planning authority. This process is known as Appropriate Assessment or Habitats Directive Assessment. Appropriate Assessment means an assessment, based on best scientific knowledge, of the potential impacts of a plan or project, wherever located, on the conservation objectives of any Natura 2000 site and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of approving the plan or project. While the responsibility for carrying out appropriate assessment lies with the planning authority, applicants for planning permission must provide sufficient information with a planning application to enable the authority to complete the screening process and full appropriate assessment if screening cannot

exclude significant effects on Natura 2000 sites. For projects requiring full appropriate assessment it is the responsibility of the project proponents to have a Statement for Appropriate Assessment prepared for submission to the planning authority as part of the planning application.

Drogheda Borough Council will consult with the Prescribed Bodies, and other Government agencies where appropriate, when considering plans or projects which are likely to affect Natura 2000 sites. In accordance with Article 6(3) of the Habitats Directive the Council will normally only grant permission in cases where it is clearly demonstrated that, a proposed development either individually, or in combination with other plans and projects, will not adversely affect the ecological integrity of a Natura 2000 site or sites. Following a finding that a proposed development will adversely affect the integrity of a Natura 2000 site, planning permission may only be granted in exceptional cases, in the absence of any alternatives, for imperative reasons of overriding public interest subject to the strict requirements of Article 6(4) of the Habitats Directive.

Policy CH 4

Ensure screening for appropriate assessment and, where required, full Appropriate Assessment is carried out for any plan or project, which individually, or in combination with other plans and projects, is likely to have a significant direct or indirect impact on any Natura 2000 site or sites.

Policy CH 5

Ensure planning applications for proposed developments likely to have significant direct or indirect impacts on any Natura 2000 site or sites is accompanied by a Statement for Appropriate Assessment prepared in accordance with the Guidance issued by the Department of the Environment, Heritage and Local Government (Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, December 2009). Strictly protect areas designated or proposed to be designated area plans or amendment/variation to it proposed under the Planning and Development Act 2000 (as amended) must be screened for any potential impact on areas designated as Natura 2000 sites [normally called Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)].

8.2.8 Ecological Corridor

Biodiversity is short for biological diversity. It is the term given to the variety of life on Earth and refers to habitats, species and the variety within species that exist on our planet. This includes animals, including man, plants, fungi, micro-organisms and their habitats.

In terms of biodiversity, urban habitats are sometimes considered to be less important than their rural counterparts. Towns such as



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Drogheda have a wide variety of habitats where plants and animals live, grow, eat, breed and rest. These are outlined below:

- Door step and communal green space.
- Private gardens
- Institutional land,
- Groups and lines of trees
- Hedgerows
- Open Space
- Local parks,
- Playing fields.
- River and stream corridors,
- Disused quarries
- Grass verges

Drogheda is rich in biodiversity, this is reflected in the designation of the Boyne Estuary SAC and SPA and the River Boyne and Blackwater SAC. Past wildlife conservation has focused on key sites, of which many have become protected areas. These sites do not operate in a vacuum. It is now recognised that the approach of protecting individual sites is insufficient to ensure the survival



of valued habitats and species, many of which utilise the wider landscape outside protected areas. Therefore it has become clear that individual sites supporting biodiversity need to be linked into a wider network of ecologically important habitats. This is just as important in urban areas such as Drogheda, which have been found to harbour a surprising range of biodiversity.

With the assistance of funding from the Heritage Council, consultants were appointed by Louth County Council in 2008 to inform and assist Drogheda Borough Council with the management and implementation of biodiversity initiatives in the Borough. The Drogheda Biodiversity Action Plan examined eight areas of open space for potential biodiversity. These included

- Drogheda landfill and disused quarry at Mell,
- Bully's Acre,
- St Dominick's Park,
- Stragennan Polder,
- The Dale,
- Loughboy Callows,
- Stameen Woodland Walk
- The area around the Bus Station.

Drogheda Borough Council considers that the most appropriate means of linking areas rich in biodiversity is to designate an ecological corridor or corridors. Ecological

corridors have the vital role of facilitating the movement and migration of species between core and adjacent areas. Ecological corridors can be provided by roadside verges, railway lines, rivers and other such features.

The River Boyne flows through the centre of the town, providing an important habitat for birds and other wildlife. It is considered that this should provide the green spine for the ecological corridor linking other sites of biodiversity importance including Loughboy Callows, St Dominick's Park and Stragrennan Polder, as well as the area around the Bus Stop and also the Dale. The Dale links with Bully's Acre, both of which are identified in the Biodiversity Plan for Drogheda as being of high conservation value. Existing back gardens, trees and grass verges provide stepping stones, enabling flora and fauna to move between habitats.

The most significant trees and woods in Drogheda are located close to or south of the River Boyne. This linear woodland feature extends west along the river. The woodland is also connected eastward and downstream through areas of scrub at the Ramparts Walk and St Dominick's Park to the large area of recently planted woodland at Highfield. From there, areas of mature trees (retained within the grounds of the grand houses that once dominated the southern banks of the river) extend along the Dublin Road providing an important link with the Stameen Woodland, which is identified as a biodiversity rich habitat in the Drogheda Biodiversity Plan Action 2008.

Donor's Green is located to the North of the River Boyne and it provides an important ecological link to 'the Glen' which consists of rough grassland and the public park including the fish pond and children's play area at Yellowbatter.

Drogheda Borough Council cares about the environment and maintaining the town's rich biodiversity is a challenge. Preserving connections between habitats, allowing free flowing movement of species from one to another helps to maintain and improve the town's biodiversity. The size, number and location of patches contribute to how they function as habitats within the landscape and the degree that species can move between them.

There is also the potential to provide linkage and integration of ecological corridors with areas of public open space. This will improve the overall accessibility of areas rich in biodiversity to members of the public. Refer to Map 8.2 Ecological Corridor

Policy CH 6

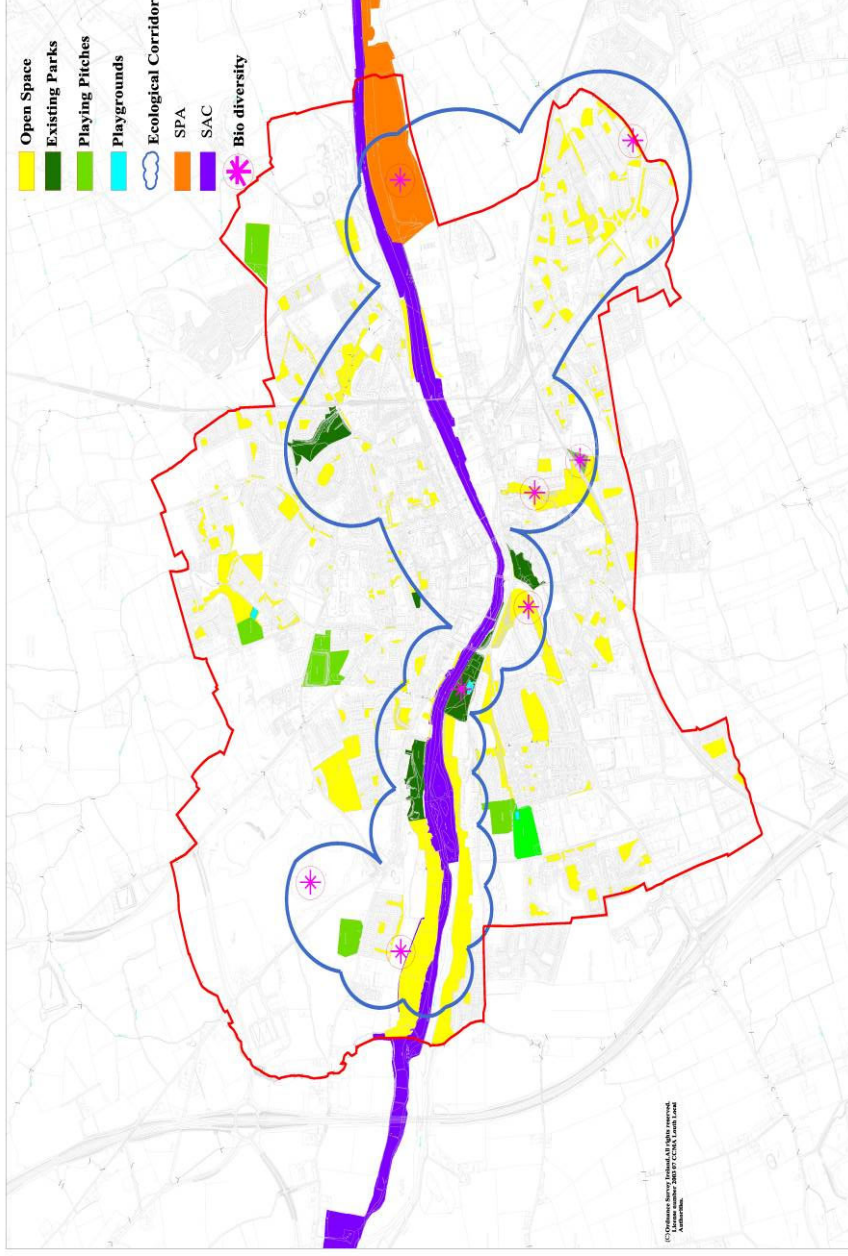
Identity, protect and enhance ecological corridors based upon existing natural features. Implement recommendations contained within the Drogheda Biodiversity Action Plan 2008.

Demonstrate and inform the public of the value of and need to protect and enhance bio diversity in Drogheda including through the provision of interpretation boards and public events.

Link and integrate ecological corridors with areas of public open space.

Where feasible and appropriate outside the core town area, buffer zones between Natura 2000 sites and surrounding development may be established.

Map 8.2: Ecological Corridor



8.2.9 Landscape

Landscape character is determined by the interaction of human activity and the natural environment and Drogheda has its own unique landscape heritage dominated by its riverside location. The River Boyne, which runs through the centre of the town, forms a distinct and attractive natural feature. On either side of the river a carboniferous limestone escarpment slopes steeply downward to form a valley. There are many important tree groups within the Borough which contribute to the town's attractive natural setting. The Borough has a rich biodiversity, this is reflected in the designation of the River Boyne and River Blackwater SAC and the Boyne Estuary SAC and SPA.

Drogheda's natural landscape has been shaped by human activity over a considerable period of time. The town walls, a largely intact medieval street layout and a dense concentration of built heritage of national historical interest contribute to the town's distinctive character. To the north of the Borough a number of disused limestone quarries have pitted the natural landscape. The river corridor through the town is heavily built up.

The Millmount tower complex is located at the highest point within the town and provides a dramatic landmark. Drogheda's townscape is also interspersed with modern buildings.

The amount of undeveloped land in Drogheda is limited however it is important that, where any future development is to take place, key landscape features are protected.

The Council will seek the protection of important natural and man-made landscape features and strategic views of the town.

Designers of new developments should therefore take into consideration important landscape features and views in their designs and incorporate measures and design solutions that will minimise the impact of the development on such features and views.

8.2.10 Strategic Views

There are a number of sites, areas and vantage points within Drogheda from which fine views of the town can be had. There are also vantage points within the Town from which particularly good views of the Town's most important historic features and



buildings and natural landscape features may be obtained. Of particular importance are views of and from Millmount. In the wider environs area views of the town eastwards

over Loughboy Callows from the Boyne Bridge carrying the M1 Motorway over the river are particularly notable. In assessing development proposals the impact on existing views and prospects will be taken into account by Drogheda Borough Council. Refer to Map 8.3 Strategic Views.

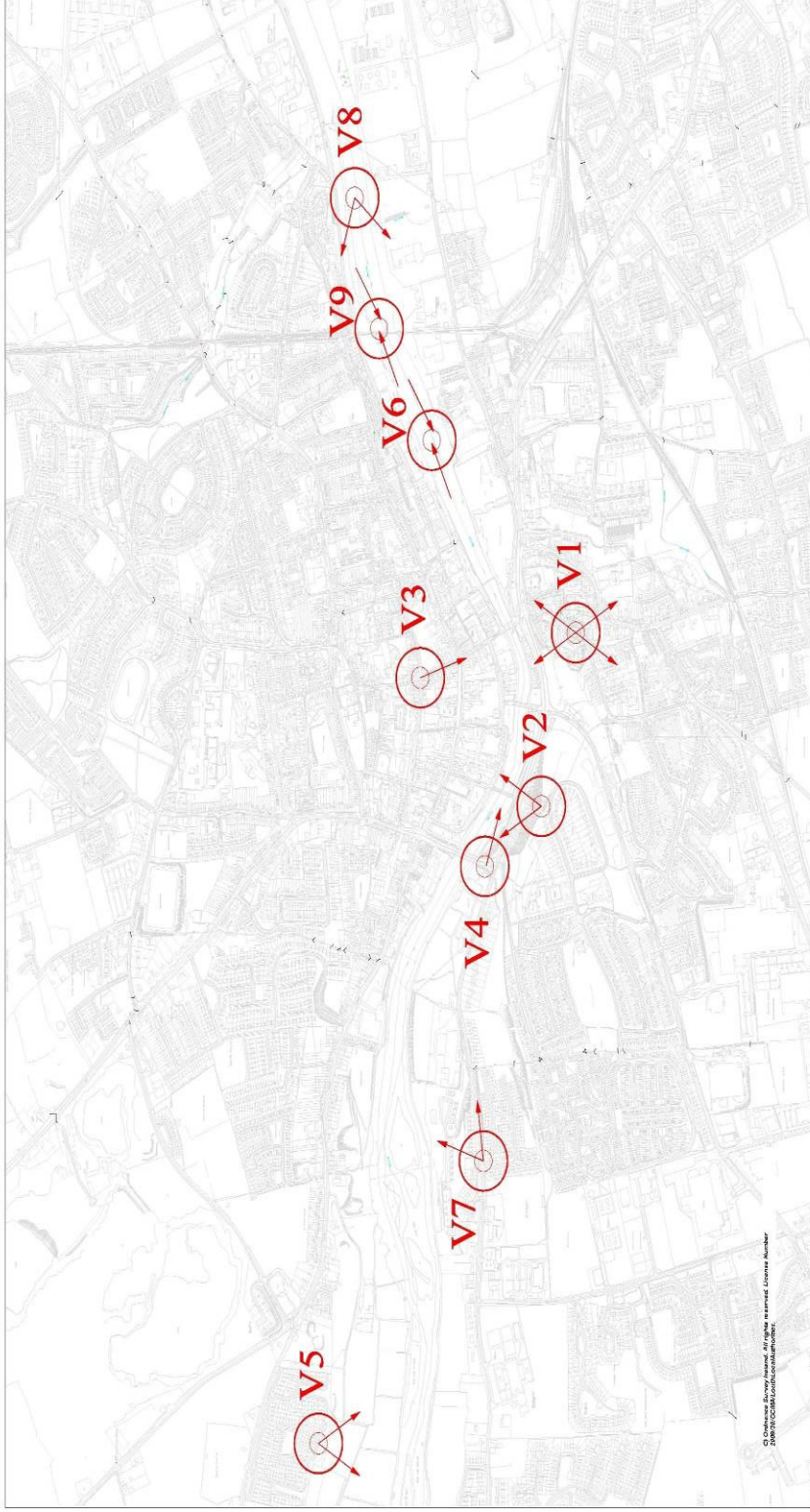
Table 8.1: Strategic Views

View	Location
V1	Views of the town from Millmount.
V2	Views of the town from Ballsgrove
V3	Views of Millmount looking southward from the Town Centre
V4	Views of Millmount from the west.
V5	Views of the Boyne and the Loughboy Callows from Loughboy
V6	Views of the Boyne east and west from the vehicular and pedestrian bridges.
V7	Views of the town from the Rathmullen Road.
V8	Views of Millmount and the Presbytery from Donor's Green
V9	Views of the railway viaduct from the town centre, the Bridges along the Boyne and the Termonfeckin Road and from the West

Policy CH 7

Protect important natural and man made features, landscape and strategic views within the Plan area and require that proposals take into consideration the protection of landscapes and views in the design of new developments.

Map 8.3: Strategic Views



8.2.11 Tree Preservation Orders

Trees are of immense importance, both as habitats and by providing a strong visual element which helps create a varied, interesting and attractive landscape. Drogheda Borough Council will seek to protect trees, groups of trees, and woodland areas of particular importance because of their nature conservation value or their contribution to the amenity of a particular locality.

Careful consideration will be given to the potential impact of proposed development upon trees. Landowners and developers will be encouraged to retain existing trees, where practicable and to plant additional trees. Wherever possible,



existing trees, woodlands and important hedgerows will be protected by the imposition of conditions on the grant of planning permission. Opportunities will also be taken to secure new tree planting in development schemes.

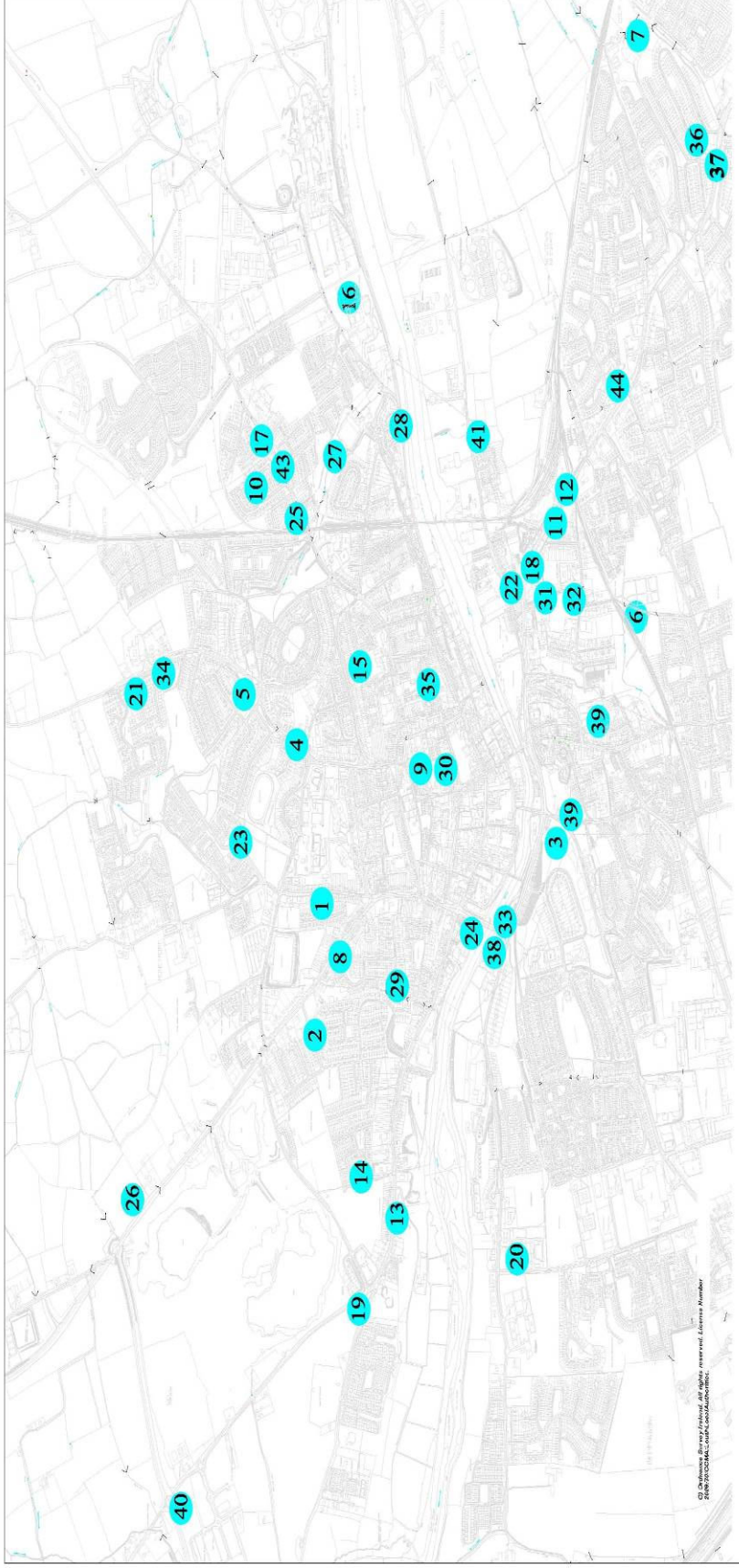
There is presently one TPO on the trees at Bayview House on the Dublin Road. An inventory and survey of trees within the urban area of Drogheda was undertaken in 2006, with funding support from the Heritage Council. The report documented approximately 44 groups of trees in the urban area including a condition survey and recommended treatment. A list of the groups of trees surveyed is available in Appendix 5. Over the lifetime of the Development Plan the Council shall endeavour to update the Tree Report. Please note that this list is not exhaustive and other trees or groups of trees may be considered. Refer to Map 8.4 Areas covered by Tree Survey.

Development proposals which are likely to cause destruction or significant damage to any tree which makes a significant contribution to the ecology, character or appearance of the area, should be accompanied by a tree survey. Tree surveys should be carried out by a qualified arboriculturist who shall record on site information independently before a specific site layout or design is proposed. The report shall include the following: Tree Constraints Plan, Arboriculture Method Statement and Arboriculture Impact Assessment.

The survey documents should include the following:

- All trees and groups of trees should be recorded and categorised as per their quality and value
- Individually numbered specimens, distinct individual and or groups of trees.
- A table that shows the tree species, height in metres, stem diameter in millimetres, branches' spread, height of crown clearance, age class, physiological, condition, preliminary management, recommendations, estimated safe useful life expectancy in years and retention category grading.

Map 8.4: Areas covered by Tree Survey



Any development permitted by the Local Authority which recommends the removal of trees or groups of trees shall contain a planning condition requiring the planting of replacement native, semi-mature trees at a ratio of four new trees per single tree removed.

Policy CH 8

Seek the protection of important trees and groups of trees within the Plan area and require that designers take into consideration the protection of trees in the design of new developments.

Require replacement trees at a ratio of 4:1 where the removal of trees is required in order to facilitate development.

8.3 Archaeology

The 'Framework and Principles for the Protection of the Archaeological Heritage', (published by the former Department of Arts, Heritage, Gaeltacht and the Islands) states that the planning process *'is an essential mechanism for ensuring the protection of the archaeological heritage and is indeed, often the primary means of doing so'*. The framework defines archaeology as 'the study of past societies through the material remains left by those societies and the evidence of their environment'. Archaeology is a valuable resource which can contribute greatly to the attractiveness of a place.

It is an objective of the Council to secure the preservation in-situ or by record (very much a less preferred option) of all archaeological monuments included in the Record of Monuments as established under Section 12 of the National Monuments (Amendment) Act, 1994 (known as recorded monuments) and all sites, features and objects of archaeological interest generally. The area of Drogheda shown in Volume 2, Map entitled Record of Protected Structures and Zone of Special Archaeological Interest has been designated as an area of Special Archaeological Interest. 'National Monuments' are a particular class of recorded monument for which the State has assumed direct responsibility, through ownership or guardianship or a preservation order. Any development that might impact upon a national monument requires positive consent from the Minister (under the National Monuments Act 2004). Drogheda Borough Council is considered to be the guardian of the circuit of the town walls of Drogheda, which also constitutes a national monument.

Developers should consult with the archaeology section of the Department of the Environment, Heritage and Local Government with regard to any proposed development that would be likely to impact, either directly or indirectly, on any designated archaeological site and in respect of any as yet undocumented site or artefact discovered during construction. Where archaeological features are known or are likely to exist within a particular area, applicants for planning permission will be required to submit an archaeological assessment of their site as part of the planning process. Drogheda's area of archaeological potential is shown on the Map entitled Protected Structures and Area of archaeological potential attached to Volume 2 of the Plan.

Policy CH 9

Safeguard the archaeological heritage of Drogheda and its environs by protecting designated archaeological sites and Special Archaeological Interest areas and requiring that applicants for planning permission for development in areas known to contain archaeological features submit an archaeological assessment of the site together with the planning application.

8.4 Conservation of Built Heritage

The Council is required under the Planning and Development Acts to protect, enhance and preserve the built heritage of the Plan area. The built heritage provides character and identity to a place which is of benefit aesthetically, socially and economically. The contribution of conservation as an element in the wider process of physical and economic regeneration should not be underestimated.

The Town Walls and Defences, Protected Structures and Architectural Conservation Areas are a valuable material resource for the Borough and can make a positive contribution to economic prosperity and overall quality of life, provided that they are properly maintained and their historic integrity is respected. Archaeological sites and monuments are attractive visitor locations but can rarely be redeveloped. However, Drogheda Borough Council shall encourage the continuing use or active re-use of the Town's rich residential, commercial and industrial heritage.

Drogheda Borough Council will promote economic vitality and growth through the ongoing regeneration of its built heritage. The new Development Contribution Scheme 2010-2014 provides incentives for the sensitive restoration or refurbishment of Protected Structures and buildings within ACAs. Conservation of Drogheda's built heritage will ensure that it is an attractive place to live, work and visit which in turn will result in widespread economic benefits and attract inward investment.

It is therefore essential to protect, enhance and promote Drogheda's built heritage. The Department of the Environment, Heritage and Local Government provides guidelines for the protection of our built heritage in 'Architectural Heritage Protection, Guidelines for Planning Authorities, 2004'. These guidelines also provide detailed guidance on the principles of conservation.

In the context of sustainable development, a commitment to reusing and maximising the retention of buildings will further protect and enhance buildings and structures for future generations. Appropriate materials and techniques must be incorporated during refurbishment. In this regard, underused buildings will again become an intrinsic part of the urban landscape and add vitality and liveability of the Plan areas.

Policy CH 10

Encourage the appropriate reuse, renovation and rehabilitation of older buildings which are not protected but have some architectural, historic or heritage merit.

To protect and maintain the existing grain of the town centre plots.

8.4.1 Protected Structures

In accordance with Part 4 of the Planning and Development Act, the Drogheda Record of Protected Structures (RPS) (Volume 2) lists all buildings, features and sites to be protected. A 'protected structure' is defined as a structure or part of a structure, which is included in the Record of Protected Structures. In relation to a protected structure or proposed protected structure, the meaning of the term includes the interior of the structure, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interiors, all fixtures and features which form part of the interior or exterior of that structure. Any features specified as being in the attendant grounds (curtilage) are also protected.



The map contained in Volume 2 is considered as a guide and should only be used as an aid to identification. It does not seek to indicate or define the curtilage of any building. This is a matter that shall be subject to the individual assessment of planning applications and/or following a request for a declaration.

It is an offence under Part 4 of the Planning and Development Act as amended in 2002 to demolish, alter, damage or carry out works to a protected structure without planning permission, where necessary. Where there is doubt regarding whether or not proposed works to a protected structure are exempt under Section 57 of the Planning and Development Acts, the developer may request a 'declaration' as to what is and is not exempted development in relation to a particular building.

Outline permission cannot be granted for works to a protected structure or for any works within its curtilage. Applications may be made for extensions, alterations or a change of use. Permission shall not be granted for the demolition of a protected structure or proposed protected structure, save in exceptional circumstances.

There are currently 297 structures on the Record of Protected Structures (RPS) in the Drogheda Borough Council Area. A further 91 structures are proposed to be added to the record, as a result of Ministerial Recommendations for additions following the survey of Louth (including Drogheda) by the National Inventory of Architectural Heritage. Drogheda currently has seven Structures of National Importance.

Structures may be added to the Record of Protected Structures, outside of the Development Plan without the requirement to make a variation of the Development Plan and updated records and proposals for new additions are available for inspection in the offices of the Planning Authority. Developers and persons proposing to purchase historic buildings are advised to check the updated Record of Protected Structures.

Any person or organisation who wishes to propose a structure to be added to the record may send details of their proposal, which should include a location map, photographs and any historical references available, to the relevant Planning Authority.

The owner or occupier of a protected structure may make a written request to the Planning Authority, to issue a declaration as to the type of work which it considers would or would not materially affect the character of the structure or of any element of the structure defined in the record of Protected Structures.

Policy CH 11

Protect and safeguard structures within Drogheda Borough which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and which are included in the Record of Protected Structures contained within Volume 2 of this Plan.

8.4.2 Architectural Conservation Areas

Architectural Conservation Areas (ACAs) are designated in accordance with Section 81 of the Planning and Development Act 2000 (as amended), where the Planning Authority is of the view that this designation is necessary for the preservation of the character of a place, area, group of structures or townscape which is of special interest or which contributes to the appreciation of protected structures. Architectural



Conservation Area Guidance is available in Appendix 6. Over the life time of the Development Plan, Drogheda Borough Council shall endeavour to deliver guidance on each ACA.

The Drogheda Borough Council Development Plan 2011-2017 has identified 18 Architectural Conservation Areas. Details regarding their location are available in Volume 2. The ACAs are listed below:

Table 8.2: ACA Number and Location

ACA Number	Location
1	Bolton Square
2	Clinton's Lane
3	Dalebrook Cottages
4	Fair Street
5	Laurence's Street
6	Lagavoureen Park
7	Magdalene Street North

ACA Number	Location
8	Saint Mary's Cottages
9	Millmount
10	North Quays & Back Lanes
11	Saint Peter's Church & Environs
12	Railway Terrace
13	Windmill Road (part)
14	West Street & surrounding Shopping
15	Leyland Place
16	Ship Street
17	Old Abbey Lane & Narrow West Street
18	Merchants Quay

The effect of having a building within the Architectural Conservation Area, has the effect of de-exempting works to the exterior of any structure within the A.C.A where the proposed works would materially affect the character of the area concerned.

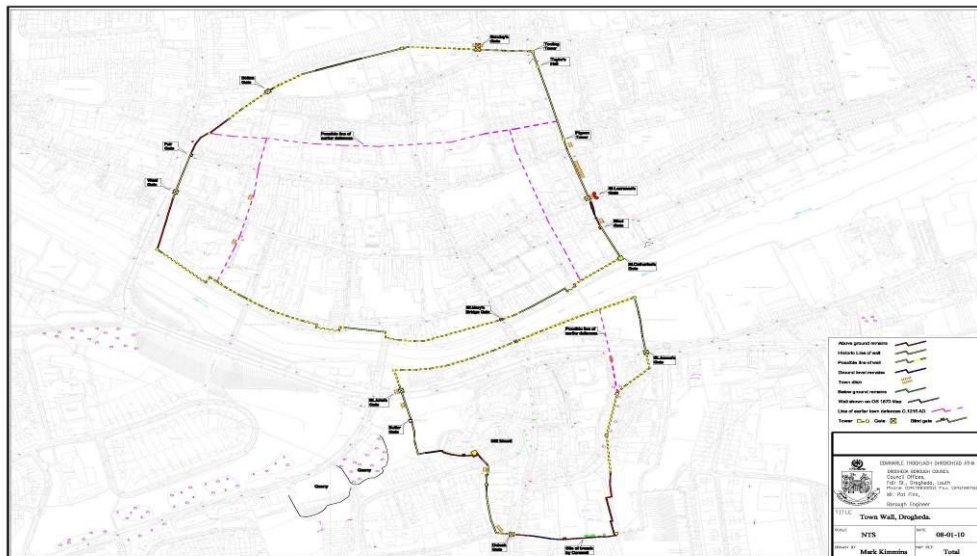
Policy CH 12

Preservation of the designated Architectural Conservation Areas listed in Volume 2 and require that new development within such areas is sensitively designed so as not to detract from the character of the areas

8.4.3 The Walled Town Circuit

Drogheda was founded by Hugh de Lacy sometime before 1186. It was one of the largest and most successful port towns in medieval Ireland. In the thirteenth century the process of building the town walls and defences began. Drogheda's town walls and defences extended to both sides of the River Boyne enclosing an area of 113 acres. Refer to Map 8.5 Drogheda's Walled Circuit and Volume 2 Record of Protected Structures and Architectural Conservation Areas.

Map 8.5: Drogheda's Walled Circuit



Despite numerous attacks and invasions throughout County Louth, including a major siege in 1641-2, Drogheda remained relatively unchallenged, in large part because of the town's fortifications. The town defences were repeatedly strengthened. The walls failed to protect the town in 1649 when Oliver Cromwell attacked and captured the town. The walls were breached to the east and south. Between 1689 and 1690 there was a programme of strengthening and rebuilding the town walls in anticipation of a further siege, which never actually happened instead the Battle of the Boyne took place a few kilometres upstream of the town.

Up to the 1800's the walls and defences in Drogheda were one of the town's most striking features. Throughout the 1800's Drogheda grew and prospered. The need for town defences waned and they were seen as inhibiting development. For this reason the late 1800's many sections of the wall and defensive structures were removed. Due to lack of understanding of the important historical and cultural value of the town's defences their destruction continued for many years (the Buttergate was effectively demolished in the late 1950s). Probably one of most identifiable of Drogheda's surviving defences, aside from Millmount, is St Laurence's gate, which was protected by the Office of Public Works in 1981.

The town wall and defences now survive in a fragmentary condition. Some of the above ground defences are readily visible, such as the upstanding sections at Murdock's Car Park, George's Street & Fair Street, St Laurence's Gate, Featherbed Lane, The Mollies, St Mary's (former) Church of Ireland, Duleek Street, Millmount and Butter Gate. The above ground portions which have remained intact still provide a sense of place. There are also sections of the wall at ground level such as at Patrick Street, Palace Street, Duleek Street and at Sarah Gibney's Lane. Below ground archaeological investigations have revealed sections of the circuit remaining at numerous locations throughout the town. The original medieval town walls, which survive below ground level have lost part of their original form due to road widening, alterations to street alignment etc... It is widely acknowledged that the walled circuit has lost its cohesion and is no longer easy to read.



Drogheda Borough Council, as the successor to the Corporations which built the walls, is considered by the Department of the Environment, Heritage and Local Government to be the guardian of Drogheda's Town Walls. The whole of the town walls circuit is considered to be a National Monument, i.e. a Recorded Monument which is in the ownership or guardianship of a statutory body. This places a higher threshold for consultation and permission on any proposed works on the town walls circuit than would be the case for the more usual 'Recorded Monument' (the whole of the town of

Drogheda is listed as a Recorded Monument). The National Monuments Act 2004 requires positive permission from the Department of the Environment, Heritage and Local Government for works that would affect national monuments, such as Drogheda's town walls.

Drogheda Borough Council considers that the remaining town defences require conservation and management as:

- They are Drogheda's most significant civic historic monument.
- The circuit has had a defining influence on the overall development of Drogheda and is a symbol of its rich and varied history.
- The walled town relates not only to the history of Ireland but also to other walled cities in Europe.
- The formerly enclosed 'old town' areas are topographically interesting, diverse and potentially immensely attractive.
- A substantial part of Drogheda's tourism experience is based on its history, heritage and culture. The conservation, management and enhancement of the walled circuit would therefore have the potential to attract more visitors to the town and make a positive contribution to economic prosperity.



8.4.4 Establishing a Vision for the Walled Circuit

Drogheda Borough Council acknowledges that the greatest issue facing Drogheda's medieval walls is their lack of identity. Consequently a vision for the Walled Circuit has been created:

"The above and below ground surviving fabric of Drogheda's Walled Circuit will be enhanced, protected, conserved and managed in perpetuity for the enjoyment of citizens and visitors alike".

This can be achieved through the implementation of the following policies:

Policy CH 13

When considering development in the vicinity of the town wall circuit, Drogheda Borough Council will aim to achieve a satisfactory buffer area between the development and the town wall circuit defences in order to ensure the preservation and enhancement of the amenity associated with the presence of the walls within the historic urban pattern.

Drogheda Borough Council will have regard to the preservation and enhancement of the town wall circuit when considering development proposed in their vicinity. Disturbance, removal and alteration of the line of the town wall circuit shall not be considered appropriate within the Heritage Quarter of Drogheda.

It is an objective of Drogheda Borough Council to retain the existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins.

In securing such preservation Drogheda Borough Council will have regard to the advice and recommendations of the Department of Environment, Heritage and Local Government, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject to.

When considering development in the vicinity of all upstanding monuments, including the town wall circuit, Drogheda Borough Council will require the preparation and submission of an archaeological assessment report detailing the potential impact of any development on upstanding, buried structures and deposits. The report will also include a visual impact assessment to ensure adequate consideration of any potential visual impact the proposed development may have on any upstanding remains.

To protect, preserve, conserve and restore, where appropriate, the upstanding remnants of the town wall circuit

To protect the essential character and setting of the town wall circuit through the control of the design, location and layout of new development in their vicinity and through the control of changes of use of lands so as to ensure that there are no adverse impacts; by the protection of adjoining streetscapes and site features where appropriate, and by protecting views to and from the walls from obstruction and/or inappropriate intrusion by new buildings structures, plant and equipment, signs and other devices; and where opportunities arise to create additional views of the walls

To utilise the town walls circuit as an ordering device within the urban form, by protecting and preserving and maintaining the upstanding elements and by delineating the line of the defensive system where opportunities arise.

To utilise the town walls circuit as an educational and tourism resource and to facilitate the publication and dissemination of interpretative material to the general public, and to facilitate public access to the walls

A signage strategy providing clear directional guidance to the circuit of the wall will be prepared during the course of the plan. This shall include provision for indication on the floor, road or pavement surface, of the location of the town wall circuit, where this is no longer extant above ground.