



11

Built and Cultural Heritage



Vision

Cavan County Council values the importance of its built and cultural heritage asset. The conservation, enhancement and sustainable management of this heritage resource will insure its longevity into the future.





Built and Cultural Heritage Policy Objective

BCHPO 01

Undertake to preserve, conserve, enhance and promote understanding of the cultural heritage of County Cavan by:

- *Making heritage more accessible to all citizens of Cavan*
- *Promoting heritage learning and its value as an educational resource*
- *Developing heritage-based tourism products by facilitating the development of infrastructure both hard and soft, heritage events and festivals*
- *Supporting the development and implementation of the forthcoming Cavan Heritage Plan (currently in development).*

The Built and Cultural Heritage of County Cavan namely our architectural and archaeological heritage assets form an intrinsic part of the county's heritage. This heritage has shaped our identity as a county as it is passed from one generation to another, our sense of belonging and essentially what makes Cavan unique as a county. This tangible cultural heritage refers to archaeological sites, monuments, historic-buildings and vernacular features. Intangible cultural heritage refers to the Irish Language, folklore, oral history, placenames, music, dance etc. Together, this tangible and intangible cultural heritage contribute to the distinctiveness of our county and its attractiveness as a place to live, work and visit.

11.0 Architectural Heritage

11.1 Background

The character of the landscape and the Lakelands of Cavan have contributed greatly to the built heritage, whilst the geology has also offered a diversity to this built heritage stock as the colour and texture of stone changes throughout the county. The 19th century Latt quarry close to Cavan town provided attractive pale sandstone, which is still evident today in fine buildings such as Cavan Courthouse. After the Cromwellian Plantations we see the emergence of country estates and the typical Georgian Country houses associated with these estates, Ballyhaise House, Bellamont Forest and Cabra Castle. Bellamont House, Cootehill designed by the Sir Edward

Lovett Pearce is the finest example of Palladian Architecture in the country.

The economic prosperity of the rural towns in the county became more notable in the 18th century in the development of towns and villages, many formally planned by local landlords and the establishment of markets were significant in this development. Market towns remain an important legacy of the towns and villages as we know them today. This is particularly so with the Market Square, Cavan Town or the Diamond, Belturbet, as public spaces, many of which are the centre of public realm today. In Kingscourt, Mervyn Pratt created a broad street with a market place in the centre overlooked by the market house.

There are many examples of vernacular buildings throughout Cavan, these buildings are characterised by their simplicity, the use of basic and natural materials, the creation of modest, practical forms and the use of traditional methods by local craftsmen who responded to the local environment.

Throughout the 19th century thriving markets ensured that building activity was concentrated in the towns. This together with the influence of landlords has left its legacy on the urban streetscape as evidenced in Cavan town, where the local landlord, Lord Farnham, developed a street in his honour, a generous thoroughfare with three-storied late Georgian terraces, the centre of civic life in Cavan.

Cavan Town Hall is a fine example of a 20th century building designed by Scott was inspired by the arts and crafts ideals of the influential English designer William Morris. Cavan Town Hall has recently undergone refurbishment and is in active use as a cultural space within the town.

The places of Cavan are defined very much by the built heritage they contain. This rich cultural resource informs us about the different building traditions and styles used and also the nature of development in society.

Part IV of the Planning and Development Act, 2000 (as amended) provides the legal basis for the conservation and enhancement of architectural heritage.

Planning Authorities are required to include in their development plans, policies and objectives for the protection, enhancement and preservation of the built heritage in their functional area. There are two principal mechanisms within this

legislation for the protection of these assets namely, the Record of Protected Structures (RPS) and Architectural Conservation Areas (ACAs).

The Department of Arts, Heritage and the Gaeltacht's publication *Architectural Heritage Protection: Guidelines for Planning Authorities (2011)* provide policy and direction on the implementation and management of architectural heritage, including Protected Structures and Architectural Conservation Areas. The Department has also issued a range of publications under its *Advice Series* to provide more detailed guidance and advice on historic building materials and issues e.g. maintenance, access, windows, iron and brickwork.

11.2 Record of Protected Structures (RPS)

Each Local Authority has a legal responsibility to compile a Record of Protected Structures (RPS). Structures, or parts of structures, can be added to the Record of Protected Structures if they are deemed of special architectural, archaeological, historical, cultural, artistic, scientific, social and/or technical interest.

A Protected Structure, unless otherwise specified, includes the exterior and interior of the structure, the land lying within its curtilage, any other structures and their exterior and interiors lying within that curtilage, plus all fixtures and features which form part of interior or exterior of any of these structures. Curtilage refers to the parcel of land immediately associated with the Protected Structure and generally forms the boundary of the property ownership.

Large properties like country estates, institutional complexes, and industrial sites can have extensive grounds that contain a number of additional structures within their curtilage or attendant grounds which have a functional connection or historical relationship with the principal building.

The location of these structures and the laying out of the lands were often deliberately designed to complement the appearance of the principal structure or to assist in its function. Therefore, the setting of a Protected Structure may contribute significantly to its special character. Any works that would materially affect or impact the character of a Protected Structure requires planning permission.

Prior to undertaking works to a Protected Structure, it is essential to make an assessment of the special character of the structure and to identify all elements, both internal and external, which contribute to the special character. An assessment of the special character of the structure is required as part of a Protected Structure Impact Assessment which should accompany the planning application. The detail of the assessment should be proportionate to the overall character of the structure and its curtilage and scale and complexity of the works proposed.

Cavan County Council encourages the sensitive upgrading of Protected Structures to improve environmental performance, energy efficiency and to adapt to the impacts of climate change. Applications involving change of use, conversion, extension or other refurbishment of a Protected Structure will be required to demonstrate how environmental performance can be improved together with how the proposals seeks to adapt to climate change, strengthening the resilience of the structure, reduce carbon emissions, improve resource use efficiency and minimise pollution and waste. Simple measures can be put in place in order to strengthen the resilience of our built heritage, which include draught proofing, energy and water efficient appliances, roof insulation and repair and maintenance work.

The current Record of Protected Structures is included in the Protected Structures Appendix 19. The Record of Protected Structures may be varied at any time following the procedures outlined in the Planning and Development Act, 2000 (as amended).



Protected Structures Development Objectives It is a development objective of Cavan County Council to:

RPS
1

Protect, conserve and manage the built heritage of County Cavan and to encourage sensitive and sustainable development to ensure its preservation for future generations.

RPS
2

Review and update the Record of Protected Structures on an on-going basis.



- RPS 3** Positively consider proposals to improve, alter, extend or change use of Protected Structures so as to render them viable for modern use, subject to suitably qualified Conservation Architects and / or other relevant experts, suitable design materials and construction methods.
- RPS 4** Quality contemporary and innovative designs will be supported. These designs should not detract from the historic fabric of a Protected Structure.
- RPS 5** Ensure all development works on or at the sites of Protected Structures, including site works necessary are carried out using best heritage practice for the protection and preservation of those aspects or features of the structures /site that render it worthy of protection. The form and structural integrity of Protected Structures should be retained as part of any redevelopment proposal and the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or designed views and vistas from to the structure should be considered.
- RPS 6** Support the re-introduction of traditional features on Protected Structures where there is evidence that such features previously existed.
- RPS 7** Applications for works to Protected Structures will be assessed in accordance with the Architectural Heritage Protection Guidelines 2011. Works should ensure that the special character and integrity of the Protected Structure is preserved.
- RPS 8** Resist the demolition and inappropriate alteration of Protected Structures.
- RPS 9** Support the rehabilitation, renovation and re-use of existing Protected Structures for their own economic benefit and that area in which they are located.
- RPS 10** Proposals for large scale developments and infrastructure projects should consider the impacts on the architectural heritage and seek to avoid them. The extent, route, services and signage for such projects should be sited at a distance from Protected Structures, outside the boundaries of designed historic landscapes, and not interrupt specifically designed vistas. Where this is not possible the visual impact must be minimised through appropriate mitigation measures such as high quality design and/or use of screen planting.
- RPS 11** Carry out an audit of Protected Structures within the council's ownership and devise a management / maintenance plan for these structures.
- RPS 12** Identify Protected Structures in council ownership that are under threat directly or indirectly through climate change.
- RPS 13** Seek to integrate climate adaptation measures into future conservation and management plans for Protected Structures.
- RPS 14** Support owners / occupiers of Protected Structures seeking to upgrade energy efficiency and climate resilience measures. Works to upgrade the environmental performance and the implementation of measures to address the impacts of climate change will be encouraged to ensure the sustainability of Protected Structures and buildings sited within an ACA. Such works should not adversely impact the special character of a structure.
- RPS 15** Support schemes which encourage the conservation of Protected Structures e.g. Built Heritage Investment Scheme, Historic Structures Fund, Historic Towns Initiative.

11.3 Architectural Conservation Areas

An Architectural Conservation Area is described as a ‘place, area, group of structures, or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a Protected Structure, and whose character it is an objective of a development plan to preserve’. Within an ACA protection extends to the external appearance of structures and streetscapes. Works that would have a material effect on the special character of an ACA require planning permission, this includes works that are usually deemed as exempted development under Section 4 of the Planning & Development Act 2000 (as amended). Where new works are proposed within an ACA, the council shall seek to ensure they are cognisant of the special character of the area.

11.3.1 Architectural Conservation Areas in Cavan

Farnham Street ACA
Bridge Street ACA
Lurgan Quarter ACA (Virginia)
Lower Market Street, Cootehill ACA
Kingscourt ACA
Mullagh ACA
Redhills ACA
The Diamond ACA (Belturbet)
Bawnboy ACA
The Lawn ACA (Belturbet)
Dowra ACA
Blacklion ACA
Kilnaleck ACA
Mountnugent ACA
Bailieborough ACA
Butlersbridge ACA

A Statement of Character has been prepared for each of the ACAs in the County which identify the special character of each individual ACA. Each ACA boundary is outlined on the Development Plan maps that accompany this written statement. A full and comprehensive Statements of Character of each of the ACAs is in the Appendix 20 of this document.

In accordance with Part IV, Chapter 11, Section 81 of The Planning and Development Act 2000 (as amended) it is an objective of Cavan County Council to preserve the character of an Architectural Conservation Area (ACA). The aim of these policy/objectives is to protect and enhance the architectural character of the ACA and the settings of the buildings within the ACA to ensure that any changes complement the historic character of the area.



Architectural Conservation Areas Development Objectives It is a development objective of Cavan County Council to:

ACA 1

Ensure that all development proposals within the boundaries of the ACA will enhance rather than detract from the historic and architectural character and settings of the buildings within the ACA. Proposals within ACAs should be in accordance with Statement of Characters prepared for ACAs.

ACA 2

Avoid the removal of structures and distinctive elements (such as boundary treatments, street furniture, paving and landscaping) that positively contribute to the character of Architectural Conservation Areas.

ACA 3

Ensure that Architectural Conservation Areas (ACAs), including any associated public realm area, are protected and ensure that any new development or alteration of a building within or adjoining an ACA positively enhances the character of the area and is appropriate in terms of plot size, proposed design, including: scale, mass, height, proportions, density, layout, materials, plot ratio and building lines. Planning permission will not normally be approved for developments that are not consistent with and complementary to the character of the ACA.

ACA 4

Support and promote best practice conservation in works to Protected Structures and buildings within ACAs and to encourage the use of tradespeople, professionals trained in the use of traditional skills, materials, and building techniques.



- ACA 5** Protect and enhance the special character of the public domain of an ACA. Features of the public domain including traffic and parking infrastructure, signage, public utilities, street furniture, and street lighting must be appropriately designed to enhance and preserve the character of the ACA.
- ACA 6** Encourage the rehabilitation and reuse of derelict and vacant sites within an ACA.

11.4 Vernacular Buildings and Structures and Shopfronts

There is a number of modest older buildings in the County, some of which have been designed by an architect whilst others are vernacular structures built to no formal plans using traditional building types and materials. The retention, rehabilitation and reuse of older buildings can play a pivotal role in the sustainable development of the County. Cavan County Council recognises the contribution they make, both individually and collectively, to the unique character, heritage and identity of the County. The retention and reuse of older buildings can engender environmental benefits through the reduction in waste generated.

- Vernacular Buildings and Structures Development Objectives**
It is a development objective of Cavan County Council to:
 - VA 1** Encourage the retention, rehabilitation and reuse of older buildings that are not Protected Structures in recognition of their contribution both individually and collectively to the unique character, heritage and identity of local areas and the County.
 - VA 2** Seek the retention of original and early fabric of older buildings, including windows, doors, roof material, glazing and render or external finishes. The Planning Authority will encourage reinstatement of known original or early features where possible.
 - VA 3** Protect vernacular architecture, such as thatched cottages, farm buildings and old school-houses in County Cavan for the benefit of future generations.
- Historical Shop Fronts Development Objective**
It is a development objective of Cavan County Council to:
 - HSF 1** Seek the repair and retention of traditional timber and/or rendered shop fronts and pub fronts, including, where appropriate, those that may not be Protected Structures.





11.5 Industrial Heritage

The industrial structures of our County are a significant but often forgotten aspect of our built heritage. With changing industrial types and other societal developments, many historic local industries like linen are no longer in existence in our County and the buildings and other structures that accompanied them are either no longer in use, or do they easily transfer over to other uses. In an effort to identify and, where appropriate, protect, such structures an Industrial Heritage Survey was carried out for the County in early 2007 and identified 74 sites of important heritage value.

Our industrial heritage is a valuable connection with our shared history giving us a picture of the lives our parents, grandparents and ancestors lived and how our County has developed over the generations. The character of our towns and villages were often shaped by the industry prevalent in the area or county, thus they are important elements of the character of an area.



Industrial Heritage Development Objectives It is a development objective of Cavan County Council to:

IH
1

Utilise the information provided within Cavan Industrial Heritage Survey when assessing development proposals for industrial heritage sites.

IH
2

Support the retention and appropriate repair/maintenance of historic bridges and other significant industrial heritage sites.

IH
3

Protect our industrial architecture and encourage appropriate new uses for vacant structures.



11.6 Historic Gardens, Demesnes & Country Estates

There are many Historic Parks, Gardens and Demesnes in County Cavan. These planned landscapes are characteristic of the 18th and 19th century settlements and are often the setting of protected structures comprising of a walled gardens, gate lodges, outbuildings and estate houses. An assessment of historic maps by the National Inventory of Architectural Heritage (NIAH), includes a survey of Historic Gardens and Designed Landscapes identified 159 demesnes or designed landscapes within the county but not all may have survived to the present day.



Historic Gardens, Demesnes and Country Estates Development Objectives

It is a development objective of Cavan County Council to:

**HG
1**

Utilise existing surveys to identify and evaluate the surviving historic designed landscapes in Cavan and promote the conservation of their essential character, both built and natural.

**HG
2**

Ensure that proposals for development within historic designed landscapes include an appraisal of the designed landscape, including an ecological assessment, prior to the initial design of any development, in order for this evaluation to inform the design which must be sensitive to and respect the built heritage elements and green space values of the site.



Castlesaunderson Demesne

11.7 Language Heritage

The Development Plan can support and provide land-use and spatial dimensions to promote and protect the linguistic and cultural heritage of the area. The Council will continue to support initiatives at County level to strengthen bilingualism in the County.



Language Heritage Development Objectives It is a development objective of Cavan County Council to:

LH
1

Preserve historic place and street names and ensure that new street names reflect appropriate local historical or cultural features in the area.

LH
2

Encourage the naming of new residential developments in bi-lingual format.

LH
3

Ensure that the naming of mixed residential and mixed used schemes reflect local history, townlands, folklore and/or place names or cultural features.

LH
4

Support the use of the Irish language on shopfronts

11.8 Archaeological Heritage

The Minister for Housing, Local Government and Heritage is responsible for the protection of our archaeological heritage, including the licensing of archaeological excavations, through the exercise of powers under the National Monuments Act 1930 to 2004. The National Monuments Service (NMS) of the Department of Housing, Local Government and Housing have responsibility for the designation of National Monuments, through the Archaeological Survey of Ireland and implementing the protective and regulatory controls on our archaeological heritage established under the National Monuments Acts 1930 to 2004. The NMS also provide advice to the Planning Authority in respect of individual planning applications, projects and plans that may affect our archaeological heritage.

11.8.1 What is our Archaeological Heritage

Our archaeological heritage is the surviving remains of human presence in our County from early times. Any objects, materials, sites and structures from past times are all part of our Archaeological Heritage. Our archaeological heritage consists of known and as yet unidentified sites, monuments, objects and environmental evidence and includes round towers, high crosses, burial sites, ringforts, tower houses, Fulacht Fia, Rath, Court Tombs, Portal Tombs, Wedge Tombs, Cairns, Earthworks, Abbeys and souterrains. The main concern for Planning Authorities will be the protection of monuments and sites. A monument can be defined as a man-made structure or group of structures or a natural structure altered by man. They may consist of sites where there are no visible features, but where below surface archaeological remains are known or expected to exist. Where new development is being considered, it is advisable to check the National Monuments Service's Archaeological Survey Database on www.archaeology.ie in order to assess the archaeological potential of a site.

11.8.2 Importance of Archaeological Heritage

County Cavan has a wealth of archaeological heritage including the prehistoric Cavan Burren Park which is part of the UNESCO Cuilcagh Lakelands Geopark, the thirteenth century Lough Oughter Castle, earthworks, historic burial grounds, crannogs and ringforts. Archaeology, as a study enables us to understand how these humans interacted with their environment, how their societies worked and their development into present day. It marks a connection to our distant past, an educational tool and a heritage tourism asset. Once lost, such elements can never be replaced, this non-renewable resource must be protected.

There are a number of categories of monuments under the National Monuments Acts:

- National Monuments in the ownership or guardianship of the Minister or a local authority or National Monuments which are subject to a preservation order.
- Historic monuments or archaeological areas recorded in the Register of Historic Monuments.
- Monuments recorded in the Record of Monuments and Places.
- Underwater archaeology





Archaeological Heritage Development Objectives

It is a development objective of Cavan County Council to:

**AH
1**

Protect and safeguard the county's archaeological resource and ensure the sympathetic enhancement of archaeological heritage. Applications will be referred to the Department of Housing, Local Government and Heritage by the Planning Authority in its capacity of being charged with the implementation of the National Monuments Acts.

**AH
2**

Protect and enhance archaeological sites and monuments, their settings and zones of archaeological potential 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. Ensure the protection of sites which have been identified subsequent to the publication of the Record of Monuments and Places.

**AH
3**

Development adjacent to or near an archaeological site or monument should not interfere with the character of the site, or its setting. Proposed developments should be sited to ensure minimal impact on the site or monument. Development which has a negative impact on a site or monument will not be permitted.

**AH
4**

Seek to promote best practice for archaeological excavation ensuring that they are undertaken according to best practice as outlined by the National Monuments Service, Department of Housing, Local Government and Heritage, The National Museum and the Institute of Archaeologists of Ireland.

**AH
5**

Encourage the dissemination of findings from archaeological investigations and excavations through the publication of archaeological reports.

**AH
6**

Support the growth of cultural tourism within the county, including the potential for niche heritage tourism products by facilitating the development of heritage events and infrastructure such as heritage trails, walkways and cycleways.

**AH
7**

Seek funding to prepare and implement a Conservation Management Plan for Clough Oughter Castle in consultation with the OPW and the National Monuments Service.

**AH
8**

Continue to support the development of sustainable heritage based tourism initiatives in the UNESCO Cuilcagh Lakelands Geopark subject to archaeological and ecological assessment.

**AH
9**

Facilitate appropriate guidance in relation to the protection of the archaeological heritage and implications of a proposed development.

**AH
10**

Promote public awareness of the rich archaeological heritage of the county.

**AH
11**

Secure the preservation of sites and features of historical and archaeological interest. The preservation in-situ of archaeological monuments and sites as a preferred option.

**AH
12**

Where archaeological sites or monuments have to be removed as a result of development, it is essential that they be preserved by record, through archaeological excavation and recording, which is to be undertaken by a suitably qualified professional archaeologist.

**AH
13**

Support the appropriate management and maintenance of the county's historical burial grounds, in accordance with conservation principles and best practice guidelines. In this regard, seek to continue to support the work of the Historic Graveyards Network.

**AH
14**

Seek to co-operate with other agencies regarding the impact of climate change on our archaeological heritage.



11.9 Built and Cultural Heritage Climate Change Context and Development Objectives

In accordance with the format set out in Chapter 5: Climate Change of this Plan the following is an assessment of the content of this chapter in a climate change context and associated actions.

Built heritage is one of our most important cultural assets and can be defined as any group of buildings, structures, monuments, or installation or remains, that are of architectural, social political, economic, or military significance. The increasing occurrence of extreme weather events mean that all structures, particularly those in a ruinous or dilapidated state are most susceptible to the effects of climate change.

Rainfall presents the greatest threat, particularly wind-driven rain, while the subsequent rising

water levels increase the moisture content of soils and potentially lead to weakened building foundations, subsidence, erosion and even landslide. Conversely, long, dry summers with lowered water tables have the potential to damage building foundations and increased likelihood of wildfires and landslides. Flood waters may erode foundations and damage structural fabric while prolonged periods of wetness, especially if associated with winter warmth, have implications for several decay mechanisms, including salts and biological action. Cumulative deterioration due to the mobilisation of salts is likely to increase in western Europe because of an increase in critical humidity fluctuations.

In response, the CAP 2019 includes twelve Sectoral Adaptation Plans based upon the National Adaptation Framework (NAF) 2018 of which the 'Built and Archaeological Heritage' is included and has been developed using the six step adaptation planning process as described in



16 European Commission (2019), 'Energy performance of buildings directive', 16 May 2019

https://ec.europa.eu/energy/topics/energy-efficiency/energy-efficient-buildings/energy-performance-buildings-directive_en

17 World Green Building Council (2019), 'Bringing embodied carbon upfront – Coordinated action for the building and construction sector to tackle embodied carbon', September 2019

https://www.igbc.ie/wp-content/uploads/2019/09/2. WorldGBC_Bringing_Embodied_Carbon_Upfront_CONFIDENTIAL_180919_mediarelease-v4-with-IGBC-logo.pdf

18 Historic England (2020), 'Buildings Must Be Recycled and Reused to Help Tackle Climate Change', 26 February 2020.

<https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change/R>

sectoral Planning Guidelines for Climate Change Adaptation, as published by the Department of Communications, Climate Action and Environment, and implemented by the Department of Culture, Heritage and Gaeltacht.

Locally, adaptive measures include the Built Heritage Investment Scheme (BHIS) and the Historic Structures Fund (HIS) tasked with providing financial aid for the conservation and restoration of heritage properties, and a pilot scheme within BHIS 2020 for routine maintenance and minor repairs.

Aside from the climatic threat to our built heritage, we must respond to the current energy efficiencies of all existing building stock if we are to meet our 2050 target of carbon neutrality. Today 35% of the building stock in Europe is over fifty years old and 75% inefficient in its energy use¹⁶. Therefore, contribution from our cultural built heritage sector, if refurbished, has the potential to significantly reduce GHG emissions. Furthermore, our existing building stock offers its greatest asset in its ability to be recycled for alternative use and thereby reduce the need for demolition and construction, and subsequently generation of carbon dioxide. Buildings and the construction industry are responsible for 39% of all carbon emissions in the world, with operational emissions (from energy used to heat, cool and light buildings) accounting for 28%. The remaining 11% comes from ‘embodied carbon’ emissions, or

upfront carbon that is associated with materials, construction and demolition¹⁷. Failing to consider embodied carbon in a proposal has been shown to underestimate the entire carbon emission of a new build by up to 31%. Similar research has discovered that the construction of a traditional terrace house produced thirteen times more embodied carbon than the refurbishment of a traditional terrace house. This equates to around 16.4 tonnes of CO₂, which is the equivalent of the emissions released from driving 60,000km¹⁸.



Built and Cultural Heritage Climate Development Objectives
It is a development objective of Cavan County Council to:

**BCHC
01**

Adopt the principles of conservation-led regeneration by applying the Guidelines for Planning Authorities on Architectural Heritage Protection (2011).

**BCHC
02**

Seek enrolment on all future Historic Towns Initiatives (HTI).

**BCHC
03**

Notify owners of Protected Structures of the increased threat climate change presents, while reminding them of their continued and legal requirement to ensure the structure(s) do not become endangered through neglect, decay, damage or harm (Practical advice on basic methods of conservation should accompany the notice).

**BCHC
04**

Require the proposed demolition of any structure or part thereof, as considered of merit by the Planning Authority, to be accompanied by a report from a registered / chartered professional within a related discipline justifying same, to the satisfaction of the planning authority.

**BCHC
05**

Require the submission of a life-cycle cost report with all applications in excess of 500 sq. m, new build construction, unless deemed otherwise by the Planning Authority.

**BCHC
06**

Require the submission of a cost benefit analysis by a chartered quantity surveyor justifying any demolition or refurbishment of 100 m³ of construction and demolition waste, or above, unless deemed otherwise by the Planning Authority.