

CAVAN ABBEYLANDS
Final Masterplan Report

December 2020

CooneyArchitects
dhbarchitects



 **Tionscadal Éireann**
Project Ireland
2040

 **Urban Regeneration**
and Development
Fund (URDF)


Cavan
Comhairle Contae an Chabháin
Cavan County Council



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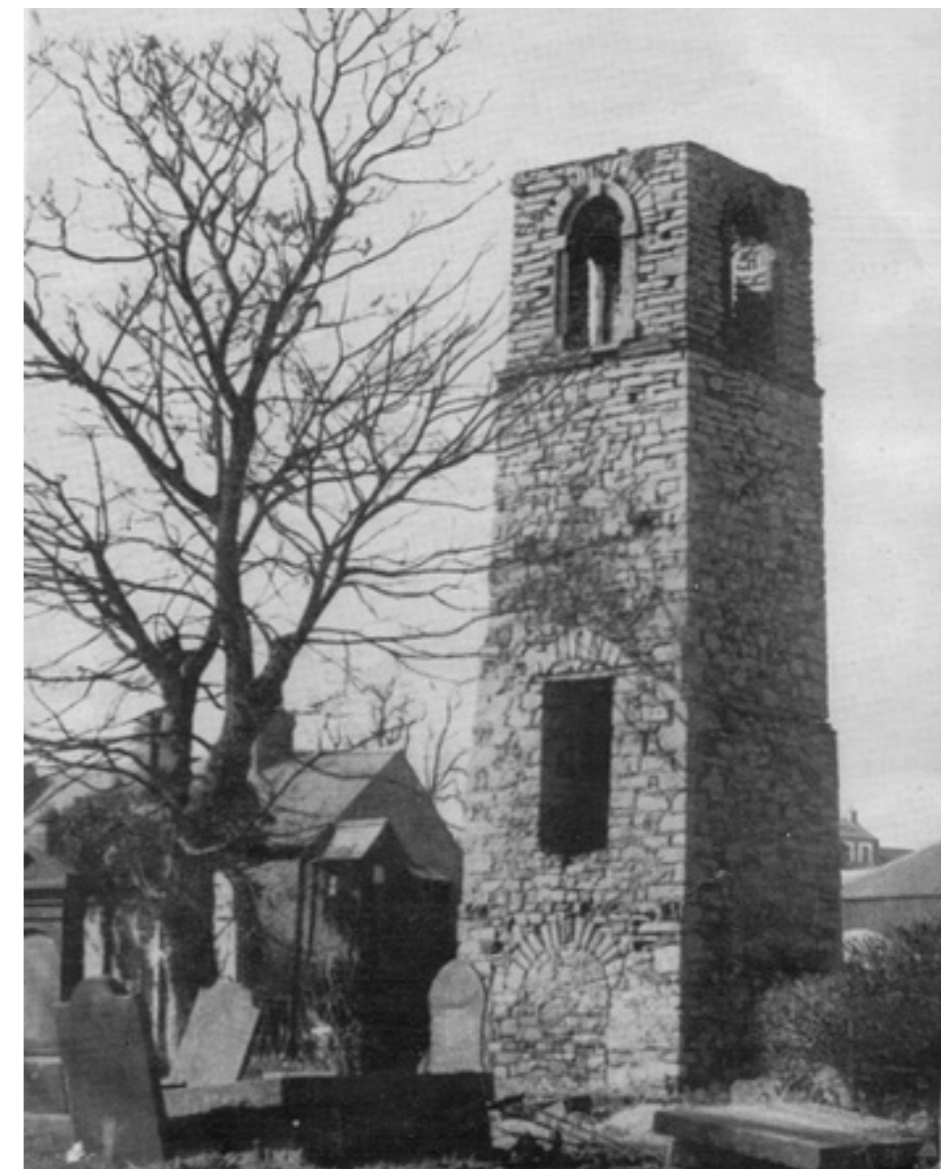
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Cavan County Council



Tionscadal Éireann
Project Ireland
2040

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[fig1] Old photograph of the Abbey Tower of Abbeyland in Cavan Town.
Source: (<https://www.franciscans.ie/friaries/cavan-town-co-cavan/>)

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The 'Abbeyland' is a significant backland site in the heart of Cavan Town.

Approximately 7 hA in area, the site includes a mix of publicly and privately-owned lands which present an opportunity for a significant urban renewal project to assist in the revitalization of the town and its centre.

Recent studies have shown a steady decline in the population of Cavan town over the last number of decades with a corresponding drop in town centre commercial activity. In order to improve the town centre's qualities as a place to live and work in, the Local Authority has commissioned this team to prepare a plan for the site and this document is the fruit of a detailed, nine-month long consultation process with local and regional stakeholders under the direction of Cavan County Council's development office. Our team, led by Cooney Architects and dhbArchitects, includes architects, urban designers, conservation specialists, landscape architects, archaeologists, civil, structural, geotechnical, traffic and services engineers, quantity surveyors, environmental consultants and business advisors.

Cavan town is almost unique in the history of Irish urbanism in that its existence as a recorded market town dates from the fourteenth century and was independent of Norman or Tudor influences. The town was the seat of the Gaelic chieftom of the O'Reillys who were the patrons of the Franciscan Abbey which occupied the site.

A tower within a graveyard is all that remains of this period but the Abbeyland boundary is still clearly discernible within the town's morphology and the principal streets of this earlier settlement, Main Street and Abbey Street, still follow their medieval footprints. The site is of great historical importance but also of great strategic importance to the town and will be central to the plans for its urban regeneration.

The study has gathered much information from a wide variety of sources, and consulted with local stakeholders, both individually and collectively, including via a public workshop. We have consulted the local, regional and national plans and projections for the region. The team has assessed the history and development of the site through map analysis and research and its current state through surveys and descriptions. We have examined too the surrounding town's capacity to support the site proposals through functional and retail amenities, connections and existing parking facilities, while identifying the contributions the site can provide in return; a civic plaza, green spaces and new cultural infrastructure. Emanating from our knowledge of the site, we have discussed development options that take into account the site's capacity for change, while respecting its unique character. We have taken a realistic approach to the phasing of the proposals based on constructive and economic practicalities and we have elicited the support of most of the area's landowners. These proposals are based on a site-specific approach tailored to the individual plot and its

capacity and they have been determined by the environment of the site itself, dominated by the presence of the Abbey tower and its historic graveyard. An economical and business report supports this masterplan which has quantifiable data supporting the viability of the solutions proposed.

The proposals are heritage led and include improved accessibility into the site as well as opening it up to the surrounding town centre by re-imagining existing and potential connections, developing the backland areas for use as public space, with a special emphasis on the Abbey

enclosure area, prioritizing the pedestrian over the car and proposing a range of sustainable new uses within the block for local residents, business owners and visitors to the Town. It is the intention of this design team to embed the universal Sustainable Goals in the design and delivery of this project.

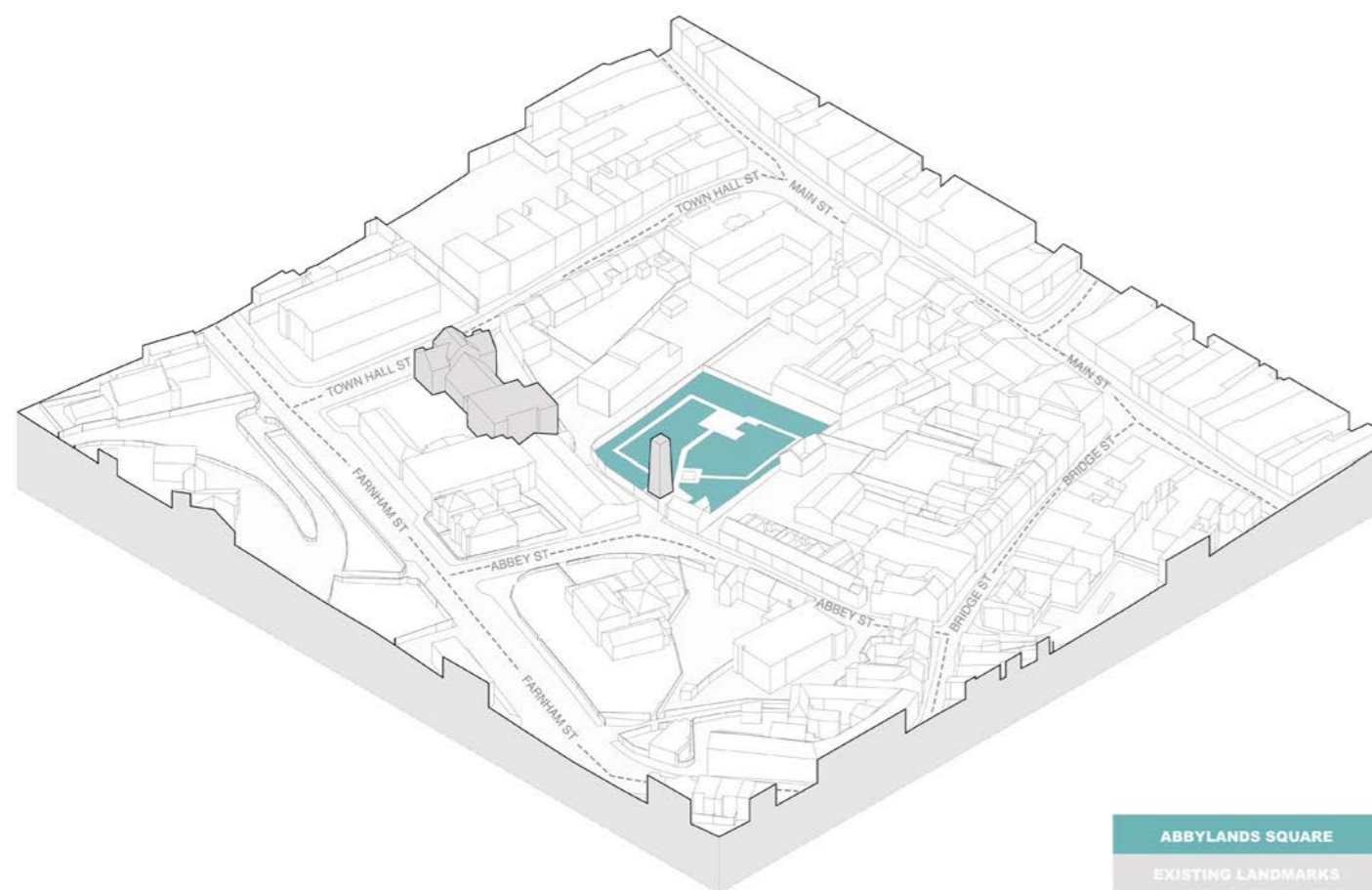
These proposals have resulted in the drafting of a masterplan which is intended to apply the benefits of the knowledge gained through this study to any sustainable and meaningful



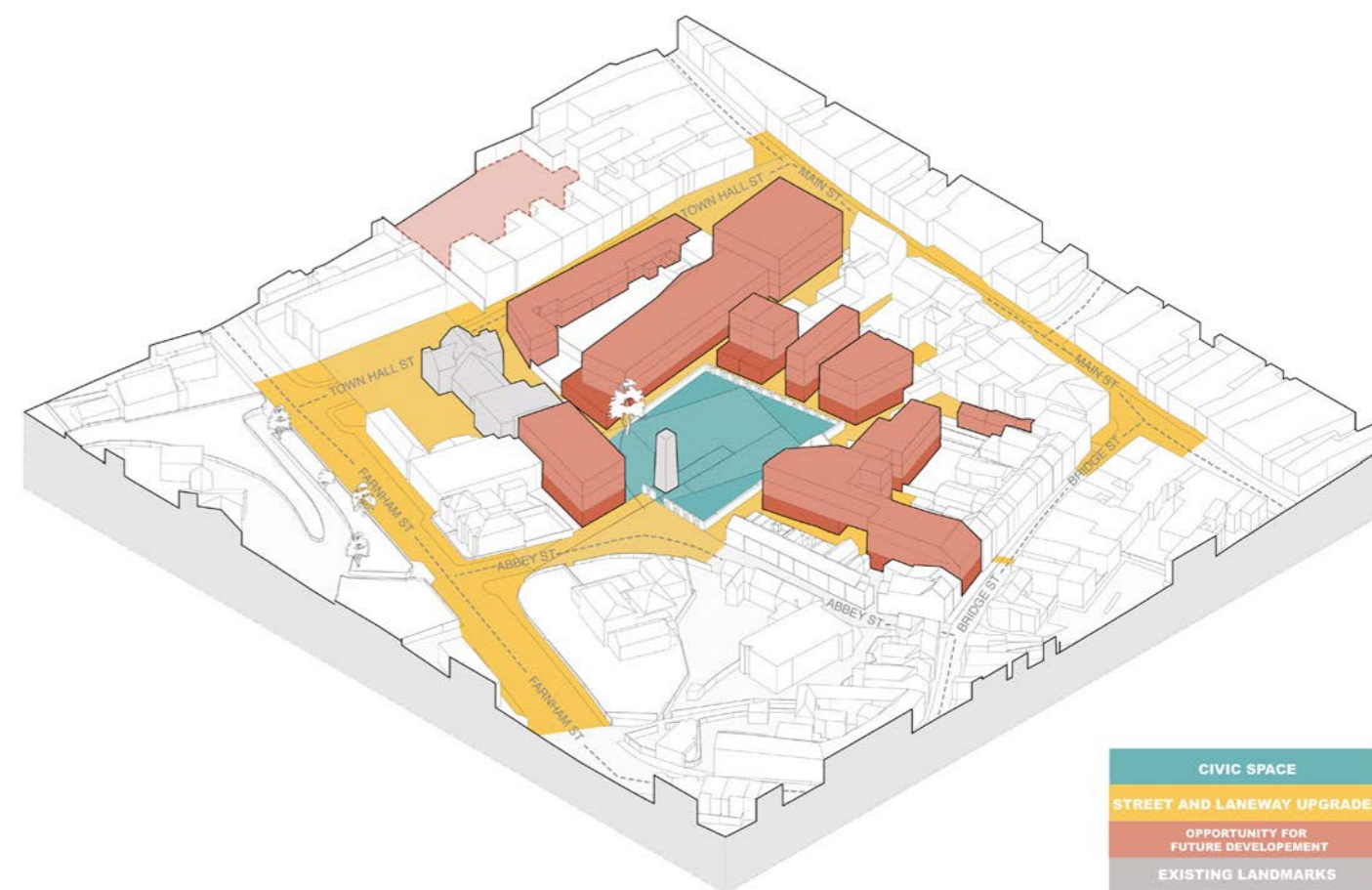
[fig2] Sketch perspective of Abbeylands civic space

0.0

EXECUTIVE SUMMARY



[fig3] Axonometric of current site



[fig4] Axonometric of masterplan layout

INTRODUCTION

PROJECT BRIEF

The design team has been tasked with examining the opportunities for improvement and redevelopment within the Abbeyland area of Cavan.

“It is proposed to develop and implement a scheme of works to create a public and civic space in the town core with the Abbeylands site as its core and create the first pedestrianised area in the town. The site would be opened up for development by constructing pedestrian access routes to this central point (Abbeylands) from the surrounding streets. The properties surrounding the Abbeylands park/plaza area would in turn be developed as new street front properties. These would include substantial key sites both in private and public ownership. Cavan County Council already owns a number of key properties in the Abbeylands area. This project requires a collaborative approach to be taken as many of the properties surrounding Abbeylands are privately owned”

-extract from Abbeylands Design Brief by Cavan County Council

The centre piece of the scheme is to be the redevelopment of the Abbeyland Park, with improved existing connections and formed new connections to the surrounding streets, facilitating new public and private development sites.



[fig5] Aerial image of Abbeylands



1.2

UNIQUENESS OF THE SITE

EOGHAN RUADH

Eoghan Ruadh Ó Néill (1585 - 1649) (Eng: Owen Roe O'Neill) was an Irish general, reputed to be buried within the vicinity of the Abbey Tower. Ó Néill is one of the most famous of the O'Neill's of Ulster and spent the majority of his career as a mercenary in the Spanish Army fighting against the Dutch in the 'Eighty Years War' Campaign. During this time O'Neill earned a reputation as a formidable general and tactician, one notable occasion being at the Siege of Arras in 1640 when for 48 days a Spanish garrison of 2000 men under O'Neill's command held out for 48 days against a French army of 35,000.

O'Neill returned home following the Irish rebellion of 1641 and took command of the Ulster Army of Irish Confederates. Although many great victories are attributed to O'Neill's leadership he is best known for his triumph at the Battle of Benburb in 1646.

O'Neill died on the 6th of November 1649 at the O'Reilly stronghold of Cloughoughter Castle on the Island in Lough Oughter in County Cavan. His death is shrouded in mystery and often speculated on by historians due to its sudden nature. One common belief is that O'Neill was poisoned by a priest who was working on behalf of the English. Another speculation is that O'Neill succumbed to an old battle wound that had gradually worsened over time. It is widely believed that O'Neill died due to complications caused by gout, which he had vocally expressed discomfort with only days before.

Legend states that his burial was kept secret, under cover of night he was said to have been taken to the Franciscan Abbey in Cavan Town for burial and his grave never marked, lest it be desecrated by his enemies. His death was a major blow to the Irish and his prowess in battle was so regarded by his enemies that his death was kept a secret for as long as possible to prevent it from damaging the Ulster Army's rebuke of the Cromwellian conquest of Ireland.



[fig6] Portrait of Eoghan Ruadh

"DID they dare, did they dare, to slay Eoghan Ruadh O'Neill?"

"Yes, they slew with poison him they feared to meet with steel."

"May God wither up their hearts! May their blood cease to flow,

May they walk in living death, who poisoned Eoghan Ruadh."

"Though it break my heart to hear, say again the bitter words.

From Derry, against Cromwell, he marched to measure swords:

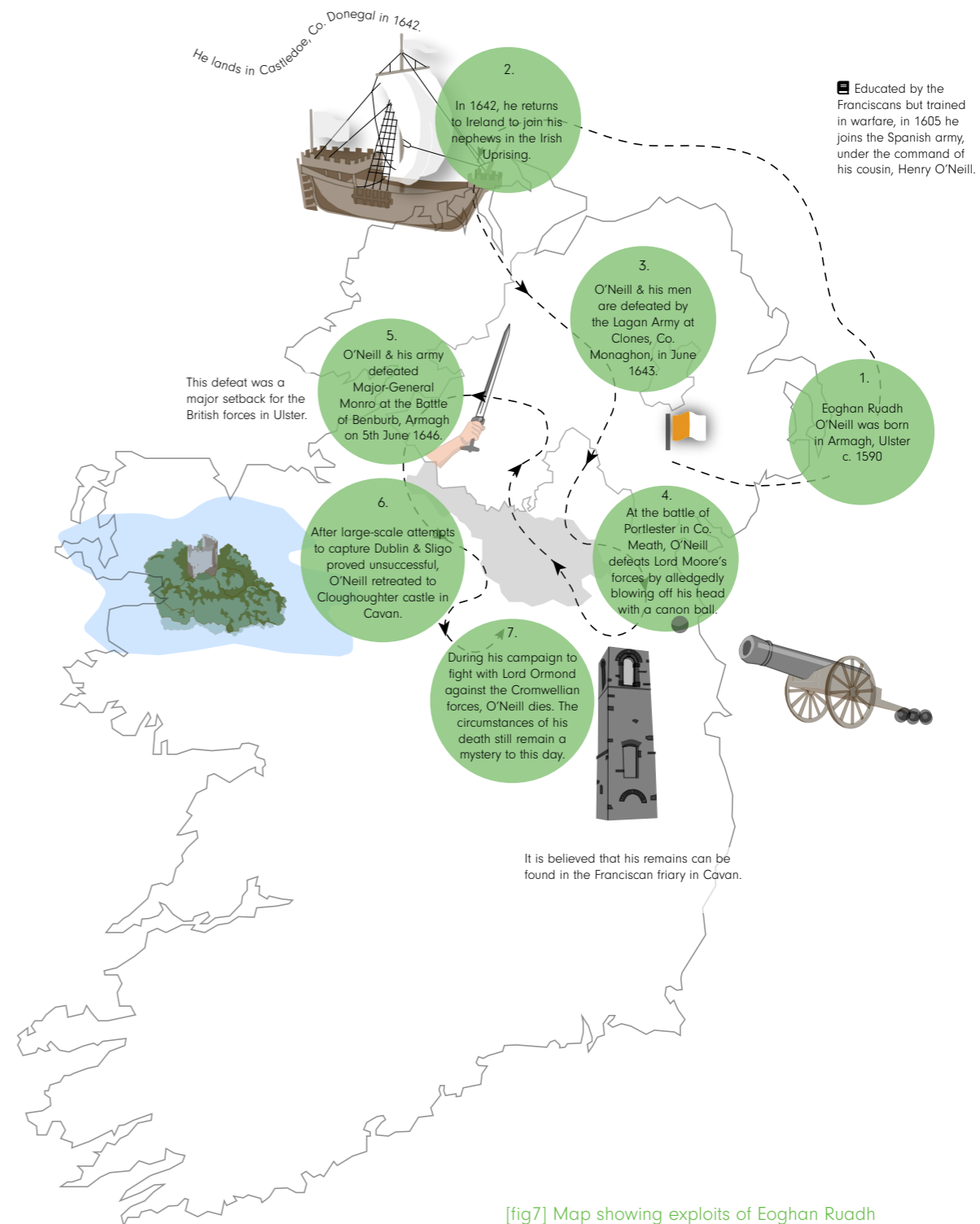
But the weapon of the Sassanach met him on his way.

And he died at Cloch Uachtar, upon St. Leonard's day.

"Wail, wail ye for the Mighty One. Wail, wail ye for the Dead,

Quench the hearth, and hold the breath—with ashes strew the head.

Extract from 'Lament for the Death of Eoghan Ruadh O'Neill' by Thomas Davis



[fig7] Map showing exploits of Eoghan Ruadh

1.3

BACKGROUND & CONTEXT

The Abbeyland site in Cavan is of significant archaeological, architectural and civic importance playing a vital role in the town for over seven centuries.

In 2011 the urban population of the town fell from 3,934 people in 2006, to 3,649. These statistics show that the county is expanding outside of Cavan town.

Our proposal will unify existing connections to the core of the town and will enhance current relationships between landowners, developers and inhabitants.

The team are aware of the importance of the 'balanced development' approach that benefits all parts of the local economy equally through improvements to public and private urban environments, effective and sensitive redevelopments of brownfield sites, as well as the enhanced provision of social and physical infrastructure. The Abbeylands site in Cavan town provides an ideal opportunity to create a successful project of this type.

Located near the centre of the island of Ireland and within the province of Ulster, Cavan town is located 70 miles northwest of Dublin along two major national road connections; the N3 and the N55 respectively. The town is the largest in the County of Cavan and holds 'hub' status under the National Planning Framework. A market town from its origins, Cavan is the commercial centre of the region and a pivotal point on the east-west route between Dundalk and Sligo. It borders six counties, north and south of the border; Fermanagh, Leitrim, Longford, Meath, Monaghan and Westmeath. It is the administrative centre of the County and the Cavan County Council offices are located within the Town.

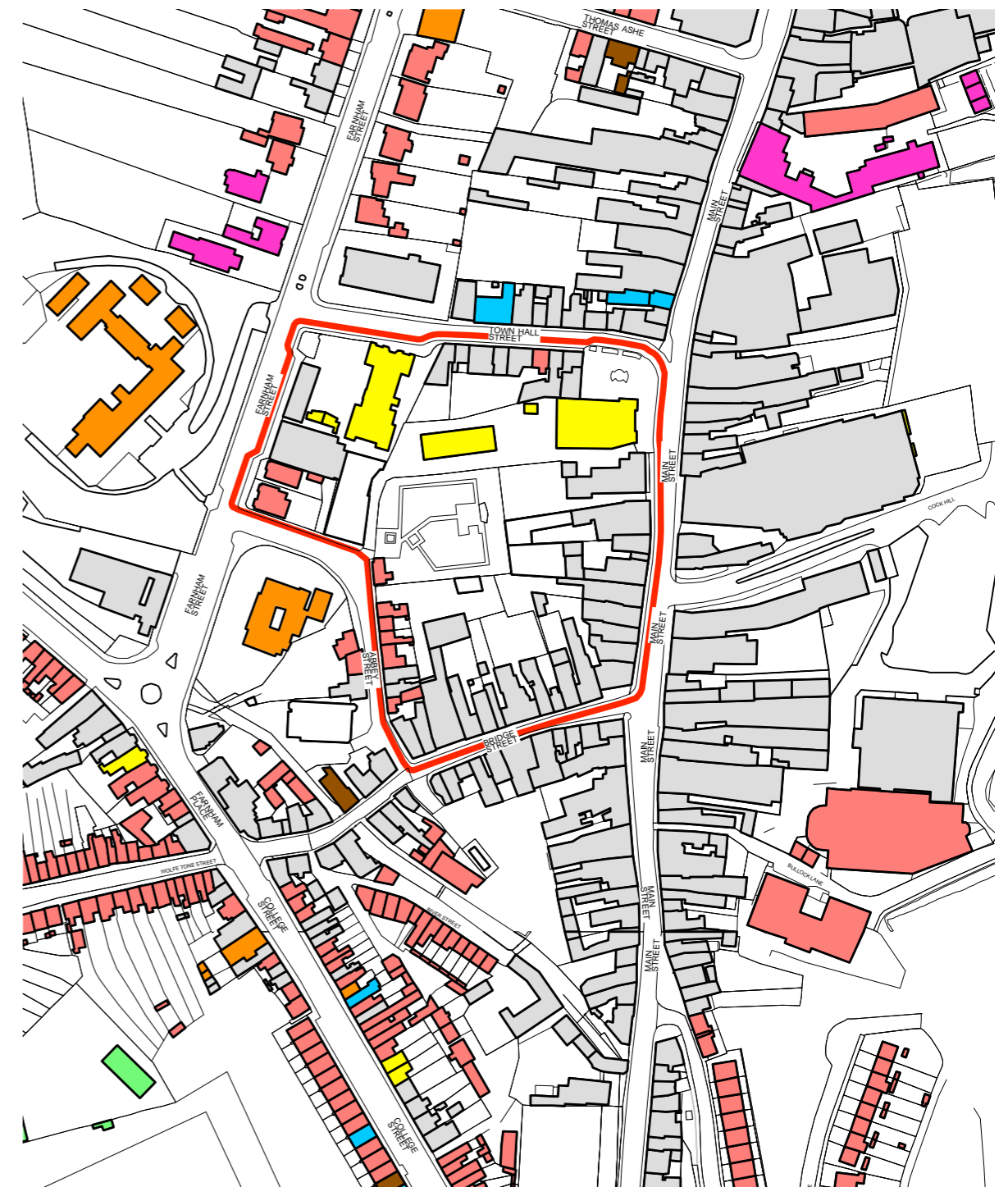
The county of Cavan has experienced an overall population increase of over 3,800 people to 76,176 inhabitants since 2016. The last recorded statistics from the 2016 census indicated that 10,914 of these lived in Cavan Town with this figure projected to increase to 12,800 by 2022. Although the county has experienced growth, the urban town core has entered a period of population decline. In 2011 the urban population of the town had fallen from 3,934 in 2006 to 3,649. These statistics show that the county is expanding outside of Cavan town. These statistics are not surprising for a county with the highest population living in rural communities. However, this decline is a cause of some concern for the Town's longer-

term sustainability.

The Northern and Western Regional Assembly's Regional, Spatial and Economic Plan (2020-2032) identifies Cavan as a Key Town and in particular highlights the need to "Promote the development of the Abbeylands Cultural Quarter to regenerate this important town centre site with vibrant town centres uses, new pedestrian street and public spaces"

The Cavan & Environs Development Plan 2014-2020 recognises the importance of investing in redeveloping the Town's backlands, brownfield and infill sites in an effort to curb this urban population decline. These lands surrounding the Abbeyland particularly to the east, and south and within the site itself are substantial backlands. The team acknowledges the sensitivity involved in undertaking such redevelopment in a way

- EDUCATION
- CULTURAL
- CIVIC
- RELIGIOUS
- HEALTHCARE
- SPORT
- EMPLOYMENT
- COMMERCIAL
- RESIDENTIAL



[fig15] Map showing Uses within the vicinity of Abbeylands

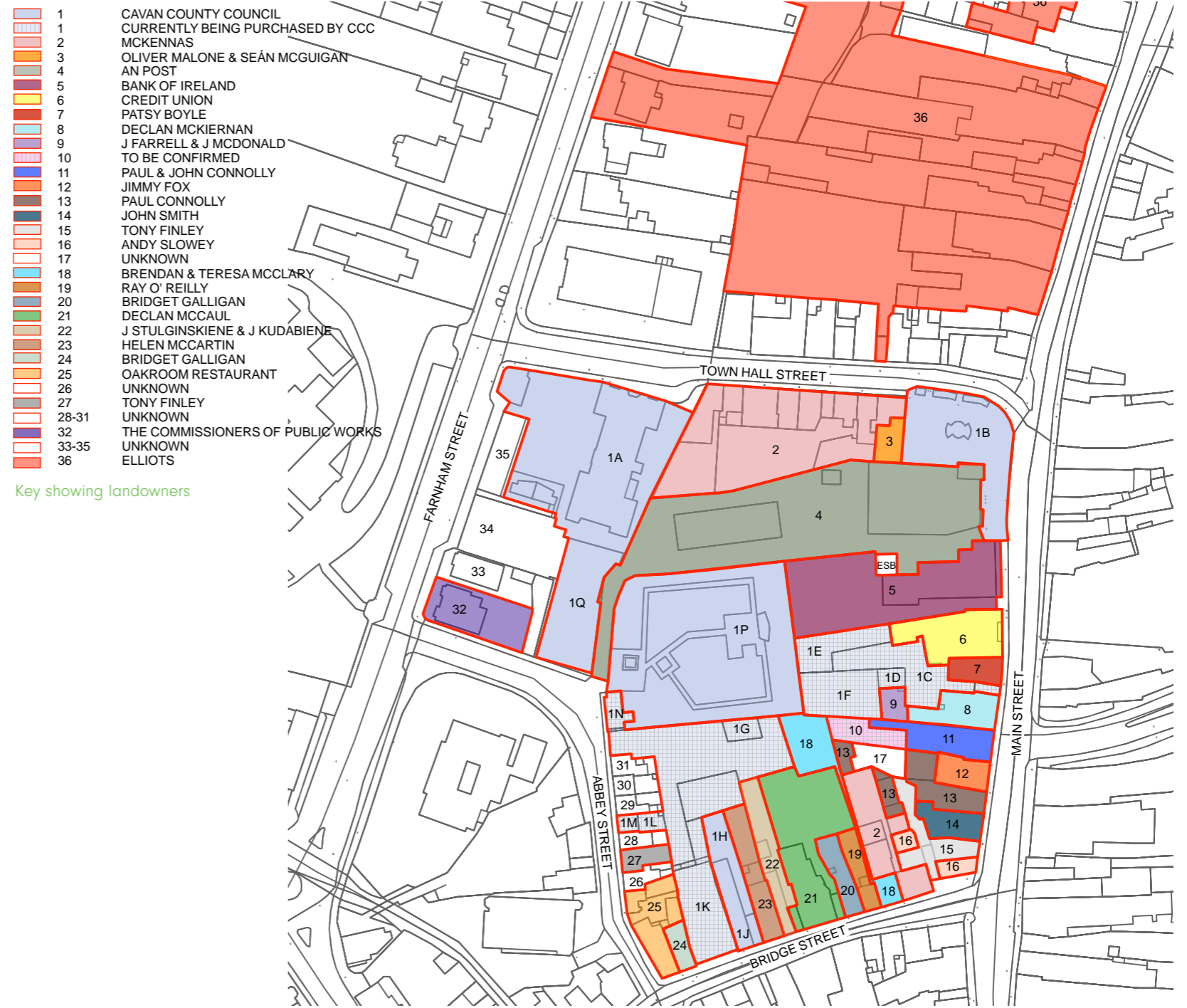
1.3 BACKGROUND & CONTEXT

that respects the Town's history and fabric. The proposals will seek to reuse existing structures where possible and identify sites for new ones within the grain of the site, while working within the cultural and economic context of Cavan.

In line with the intentions of the Development Plan, the team acknowledges the importance of the retail sector on the town's economy and acknowledges suitable provisions for retail in the improvement works. It is conscious too of the current shortage of living accommodation within the state as a whole and the need to address its provision wherever the opportunity arises. It understands the need to increase sustainable access to the site via suitable pedestrian walkways, cycling and public transport. A cycling route is currently under development and is anticipated in future plans and the works will require the provision of secure parking facilities and traffic management for cyclists. With such improvements to the public realm, proposals will include resurfacing of shared surfaces, using local materials and reusing materials where possible, particularly the historic masonry of the Abbeyland, and additional lighting, planting and other forms of street furniture as listed within the Development Plan. The proposal will unify existing connections to the core of the town and will enhance current relationships between landowners, developers and inhabitants.

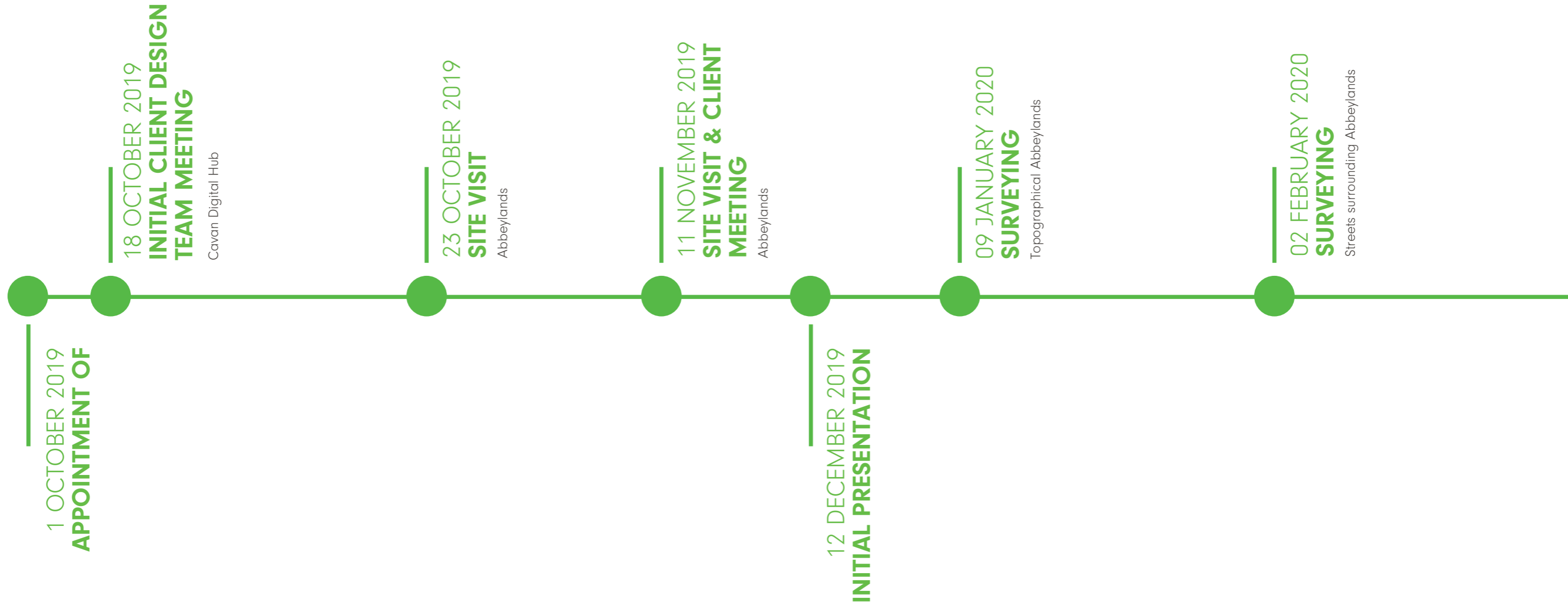
The team understands the importance of public and educational institutes to the Town. The addition of institute facilities within the town core satisfies the development plan's section on Sequential Development. Although it pertains to new retail developments, it is also relevant to a new public and educational campus. It states that large-scale developments can only be located outside of the town core if there are no suitable sites within the town. Our study shows that the backlands of the Abbeyland can provide a suitable new home for a large public building.

As a team involved in the future development of this area we are aware of the importance of a 'balanced development' approach. This means a development model that benefits all parts of the local economy equally through improvements to public and private urban environments, effective and sensitive redevelopments of brownfield sites, as well as the enhanced provision of social and physical infrastructure. The overall aim of the project is to create an urban environment that encourages public and private uses within the town core. The project needs to create an open, inclusive environment where everyone feels part of the community and the facilities of everyday life are within a short walk. The Abbeyland site in Cavan town provides an ideal opportunity to create a successful project of this type.

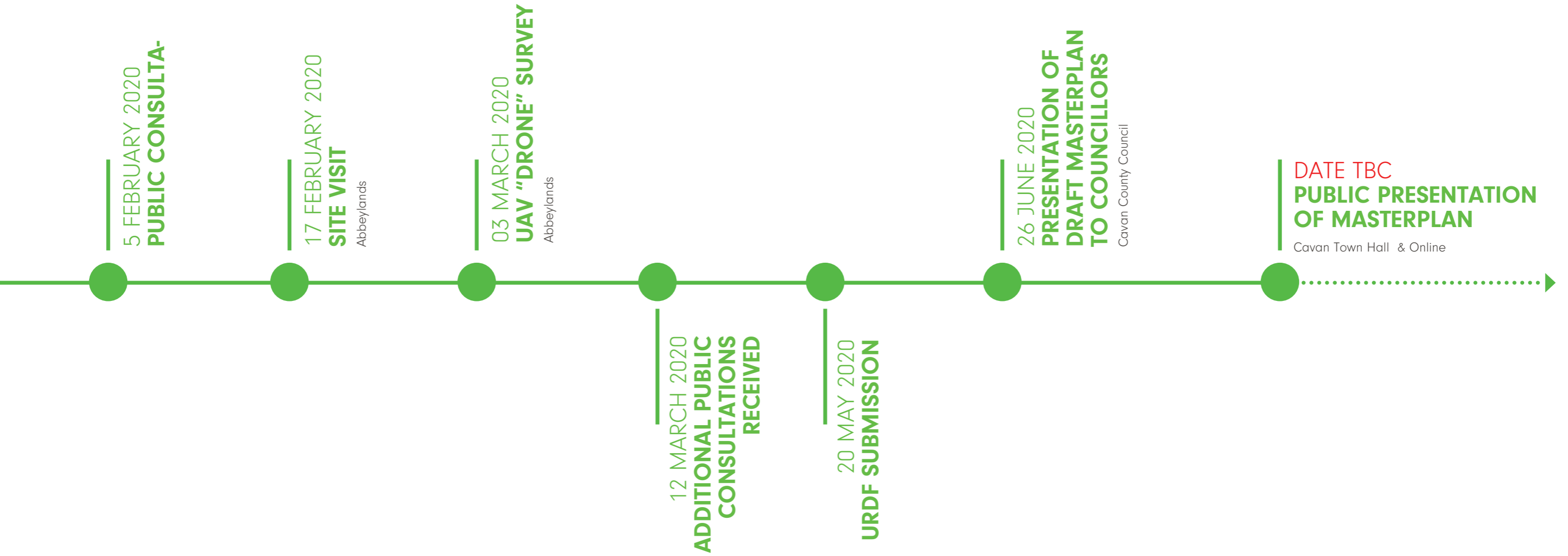


[fig16] Map showing Land Ownership within the Abbeylands

TIMELINE OF THE PROCESS



TIMELINE OF THE PROCESS



1.5

WHAT THE PUBLIC SAY

WHAT THE PUBLIC SAY...

Cavan County Council held a public consultation in the Town Hall on 5 February 2020. The event was advertised in the local newspaper and on various social networks.

54 participants signed the attendance sheet though the actual attendance is thought to be higher.

Participants were divided into groups of approximately 6 per table and responded to questions under the headings;

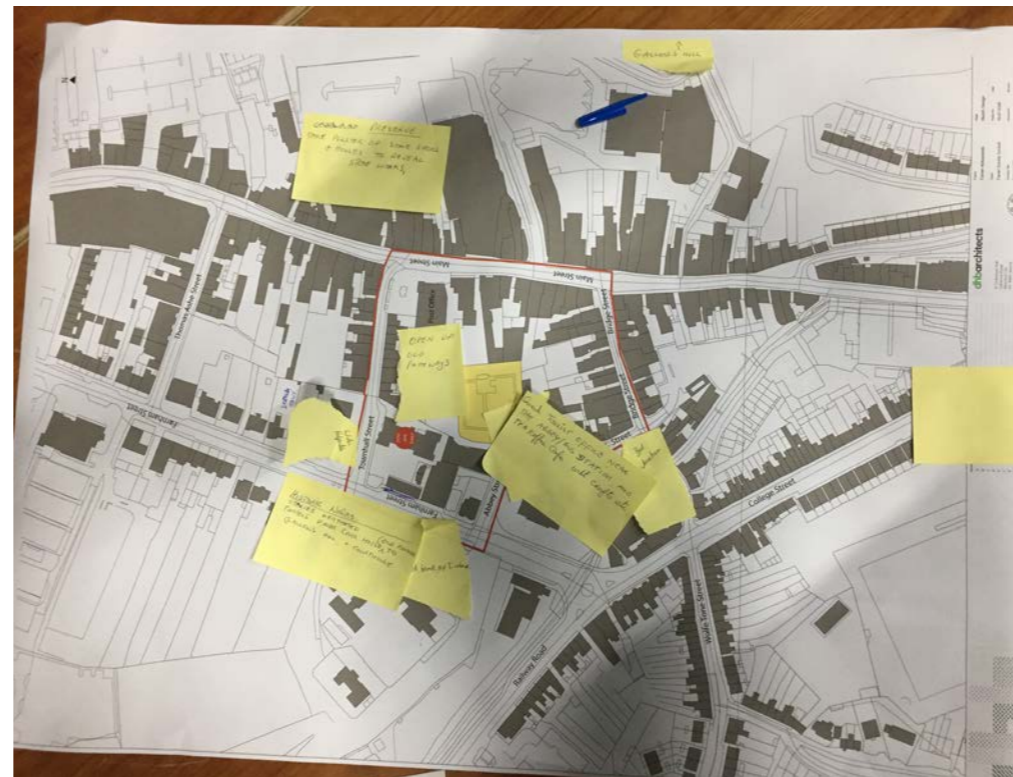
- The Future
- A Unique Place
- A Thriving Community and Destination

During the course of the evening Participants mentioned a number of other towns and places they felt were successful, places whose lead Cavan could follow. Listed below are just some of the places mentioned;

- The Buttermarket, Enniskillen (pictured left)
- Smithfield, Dublin (pictured left)
- Clonakilty, Cork (pictured left)
- Viking Park, Wexford (pictured left)
- Callan, Kilkenny
- Macroom, Cork



[fig8] Residents engaging in the public consultation, 5 Feb 2020



[fig9] Image of map marked up by participants at the consultation, 5 Feb 2020



[fig10] Viking Park, Wexford



[fig11] The Butter Market, Enniskillen



[fig12] Smithfield, Dublin 7



[fig13] Clonakilty, Cork

1.5

WHAT THE PUBLIC SAY

WHAT DO YOU THINK ARE THE PRIORITIES TO **TRANSFORM** THE AREA?

LIST THE MOST IMPORTANT ELEMENTS OF A **THRIVING** URBAN DEVELOPMENT...

WHAT NEEDS TO BE **PROTECTED** AND **SUSTAINED** FOR **FUTURE** GENERATIONS?

// **YOUTH**

ACCOMMODA-
TOURISM

WAYFINDING
SENSORY GARDEN

MUSEUM & **INTERPRETATIVE** CENTRE

//

// **POST OFFICE**
WIDER FOOT-

ENTERTAINMENT

FLUID & FLEXIBLE TO **RESPOND** TO COMMUNITY **NEEDS**

//

// **OLD WALLS**
RAILINGS

MORE EVIDENCE OF TOWN'S **HISTORY**

//

1.5

WHAT THE PUBLIC SAY

WHAT MAKES THIS AREA DIFFERENT OR **SPECIAL**?

COULD YOU IMAGINE **LIVING** IN CAVAN TOWN AND WHAT WOULD IT HAVE TO **OFFER**?

WHAT IS YOUR **GREATEST WISH** FOR ITS FUTURE DEVELOPMENT?

// A **HIDDEN PLACE** //

HISTORICAL IMPORTANCE

OPPORTUNITY FOR IT TO BECOME **HEART** OF THE TOWN

LOCALLY OWNED BUSINESSES

//

// A **LAKE** FOR EVERY DAY OF THE YEAR

RESIDENTIAL ACCOMMODATION
CLEAN AND **SAFE** ENVIRONMENT

TASTE OF CAVAN

COMMUNITY **SPIRIT**

OLD YARDS & **STUDIOS** TO THE **REAR** OF TOWNHALL STREET

VISUALLY **ATTRACTIVE** TOWN

SELL OUT THE FRONT & **THE BACK**

EVENTS ON EVENINGS & WEEKENDS //

// CAFÉS & RESTAURANTS

YOUTH SPACES

GIVE IT BACK TO THE PEOPLE

FAMILY FRIENDLY

//

1.5

WHAT THE PUBLIC SAY

HOW WOULD YOU **IMAGINE** ABBEYLANDS?

WHO WOULD WANT TO **LIVE** OR WORK HERE?

WHAT WOULD THEY **EXPERIENCE**?

// INCREASED GREEN AREA

RETIREMENT HOMES

MARKET AREA

ARTS CENTRE

MULTIPLE ACCESS POINTS

//

// DISABLED PEOPLE

RETIREMENT HOMES

ACCOMMODATION OVER

PEOPLE WHO ARE GOING TO **STAY**

SPACES FOR **ARTISTS**

//

// A MIX OF PEOPLE

TOURISM OFFICE

BOARDWALK BETWEEN BUS STATION & ABBEYLAND

//

A SENSE OF PLACE

Cavan Town is a Gaelic Medieval town located within a sunken landscape, An Cabhán is the Irish for The Hollow. The town was founded by Giolla Íosa Ruadh O'Reilly, a native clan leader and lord of Breifne c. 1300. The town's urban origins are associated with the Tullymongan Castle, the Friary and its Abbey both founded by Giolla Íosa, and the bridge at Bridge Street.

Eoghan Ruadh O'Neill, an ancestor of Giolla Íosa, and the victor of Benburb along with many other prominent O'Reilly's are reputedly buried within the Abbey grounds.

Cavan is one of only a few Irish pre-plantation towns whose existence can be attested to with certainty and whose origins were not purely ecclesiastical.

The historical records abound in accounts of destruction of the town and Abbey, through accidents and acts of war throughout the centuries. The form of the town that exists today was laid out by the prominent Maxwell family in the early 18th century.

Cavan Town is a Gaelic Medieval town located at a confluence of rivers between drumlins from whence it takes its name: An Cabhán, the Irish for The Hollow. It is the oldest inland town within the northern half of the state. The town was founded by Giolla Íosa Ruadh O'Reilly, a native clan leader and lord of Breifne c. 1300. The O'Reilly's were prominent in the region during this time and helped establish Cavan as a bustling market town of renown. They founded Tullymongan castle, their stronghold, overlooking the Town, as well as the Franciscan Abbey (c. 1300), within the area of the Abbeyland site. The town's urban origins are associated with the Castle, the Friary and its Abbey and the Bridge at Bridge Street. A market cross, now gone, marked the centre of the Town. Giolla Íosa O'Reilly, as well as Eoghan Ruadh O'Neill, the victor of Benburb along with many other prominent O'Reilly family members, are reputedly buried within the Abbey grounds.

Cavan Town grew up around the intersection of two ancient routes at the borders of pre-Norman kingdoms of great antiquity. It is one of only a few pre-plantation towns whose existence can be attested to with certainty and is even more atypical in the Gaelic context in that its origins were not purely ecclesiastical. The town shown in 1591 is a fascinating vignette of what was then the only recorded urban settlement in the whole county: Entitled 'The Cavan', it shows a collection of buildings along part of the current Main Street and the southern side of Bridge Street, under the watchful eye of a castle on the crest of a hill, the seat of the 'Aurellies' (O'Reilly). This was most likely Tullymongan castle (at the top of Bullock Lane) although no trace of this structure is to be found today.

The historical records abound in accounts of the destruction of the Town and Abbey, through accidents and acts of war throughout the centuries. The last recorded razing of Cavan occurred in 1690

following a battle between Williamite forces and those of James ii and around the Town. It is unlikely that any buildings of significance survived these onslaughts. The post-reformation history of Cavan therefore can be taken to begin from this period: The Farnham Papers record that the Maxwell family were busy acquiring land in and around the Town from the 1720s to the 1760s or so, including the Abbeyland in its entirety. Thus the foundations were laid for the Town of Cavan as we know it today.

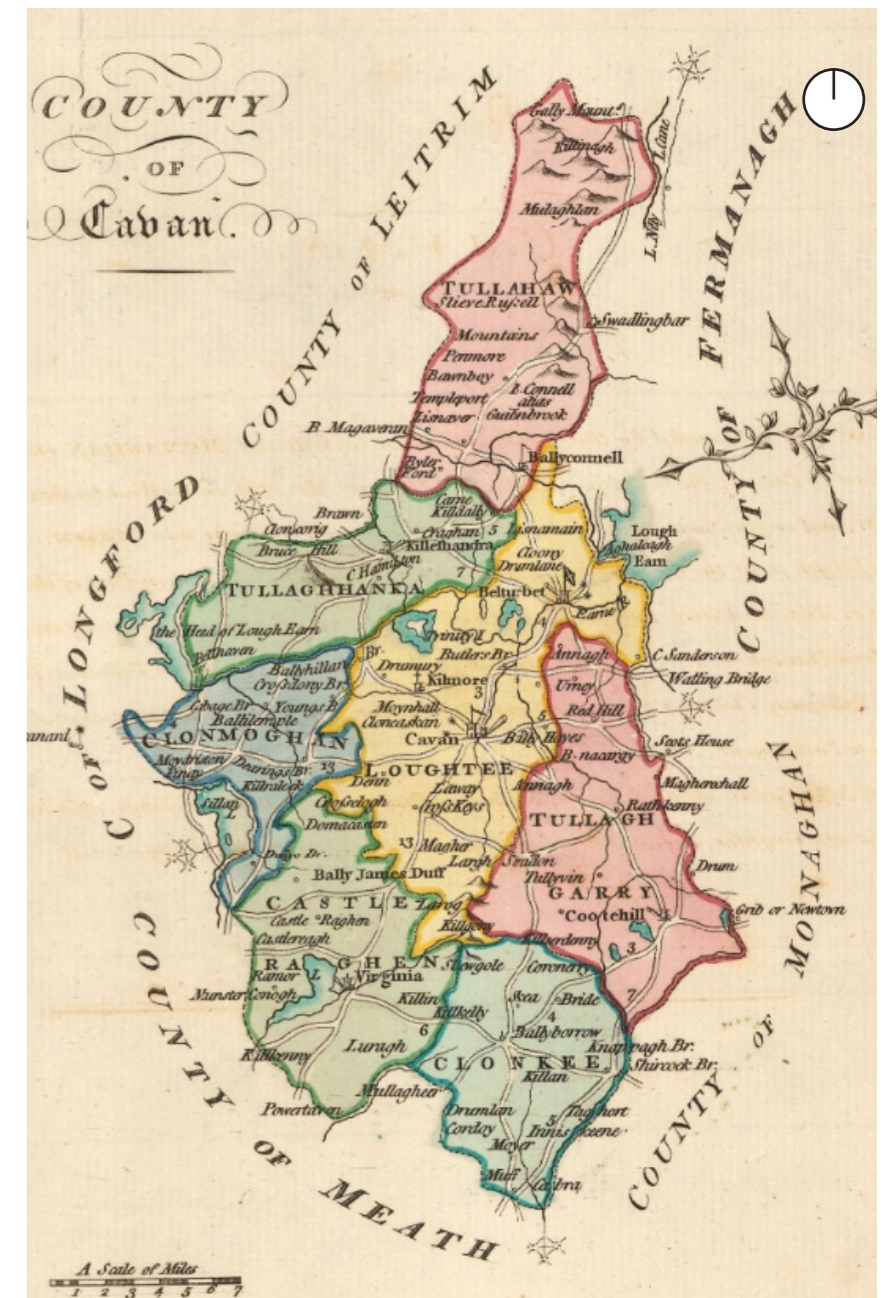
Morphological Evolution of the Town of Cavan

The maps at our disposal consist of the First Edition Ordnance Survey, published in 1837, the Cavan 'Town map', surveyed in 1881 and the Revised Ordnance Survey from 1909. The 'Cassini' map, which was a further revision of the Ordnance Survey from the 1920s was also consulted. Along with these surveys is a late-Elizabethan view of the Town, dated 1591, which shows its pre-plantation layout consisting of two streets, Main Street and Bridge Street. This map is studied in more detail later on the following pages, and the numbers included in this section refers to features of this map. At the intersection of these streets is shown a market cross [3.] on a stepped base and behind a wall along the northern side of Bridge Street, a church and tower [1.], with an entrance through a gateway close to the current bridge. A street with houses on both sides is shown extending to the west beyond the bridge, along the line of the current Barrack Hill. Two castellated structures can be seen among the line of houses on the western side of Main Street, perhaps the 'Brady stone house' [2.] and the (other) 'O'Reilly Castle' [4.] referred to in early accounts of the town by O'Connell.

Another map which has recently come to light thanks to the work of the Historic Towns Atlas group is a 1780s Farnham Estate Map which includes the names of many of the property owners and brief descriptions of some of the buildings. This map is referred to but not shown, in this account.

2.1

ORIGINS OF THE TOWN



[fig17] 1776 Map of the county of Cavan, Map House of London, Sayer & Bennett.

2.1

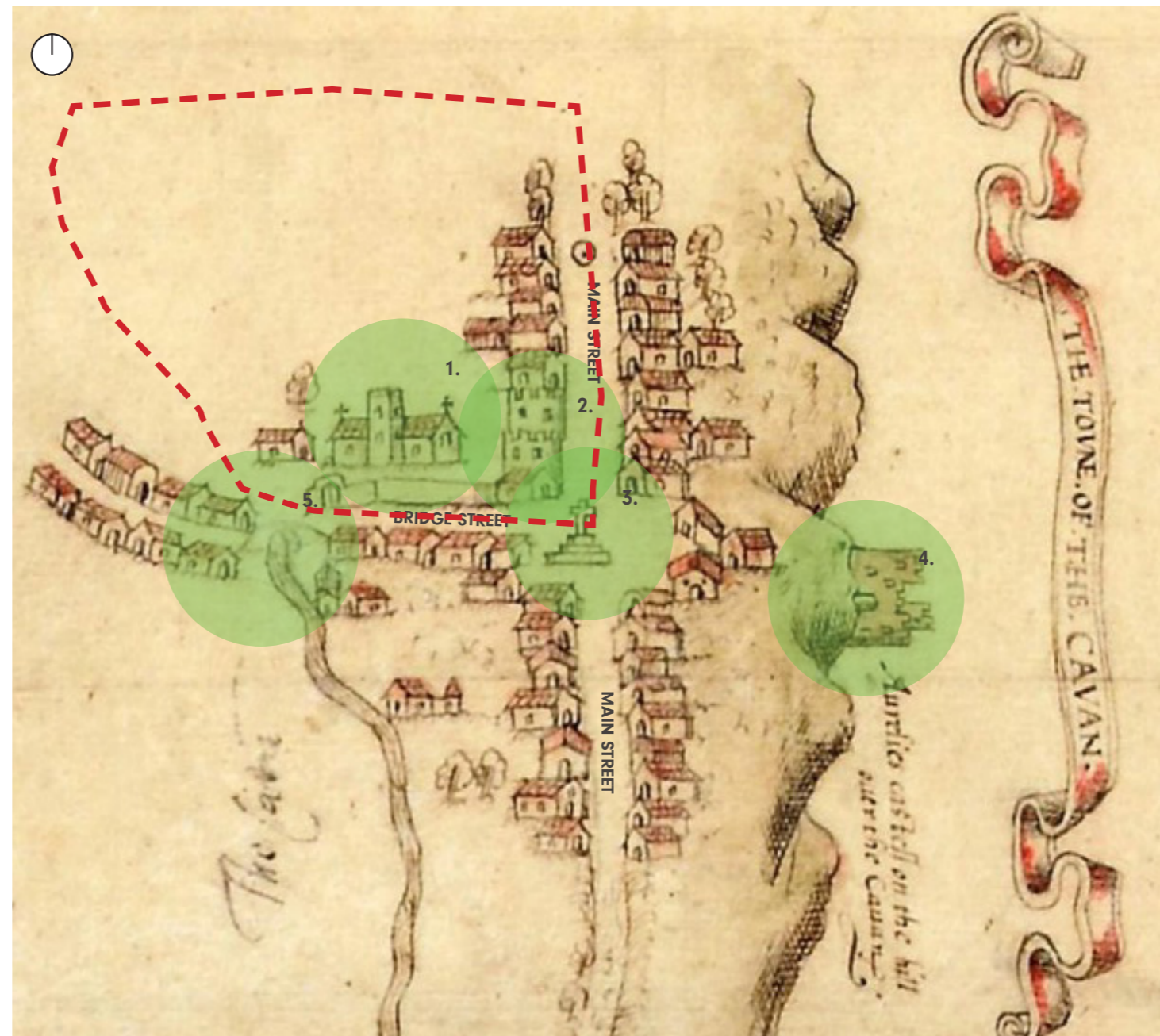
ORIGINS OF THE TOWN

In the pre-plantation period, most of the houses of the town were likely to have been of timber-frame construction, timber and thatch being the standard domestic building materials until the seventeenth century. Little if any fabric of this nature can be expected to have survived outside the archaeological record. All the evidence points to the town having been rebuilt from the end of 1611 onwards when it was granted a charter by James I as one of three plantation settlements in the County, the others being Belturbet and Virginia. The Town suffered damage during the Cromwellian campaign before being substantially destroyed again in 1690, (O'Connell).

Historic fabric

The earliest depiction of the layout of Cavan town is this 1591 map (right). The illustration shows the origins of Main Street, Bridge Street, the presence of the Abbey [1.], the market cross [2.], the O'Reilly Castle [4.] overlooking the town from Tullymongan Hill and the bridge at Bridge Street [5.].

The 1591 configuration of the town is shown in red dashed lines, superimposed on the 1837 version of the town (opposite page).



[fig18] Detail of 1591 Plan map of Cavan Town core, notice Tullymongan Castle, the Market cross and the Abbey. Source: To be confirmed.

2.1

ORIGINS OF THE TOWN

Some of the earliest structures in Cavan Town lie within the Abbeylands, the remnants of which still remain to this day. The Abbeylands has always been the heart of development within the town.



2.



5.



Abbey entrance

Walter Castle/
Brady Stone
House

Bridge at



Abbey Church

Market Cross

Site of O'Reilly/
Tullymongan
Castle



1.



3.



4.

[fig19] 1591 massing overlaid on 1837 OS map

2.1

ORIGINS OF THE TOWN



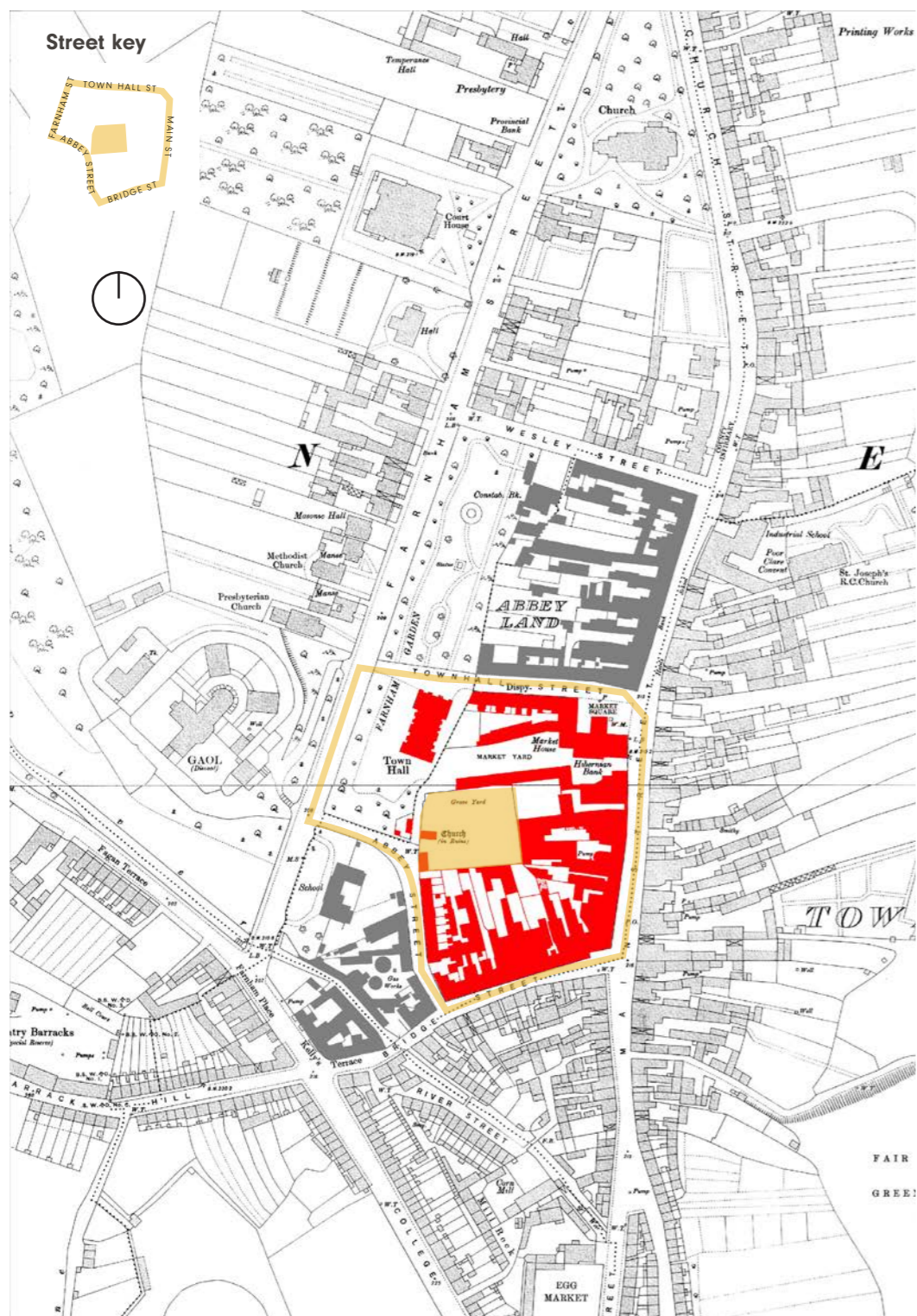
[fig20] Red indicates built footprint of Abbeyland according to 1837-1842 map, source: OSI online resource.



[fig21] Red indicates built footprint of Abbeyland according to 1883 Town Map, source:

2.1

ORIGINS OF THE TOWN



[fig22] Red indicates built footprint of Abbeyland according to 1909 map, source: OSI online resource.



[fig23] Red indicates built footprint of Abbeyland according to Current OSI map, source: OSI online resource.

The Abbeylands has been the heart of development in the town since its beginning, and the centre of the region both economically and culturally

2.2

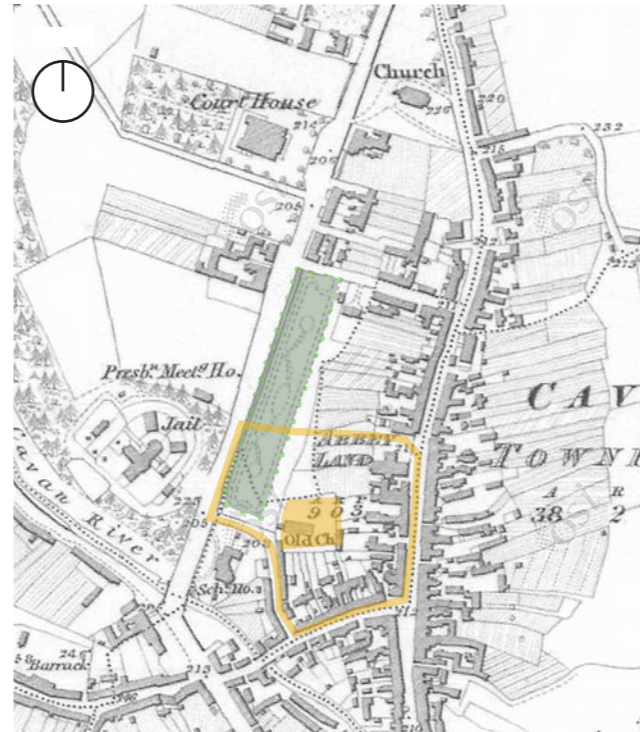
FARNHAM GARDENS

The Abbeyland parcel was once bordered by a public park known as Farnham Gardens. This land was donated by Lady Farnham to the town in the 1820s. It occupied the space between the Abbeyland 'half poll' boundary on the western side and the new Farnham Street.

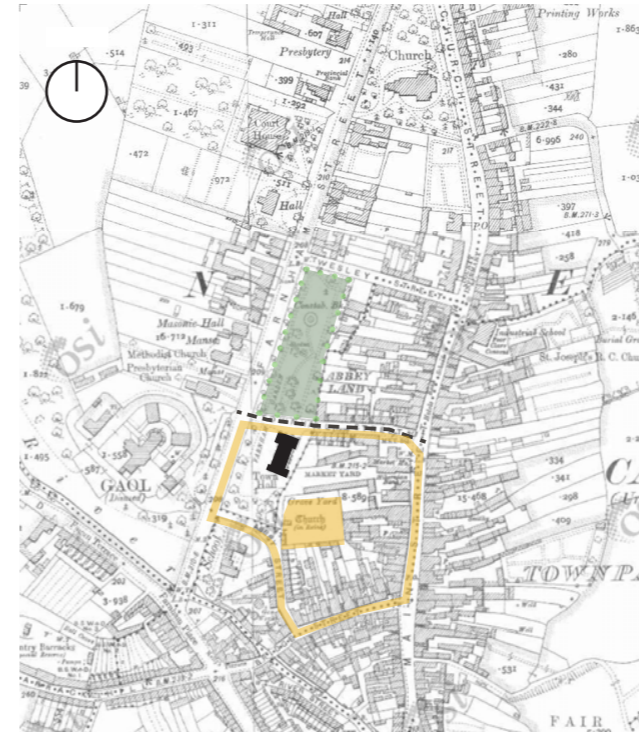
Cavan Town Hall was constructed between 1907-1910 on a portion of Farnham Gardens. Originally the Town Hall faced the open gardens, until a new street was formed connecting Bridge Street to Farnham Street: Townhall Street.

The Magnet Cinema was built in 1935 and this sparked development on the remainder of the Farnham Gardens site. It was subdivided into medieval house plots. All that remains is the Rose Garden at the Town Hall carpark and some of the boundary railings along Farnham Street.

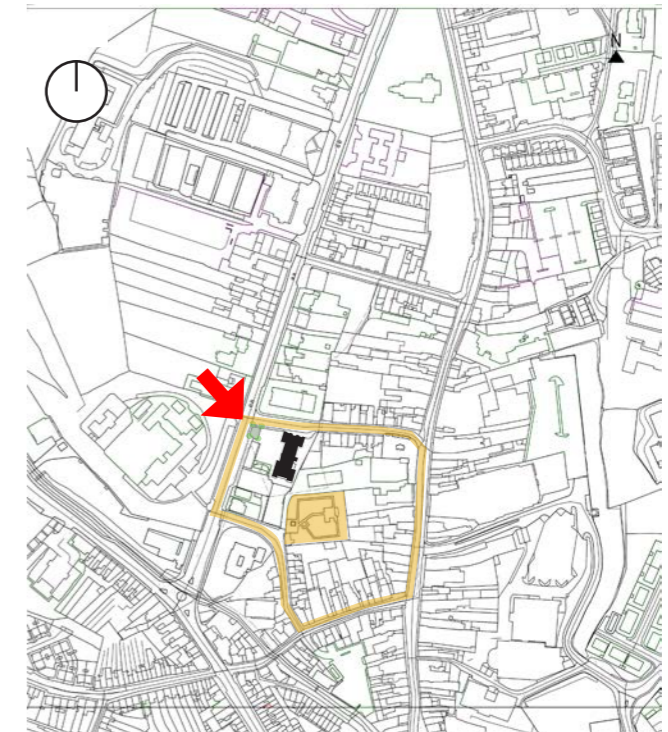
A statue of Lord Farnham which once stood in the park is now located outside the municipal library across Farnham Street.



[fig55] 1837-1842 - Farnham Gardens in their original form.



[fig56] circa. 1909 - Farnham Gardens reduced by Town Hall & forming of Townhall Street.



[fig57] Present Day - Rose Garden at Town Hall.



[fig58] Town Hall - source: cavanwalkinghistory.ie.



[fig59] Farnham Gardens - source: cavanwalkinghistory.ie.

2.3

FRANCISCAN CHURCH & ABBEY

It appears that by the end of the 17th century, the Tullymongan castle had been demolished. Some of the structures along the northern side of Bridge Street, may contain at least some of this masonry. There were stone quarries too at Latt, a mile north of the Town.

The 1st Ordnance Survey map of the town shows that by the 1830s, the town had expanded beyond the Abbeyland area to the north and south.

From the 1785 depiction of the town, the Kinnypottle river is shown to split to form an island at the current bridge location on Bridge Street. The area immediately south-west seemingly the focus of a new development, forming modern-day Abbey Street.

There seems to have been a concerted effort from the 1820s to '50s to improve the town and much of this effort, directed by the Maxwell's, was focused on the development of Farnham Street as the town's 'Axis of Power'.

By 1909 the Town Hall is built. It is accessed via a new route; Town Hall Street, formerly a cul-de-sac called Market Street off Market Square. It is the only street to cut through the former Abbeyland.

At some point, most likely during the seventeenth century, the castle on Tullymongan was demolished. This was likely to have been for both symbolic and practical reasons. Symbolically its removal marked the start of a New Order and the rebuilding of the town. Practically, the castle walls would have provided significant quantities of stone for the rebuilding of the Town and it is likely that some of the earliest structures from this period, the northern side of Bridge Street for example, contain at least some of this material. There were stone quarries too at Latt, a mile north of the Town, where 'a very valuable white freestone, soft to work but very durable' was to be found [Lewis]. This local stone predominates in most of the exposed stonework of the boundary walls which divide the plots across the former Abbeyland. A grey-black limestone is also plentiful.

Knowing, as the evidence suggests, that the town grew from its pre-plantation nucleus at the intersection of Main Street and Bridge Street as depicted on the 1591 view, then the newly acquired open areas of the Abbeyland would have provided room for expansion. The northern side of Bridge Street and the extension of the western side of Main Street as far as Thomas Ashe Street are cases in point.

The earliest known survey of the town is a Farnham Estate map, currently in the National Archives, showing the town's state in the mid-1780s. Main Street and Abbey Street are still the principal streets, just as they were on the 1591 view. The Kinnypottle river is joined by a tributary coming from the north and they meet somewhere in the vicinity of the current junction between Farnham Street and College Street (although neither of these exist at this time). This northern tributary was subsequently culverted during the construction of Farnham Street, about fifty years later. The Kinnypottle is shown to split to form an island at the current bridge location on Bridge Street and the area immediately to its south-west seems to be the focus of new development along the sinuous line of an embryonic Abbey Street, shown as a pathway through a still-pastoral landscape, going on to follow the northern

bank of the Kinnypottle as it flows south-westwards. Some of this new development occupied a newly-striped plot between the Abbey Street line and the river behind (where Floods Taxis and the school currently sit). It includes a mill and tail-race canal and some work appears to have taken place at the confluence to create a mill pond. This area is outside the Abbeyland boundary.

The 1st Edition Ordnance Survey map of the town shows that by the 1830's the Town had expanded beyond the Abbeyland area to the north and south but still consisted essentially of two streets; the Barracks Hill/Bridge Street Axis and The Main Street which has extended southwards to the fork at Fair Green Hill and Mill Street (now James Connolly St). A line of buildings is shown on the eastern side of a new axis; the current College Street, and an embryonic Farnham Street with a new bridge over the river forms the third side of a flattened triangular area containing the heart of the town.

The Town at that time did not impress its visitors. Pigot in his Irish Directory in 1824 says that there was not a single slated house. This was to change during the course of the century: There seems to have been a concerted effort from the 1820s to '50s to improve the town and much of this effort, directed by the Maxwell's, (the Lords Farnham) was focused on the development of College Street and Farnham Street, the former originally built as a Coach road and the latter as Cavan town's 'Axis of Power' containing almost all of the town's institutional and religious buildings, most of which were built during this period: the Jail, the Protestant Hall, the Presbyterian, Methodist and Catholic chapels, the Courthouse and the Church, along with its fine late-Georgian houses. A park (Farnham Park) was laid out on the eastern side of the street as far as the Abbeyland as a legacy from Lady Farnham and trees were planted along the fringes of both sides in the style of a mall.

By the 1880s the urban set-piece is complete: a compact town centre formed around two medieval routes along Main Street

and Bridge Street and two new planned streets; College Street and Farnham Street. By 1909 the Town Hall appears and is sited within the southern end of Farnham Park. It faces south towards the Park rather onto Farnham Street. It is accessed via a new route; Town Hall Street (formerly a cul-de-sac called Market Street off Market Square). It is now shown connecting across Farnham Park to Farnham Street. This is the only street to cut through the former Abbeyland 'half poll of land'. By now the town has extended along the river to the south forming a smaller triangle to the south of Bridge Street between lower Main Street and College Street. Further development took place westward along the river from Farnham Place towards the new train station following the arrival of the railway to the Town in 1882.

The twentieth century saw some dilution of this grand vision for the Town: Commencing in the 1950s, Farnham Park was sold as a series of development plots and subsequently built upon in its entirety (except for one small area, the former rose garden on the corner of Town Hall Street). Some lengths of the park railings also survive in-situ. These developments included the Magnet Cinema opposite the Town Hall, an early reinforced concrete structure, demolished and replaced in the 1990s and a series of detached town houses of varying styles, materials and even orientation.

2.4

FRANCISCAN CHURCH & ABBEY

In 17th century accounts, a site associated with the Abbey and locally known as 'O'Reilly's Castle', was located somewhere along Abbey Street. It most likely referred to a property associated with the monastery taken into O'Reilly ownership after the Act of Dissolution in order to protect it from confiscation.

In 1576, when the town was burned down, the destruction is described as extending from the Castle at Tullymongan down to the Bridge. With the fall of the O'Reilly's, Cavan town became the main plantation town of south Ulster and its abbey was recommissioned, serving as a courthouse during the reign of James 1st.

The abbey was somewhat rebuilt shortly after the Cromwellian period since it is recorded as serving the needs of the Church of Ireland community until the construction of the current church at the northern end of the town in the 1820s.

A consistent dotted line found on a series of maps mark the boundary of the original parcel of land, 13 acres or half a pole.

The histories of the Friary and the Castle are mutually dependent. The O'Reillys, as founders and patrons of the Abbey were responsible for its maintenance and repair, including regular rebuilding, for over three hundred years. With the demise of the Gaelic order following the defeat of Kinsale both the Castle and the Friary structures disappeared within a generation of the Plantation of Ulster.

In his 'History of the Diocese of Kilmore', O'Connell relates the existence of a number of buildings associated with the Abbey which are mentioned in some of the other historical accounts. The now obsolete place name of Themore (Tigh Mór - large house) may have designated a reception building attached to the Abbey and appears to have been located within the abbey grounds somewhere off Bridge Street. In seventeenth century accounts a site associated with the Abbey and locally known as 'O'Reilly's Castle' is located on Bridge Street. This should not be confused with the O'Reilly seat located on Tullymongan and is more likely to have referred to a property associated with the monastery taken into O'Reilly ownership after the Act of Dissolution in order to protect it from confiscation, according to O'Connor.

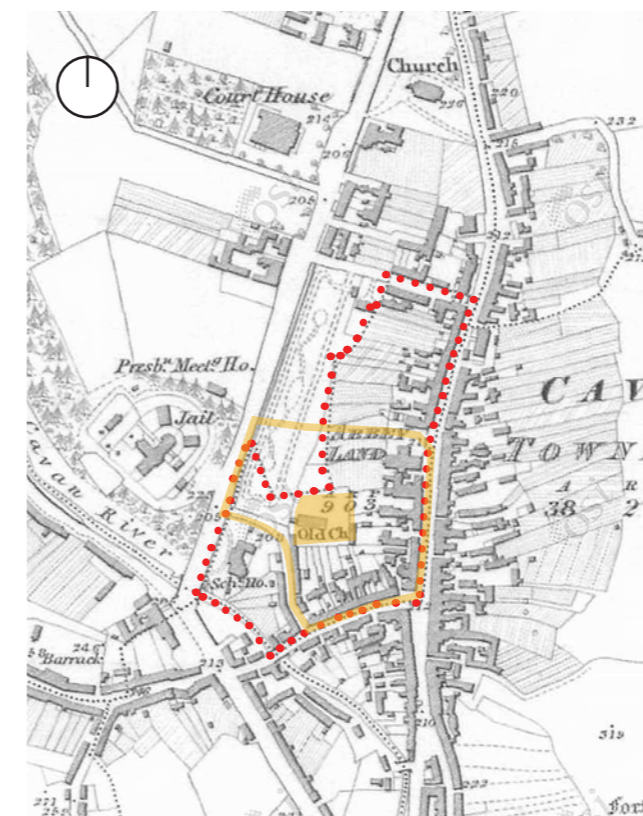
An account of the burning of the Town in 1576 describes the destruction as extending from the Castle at Tullymongan down to the Bridge. This would suggest that the houses, of timber and thatch, were closely built together. With the fall of the O'Reilly's, Cavan town became the main plantation town of south Ulster and its abbey was recommissioned, serving as a courthouse during the reign of James 1st. Whether these assizes were held in the church itself or in the 'Tigh Mór' is not clear but the church structure itself was undoubtedly beyond use at that stage because, when a brief period of normality returned under the Confederation in the 1640s, the re-invested monastery buildings including the church, were described by Monsignor Massari, during his visit to Cavan in 1646 as timber structures;

"[The church] was situated within a wood and was a marvellous structure in the Ulster fashion, the church, cells, refectory and all the other apartments being of wood, roofed with sods. I was accommodated within a room, well plastered with mud on the outside, and full within of branches of odoriferous shrubs and rushes, with a good bed in the Ulster fashion."

This account would imply that the stone church structure was no longer in use or had not been restored at that point. It was to be rebuilt in some form shortly after the Cromwellian period since, as and possibly subsequently again became the centre of the town's Church of Ireland community until the construction of the current church at the northern end of the town, at the intersection of Church Street and Farnham Street.

"Half a Poll of Land"

The Farnham Papers contain a reference to a deed of conveyance from Lord Baron Burke to Sir Thomas Ashe of "the abbey, monastery of Caban...half a poll of land with the appurtenances". A Poll of land is equivalent to 25 acres. The examination of a consistent dotted line found on the 1st Edition Ordnance Survey maps found it to be equal to about 13 acres; approximately half a poll. It is presumed this dotted line marks the boundary of that original parcel of land.



[fig24] 1837-1842 Map Showing "Half Poll" Boundary.



[fig25] Current OSI Map with "Half Poll" Boundary superimposed.

2.4

ABBEY TOWER, WALLS & GRAVEYARD

Research suggests that the abbey church extended onto Abbey Street as far as the 'Main Road', i.e. Farnham Street, as well as to the east of the tower (which would have contained the chancel) within the current graveyard. The authenticity of the existing tower as an element of the 'original' monastery structure is open to question. When the congregation moved to its new premises in 1815 the surviving church structure was demolished and the stone used to build a number of houses on Main Street.

There are 2 possibilities with regards to the surviving tower; the first is that the tower structure was located to one side of the earlier church. This is one explanation of the 1591 view of the town where the tower is shown as semi-engaged on the southern side about halfway along the church volume.

The second possible explanation is that the tower surmounted a crossing of nave and chancel, in which case the current tower is more likely to have been built after the church volume had been removed. This question can only be settled by archaeological investigation.

It is difficult to make a determination of the tower's antiquity based on precedent alone.

Philip O'Connell's account assumes that the current tower was at the centre of the earlier church, separating the nave and chancel areas. He suggests that the abbey church extended under Abbey Street as far as 'the Main Road' i.e. Farnham Street, as well as to the east of the tower (which would have contained the chancel) within the current graveyard. The authenticity of the existing tower as an element of the 'original' monastery structure however requires some qualification. The dressings to the window and door openings are post-medieval in style and could even belong to the mid-eighteenth century when the Tower is recorded as having been rebuilt. When the congregation moved to its new premises in 1815 the surviving church structure was demolished and the stone used to build a number of houses on Main street. The tower probably only owes its survival to its purchase by Lady Farnham to be retained as a picturesque element for her new park.

The earliest map shows the presence of a church building to the east of the tower which is considerably wider than it, the current tower plan being too narrow (5mx5m) to have formed a junction between the nave and chancel at ground level for a church of this width. This suggests two possibilities; the first is that the tower structure was located to one side of the earlier church, in which case its footprint could be the same as the current structure. This is one explanation of the 1591 view of the town where the tower is shown as semi-engaged on the southern side about halfway along the church volume. The second possible explanation is that the tower surmounted a crossing of nave and chancel in the more traditional manner, in which case the current tower is more likely to have been built after the church volume had been removed. This question can only really be settled by archaeological investigation. What is certain from its current form and material composition is that the Tower has been heavily altered over the years.

A crossing tower rather than a tower to one side would have been much more typical of Irish Franciscan monastery architecture of the time. If this were the case then the current tower is too

insubstantial to retain a direct link to the earlier structure, apart from the likely reuse of its stone. However, the site was destroyed and rebuilt on many occasions during its pre-reformation state so it is difficult to make a determination of the tower's antiquity based on precedent alone.

The Town map (1870s) shows a small narthex-like structure built against the tower on the western side. This was still in place when O'Connell was describing the site in the late 1930s. The side walls (and roof?) of this structure are now gone but its former entrance-door opening, now embedded in the wall of the laneway to the post office site has the same type of decorative detail as the other tower openings. This again is likely to have formed part of the late-sixteenth or early-seventeenth century redevelopment of the site for established church worship, rather than anything directly surviving from the medieval abbey.

Also present as elements of historic value are the two cut-stone gate piers with their corniced capping beside the house at the entrance off Abbey Street. These are likely to have survived from the eighteenth-century as an earlier formal entrance to the graveyard.



[fig26] View of Tower, looking west.

2.4

ABBEY TOWER, WALLS & GRAVEYARD



[fig27] First Edition OS (1837)



[fig28] Town Map (1883)



[fig29] First Edition OS (1837) 50% Transparency
Town Map (1883) 50% Transparency

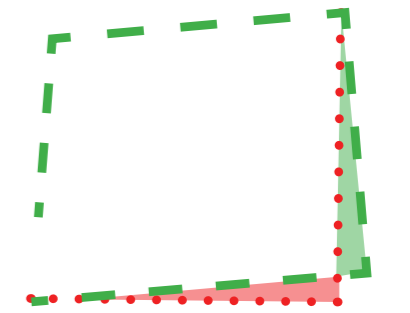
The boundaries of the Abbey enclosure appear to have shifted somewhat over the years. The most significant change shown on this overlay is the realignment of both the east and south boundary walls which appears to have occurred between the 1830s and 1880s.

Also, new boundary walls to the West and north-west of the Abbeyland bordering Farnham Gardens appear during this time.

It also shows the formation of a laneway in to the Market Yard (now the Post Office Yard) and the addition of a structure along the Market Yard party wall with the Abbeyland.

By 1883, the church ruins appear to have been reduced to the tower and entrance block connecting the tower and the boundary wall, possibly the narthex (entrance porch) of the former church. This disappears in later editions.

The Town Hall constructed in 1908, appears in the 1909 map, sited within the southern portion of Farnham Gardens and a new boundary wall, the current wall to the laneway, was built to separate it from Market Yard.

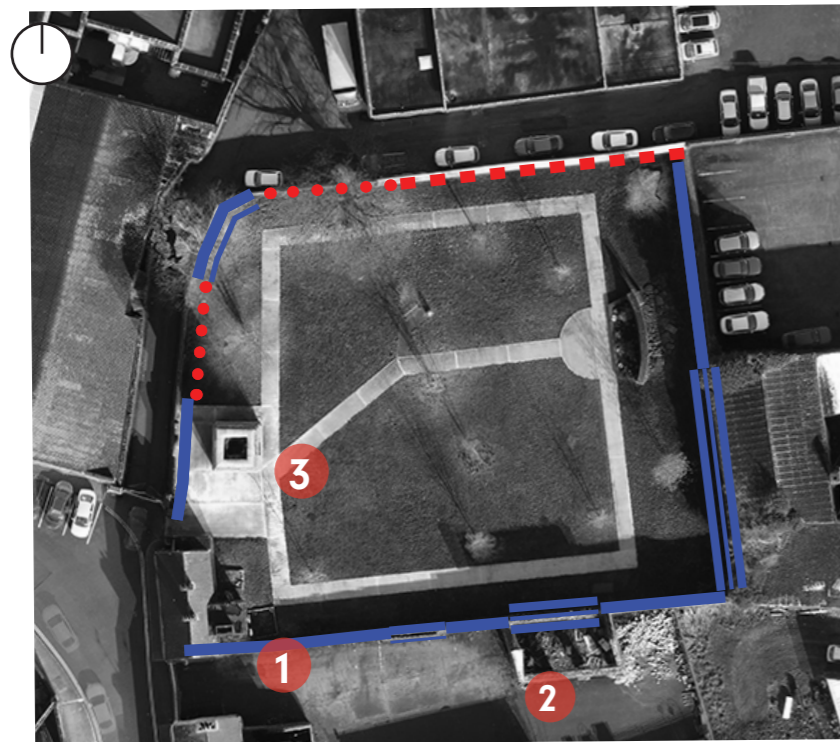


- Boundary line on 1837 map
- Boundary line on 1883 map - - - - -
- Land gained by enclosure ■
- Land lost by enclosure ■

The boundary of Abbeylands graveyard has shifted over time and has become more enclosed and inward looking as the town developed

2.4

ABBEY TOWER, WALLS & GRAVEYARD



[fig30] Portions of Historic Fabric in Abbeyland

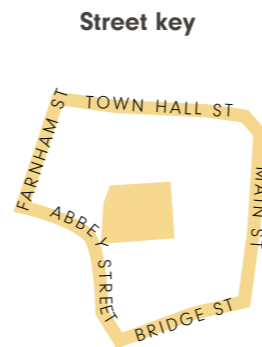
Evidence of reuse of stone






The Abbeyland is surrounded by a wall of varying height and material makeup.

Sections of the wall are rubble stone which may date from the original Abbey. In places the wall appears to have been recently reconstructed with original stone. There are also areas of blockwork infill.

The external envelopes of two adjacent buildings form part of the boundary wall.

There is dressed/cut stone visible in the walls which may have been recycled from the original church structure.



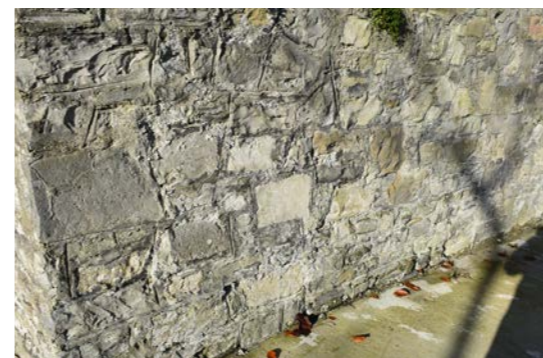
- Historic Wall 
- Modern Blockwork Wall 
- Modern Wall reconstructed with Historic Material 
- Historic Wall Faced with Modern Material 
- Historic Wall part of adjacent Building Fabric 



[fig31] 1: Dressed stone visible in boundary wall



[fig32] 2: Presumed Window Side-Casing re-used as window sill in structure on Donohoe's Foodfare site.



[fig33] 3: Dressed stone visible in wall of Abbeyland Tower.

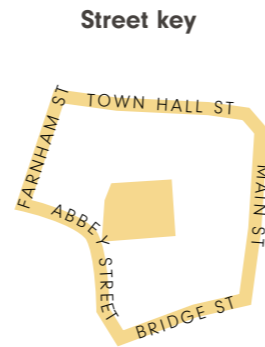
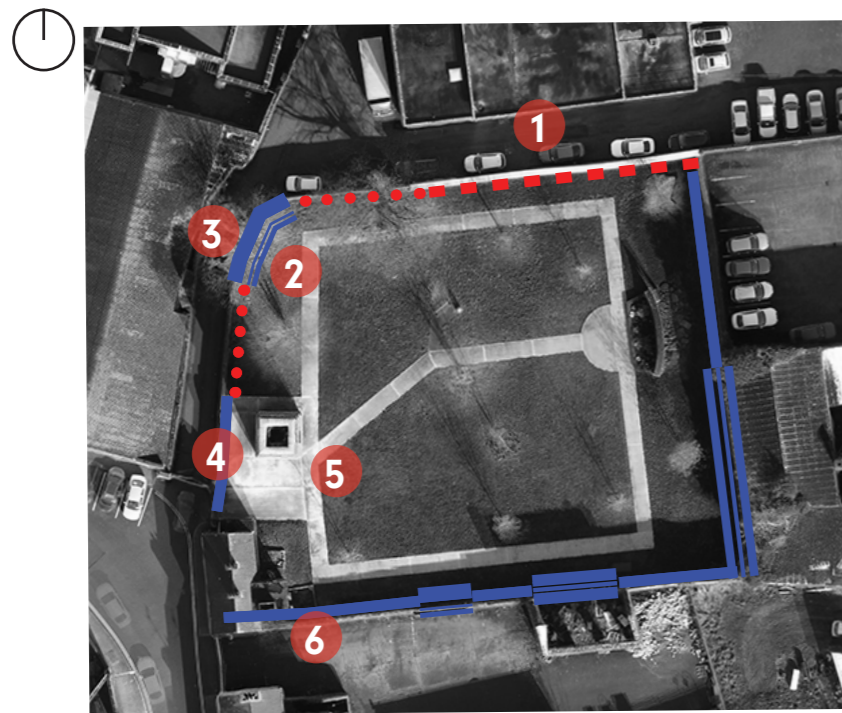
Historic stonework

The history of Cavan Town is not represented by continuity of structure; the buildings show no overt evidence of the place's two histories; the one which ends with the collapse of the Gaelic Order, the other which begins with the incorporation of the Town in 1611. However, there is direct evidence of these alternative states in the stones of the walls and buildings throughout the Abbeyland area, some of which bear marks of former working such as picked faces or shaping as opes. In common with other places, we can assume that building stone was a precious commodity that was constantly being recycled until it lost its economic value with the advent of concrete masonry during the latter half of the last century. The stone from the Castle and from the Abbey would have provided only a limited quantity of material given the scale of the rebuilding and expanding of the Town so the quarries at Latt and elsewhere would have been heavily exploited during this expansionary phase.

Nevertheless, this stone walling in general should be regarded as eminently historic and the best link that we have to the earlier states of the Town.

2.4

ABBEY TOWER, WALLS & GRAVEYARD



[fig 34] Plan showing the location of historic masonry found during

Between 1930 and the present day the boundary to Abbeyland remains largely the same however there are some changes in the adjacent plots of land. The lean-to structure in the Market Yard is removed and a standalone building occupies the centre of the Post Office yard [1].

The boundary wall at the north west corner has been adjusted to a curve [2], presumably to accommodate the turning of HGVs. There are portions of modern blockwork infill to the wall.

The remaining southern portions of Farnham Gardens were built upon with McIntyres Furniture Store [3] (now vacant) built against the opposing wall of the access lane to the Post Office.

The stonework of the boundary walls throughout the site bears occasional evidence of reuse of stone from earlier structures. Some of these are illustrated on the next page. The remaining stone walls throughout the site should be regarded as a non-renewable historical resource to be kept in-situ. Two examples of such remnants are shown above and can be located within the Plan map marked as 4 and 5 respectively.



[fig35] 1: Boundary wall opposite former An Post sorting office.



[fig37] 3: Wall of An Post laneway (McIntyre's).



[fig36] 2: Boundary wall with blockwork infill.



[fig38] 4: Boundary Wall with blockwork infill of archway opposite tower.

The boundary of Abbeylands graveyard is made from various types of masonry, some historic and some recent. Removing the later poor quality additions will make the space permeable

2.4

ABBEY TOWER, WALLS & GRAVEYARD

Abbeys at that time were the social services providers of their day, feeding the hungry, housing the homeless and sheltering the pilgrims.

The Abbey boundary was present along the northern side of Bridge Street as a high stone wall and had a gated entrance to the church somewhere at its current junction with Abbey Street. The evidence from the earlier maps suggests that Abbey Street originated along the line of this earlier entrance. The pre-17th century graveyard would have been more extensive than at present with the presence of elaborate tombal architecture.

The only physical remnant of the once-extensive Abbey complex is the Tower, and even this bears the signs of later alteration. There is unlikely to have been any 'original state', although the presence of the church itself and its successive rebuilds is a constant feature of the accounts.

The 'core' Abbeyland area most likely consists of the current walled enclosure around the Tower and the lands around it as far as Main Street and Abbey Street.

It is important to remember that the Abbey and Graveyard site bear little or no resemblance nowadays to their state in the early seventeenth century, just before the processes of fundamental change began under the Plantation's new order. The only physical remnant of the once-extensive complex is the Tower, and even this bears signs of later alteration. We also know from the historical record that the Abbey was burned down on number of occasions since its inception in the early fourteenth century. We cannot know the 'original state' of the site given the changes that occurred even during its lifetime (successive burnings and rebuilds) and subsequently with the encroachment of the town.

In its heyday the Abbey would have consisted of a Nave and Chancel – the Nave lying to the west of the tower and the Chancel (containing the Altar) to the east. Generally the public was admitted to the Nave but the Chancel and Altar were reserved for the monastic community. There may also have been a Lady chapel for use by women during the services. The rest of the abbey grounds would have consisted of the usual abbey appurtenances such as a refectory, an infirmary, a dormitory and guest accommodation. Abbeys at that time, and Franciscan abbeys in particular, were the social services providers of their day, feeding the hungry, housing the homeless and sheltering the pilgrim, they often provided bed for the sick as well: These facilities would have been provided either on site or within the town itself, since the Abbeyland area seemed to encompass a lot of the western side of Main Street and possibly its buildings too.

The Abbey boundary was present along the northern side of Bridge Street as a high stone wall and had a gated entrance to the church somewhere at its current junction with Abbey Street. The evidence from the earlier maps suggests that Abbey street originated along the line of this earlier entrance. The Abbey church would have been surrounded by a graveyard, in this case a high status one, since we have good records of its having served as the burial ground of the O'Reillys, the princes of the historic Gaelic kingdom of Breiffne. They may very well have had their own area or enclosure within the Abbeyland precinct since they were the founders and main patrons of the Abbey and there are accounts of the discovery of elaborate stone sarcophogi with Irish inscriptions [O'Connell/1937] during building works around the edge of the site over the years. The pre-seventeenth century graveyard would have been more extensive than at present with the presence of elaborate tombal architecture, both secular and ecclesiastical as well as many lower-status burial sites often going unmarked.

Prior to the later-seventeenth century development of the town, the Abbey occupied an

area between Main St and a tributary of the Kinnypottle river which is now in a culvert below Farnham Street. The two rivers met at the location of the current roundabout at the end of College Street. Later development encroached on this area starting with Main Street and Abbey Street whose backlands extended into the former monastery precinct and later again (particularly from the early nineteenth century) from the newly-laid out Farnham Street, although Farnham Park provided a softer edge to this side and limited encroachment until it was removed in the 1950s. The 'core' Abbeyland area therefore most likely consists of the current walled enclosure around the Tower and the lands around it as far as Main Street and the eastern side of Abbey Street.



[fig39] Images clockwise from top-left: 1. View of An Post lane, with Abbeyland wall to the right; 2. View of blocked up archway within Abbeyland enclosure; 3. & 4. Images of renovated 'rubble wall' of Abbeyland enclosure; 5., 6. & 7. Existing gravestones with inscriptions within Abbeyland park. Source: dhb Architects & Cooney Architects.

2.4

ABBEY TOWER, WALLS & GRAVEYARD

The Tower is the only above-ground evidence we have for the presence of the Abbey on the site. With the presence of a church structure in-situ till the 1830s and extensive burials recorded both inside and outside of the former church footprint, it is likely that there are extensive below-ground remains present also.

The Tower is built of random rubble (primarily limestone) and is approximately 5m square and 14m high. It consists of 3 stages in height, the uppermost having an arched window opening on each face. The ground floor has an arched opening facing west and the boundary wall directly opposite has a similar sized opening in it, now blocked up.

The random rubble stonework is generally consistent on stages 1 and 2 but stage 3 was probably rebuilt to accommodate the arched windows which were added later, and are post-medieval. The east-facing opening at 1st floor is a post-medieval addition also.

The detailing around the window openings are typical of the early Georgian period (1720-'50) but could be as early as the late 17th century. These surrounds consist of an ashlar block course.

The remains of the Tower are the only above-ground evidence we have for the presence of the Abbey on the site. It is likely that extensive below-ground remains are present, particularly to the east of the tower where a church structure existed until the 1830s. The records indicate that extensive burials have taken place in this area too, both inside and outside the former church footprint.

The Tower is built of random rubble (primarily limestone) and is approximately 5m square and 14m high. It is roofless and floorless. It consists of three stages in height, the uppermost having an arched window opening on each face. There is a second door-sized opening facing east at first floor level which straddles the first and second stages. The Ground floor has an arched opening facing west and the boundary wall directly opposite has a similar sized opening in it, now blocked up.

Stonework:

The random rubble stonework is generally consistent on stages 1 and 2 but stage 3 was probably rebuilt to accommodate the arched windows, which are post-medieval. The east-facing opening at first floor is a post-medieval insertion. At ground level, a relieving arch is visible on the eastern face opposite the entrance opening on the western side. The uppermost stage (3) is inset on a projecting ashlar string course to all four sides.

The southern side bears an inset stone escutcheon commemorating the burial of Eoghan Ruadh O'Neill. No obvious traces of the Tower's connection to an earlier nave or chancel structure remain, apart perhaps for the opening on the eastern side at first floor level which may have provided access to a balcony.

Openings:

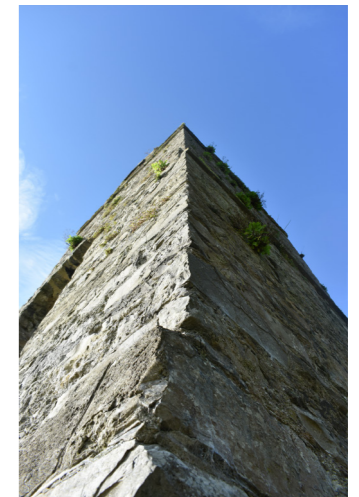
The window-opening surrounds consist of an ashlar block course to the foot of the reveal and arch springing points and a block keystone at the centre of a Roman arch. The intrados has regressive moulding (with classical profiles) which is continued around the architrave. This detail is typically of the early Georgian period (1720-'50) but could be as early as the late-seventeenth century.



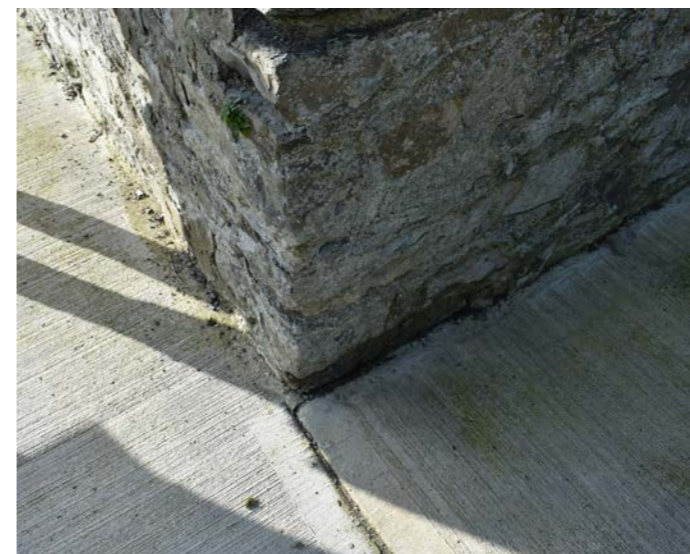
View of the Tower.



View of the openings at the top of the tower.



Edge view of the tower.



Stone base detail of tower.



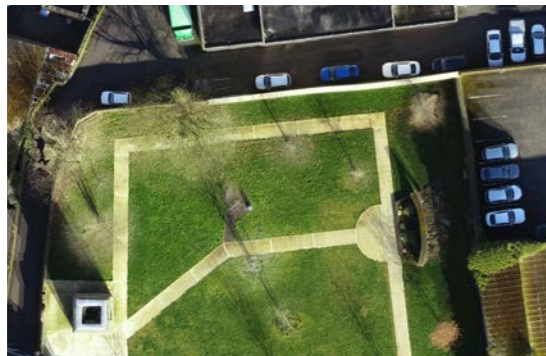
Overall view of tower, looking west.

[fig40] Views & Details of the Tower. Source for all the images: dhb Architects & Cooney Architects.

2.4

ABBNEY TOWER, WALLS & GRAVEYARD

The existing park contains a number of gravestones which have been preserved and incorporated into a monument. The graves all date from the post Reformation period. These graves survived the previous phase of works to the park (thought to be 1980s) and were displayed vertically. There is also the broken remains of gravestones scattered around the park.



[fig53] Aerial Photo showing location of gravestones

1. unknown
2. Elisabeth Erskine (1802) & Robert Erskine (1812) & others
3. Charlion Stuart (1818) & Rob Stuart (1824), Sam Stuart (1888) & James Stuart (1881), Charlion Stuart (1908) & Charlie Stuart (1909)
4. Robert Maxwell Farnham (year unknown)
5. Ber Brady (1820)
6. Michael Giles (1848)
7. August Brice (1812)
8. Robert & George Wallace
9. Thomas Masterson (1858)
10. unknown



[fig54] Photographic survey of gravestones

2.5

ABBEY WALL ENCLOSURE DESCRIPTIONS



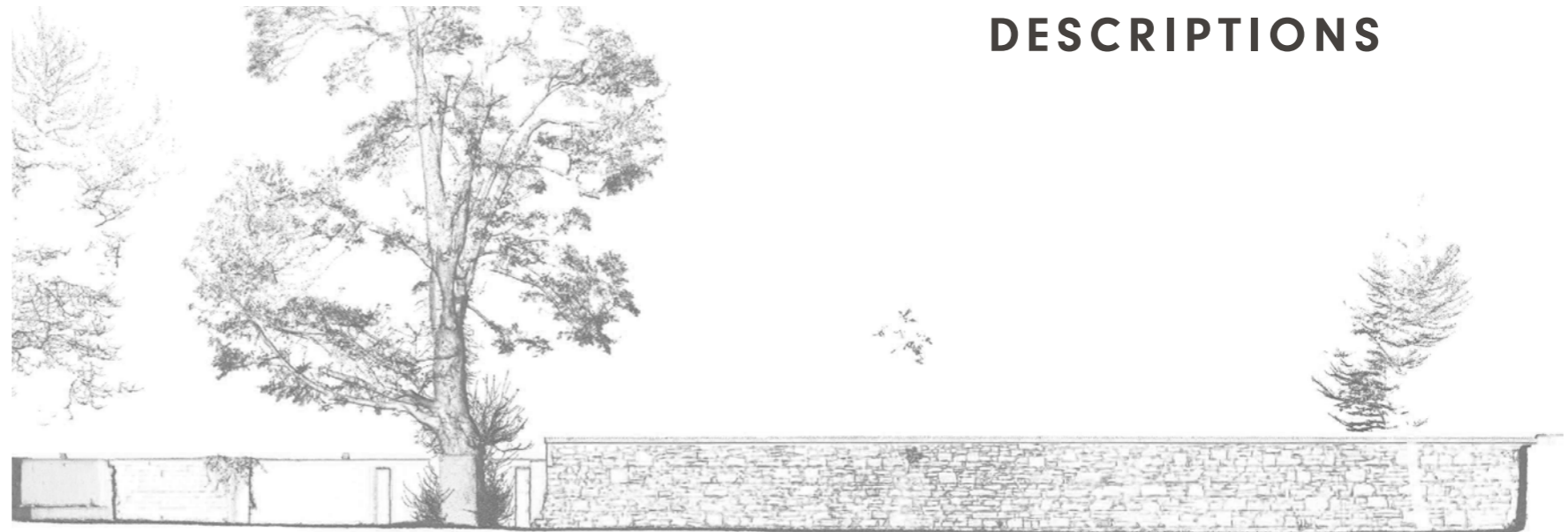
[fig41] Plan map showing the location of historic masonry.

South facing Elevation of Abbeyland boundary wall

Consisting of rubble stone in three parts; (A) from the eastern boundary junction to the ruined structure (whose footprint lies on the southern side of the wall), (B) the two-storey wall (to former eaves) of this structure, and (C) the length of wall from the structure to the derelict house on the Abbey Street boundary.

(A): random rubble stonework, approximately 2.5m high, ranging in quality from good to poor, showing signs of rebuilding, including varying thickness; some areas plastered.

(B): roughly coursed rubble stonework approximately 3m high, evidence of selection of consistent sizes and material (primarily limestone). Evidence of the reuse of stone elements, particularly at quoins, with an unusual sandstone/mudstone projecting block



[fig42] South facing point cloud elevation of graveyard boundary wall.



[fig43] South facing photomontage of graveyard boundary wall.

at footing level. The eaves line has a projecting ashlar bed. There is evidence that the base of this wall extends into the areas of wall on each side. There are substantial whitewashed areas remaining on the lower half.

This structure consists of a two-storey former coach-house and continues as two gables and a return elevation on the inside of the wall: Built of random rubble, with window cills reused from cut-stone details of a high status building (most likely the window dressings of the former church) and brick trim. It is now roofless.

(C): random rubble stonework either fully or partially plastered, in three slightly stepped portions, descending from approximately 2.5 to 2m in height. Evidence of the incorporation of fragments of gravestones including one crudely inscribed (inscription not legible). The southern face of this wall (into 'Dono-

hoe's Yard') starts (from the left, or Abbey St side) as a plastered gable to the current house continuing as a well-laid rubble wall, bearing traces of an earlier, harled render, until it meets an area of concrete block inset (probably in place to shore the stone face on the graveyard side) and then another portion in rubble stonework, of poorer quality, with evidence of rebuilding, abutting the gable of the former coach-house ruin.

2.5

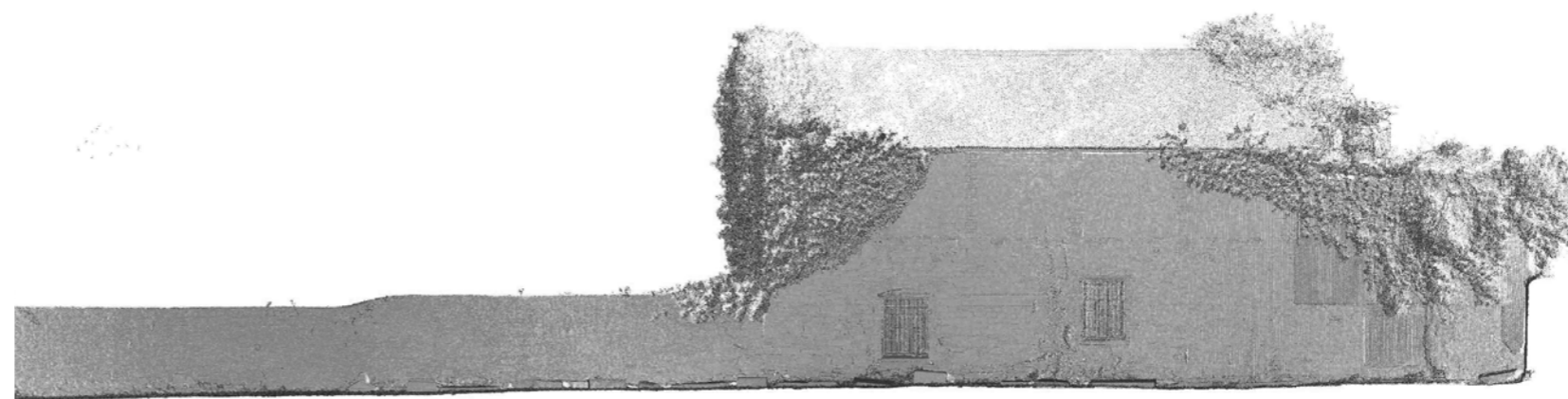
ABBEY WALL ENCLOSURE DESCRIPTIONS



[fig44] Plan map showing the location of historic masonry

West facing Elevation of Abbeyland boundary wall

Consisting of three distinct lengths; the first (from the north) with a horizontal parapet line approximately 2m high, the second with a rising and curved parapet profile and the third is the two-storey structure with brick-trimmed openings (two ground floor windows of different sizes, one former door ope and two low-level vent opes) continuing as far as the southern boundary. From the north; consistent and well-built random rubble (in a markedly different style to the adjacent northern face) whose style is consistent at first and then shows evidence of poor quality rebuilding where the parapet line fluctuates. The wall of the structure consists of squared rubble, predominantly limestone, with brick trim to the window and door opes, including cut-limestones cills. A block with brick piers wall has been built directly onto the limestone lower storey. The pointing of the base has been almost completely washed out by the splash back from the remains of gravestones and masonry deposited along this face.



[fig45] West facing point cloud elevation of graveyard boundary wall.



[fig46] West facing photomontage of graveyard boundary wall.

2.5

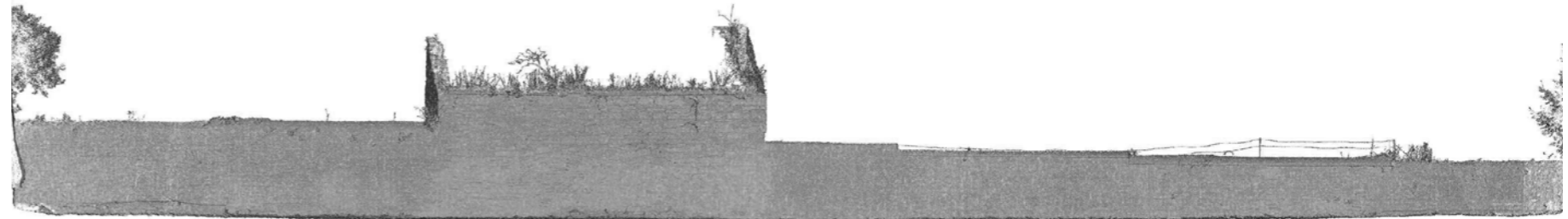
ABBHEY WALL ENCLOSURE DESCRIPTIONS



[fig47] Plan map showing the location of historic masonry.

North facing Elevation of Abbeyland boundary wall

Consisting of concrete blockwork on the southern end (approximately as far as the large tree) and a rubble stone wall then to its junction with the eastern wall. This rubble stonework is unplastered, approximately 3m high, of good quality and consistent in style and material. It consists of a large range of stone sizes. It appears to have been cleaned, raked out and repointed relatively recently. It is similar in every way on both sides. The stone types are a mix of limestone and sandstone/mudstone in reasonably equal measure.



[fig48] North facing point cloud elevation of graveyard boundary wall.



[fig49] North facing photomontage of graveyard boundary wall.

2.5

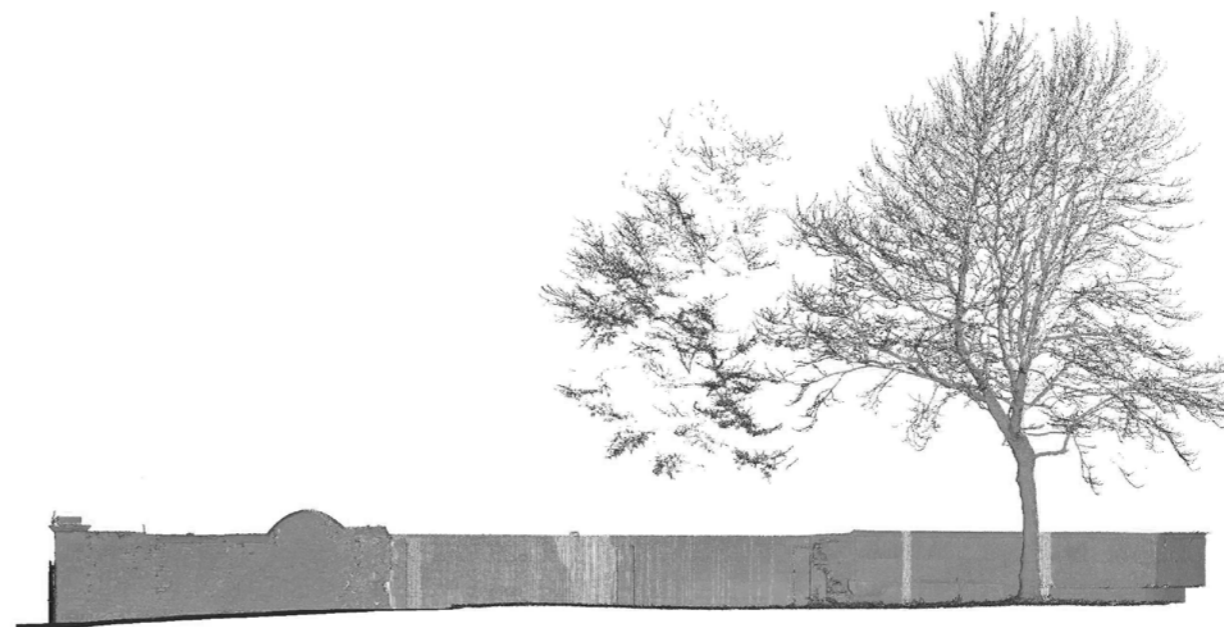
ABBEY WALL ENCLOSURE DESCRIPTIONS



[fig50] Plan map showing the location of historic masonry.

East facing Elevation of Abbeyland boundary wall

Consisting of (from south); the derelict house onto Abbey street (not described) and a set of entrance gates formed of limestone ashlar square piers with limestone cornices and square caps, approximately 2.5m high, supporting twin-leaf metal gates; a rubble-stone wall with rounded top (in rubble stone) connected to the piers below the cornice line. This continues as a rounded top in cement flaunching which forms an arched top to the former church entrance (now blocked up flush on the inside, but retaining its ashlar doorcase on the laneway side). About a metre to the other side of this arched top the wall is broken and the boundary continues in concrete block to meet the concrete block return of the northern side.



[fig51] East facing point cloud elevation of graveyard boundary wall.



[fig52] East facing photomontage of graveyard boundary wall.

2.6

ARCHAEOLOGY - HISTORICAL

Archaeologically the earliest evidence for occupation within the environs of Cavan town has been dated to the Bronze Age period. During construction for a new housing development at Tullymongan Lower, archaeological supervision of ground works identified the remains of a Bronze Age ring ditch.

There has been no archaeological evidence uncovered to date for occupation in and around Cavan in the eras proceeding the Bronze Age until the early Medieval period (c.500 - 1100AD). It is during this period that a number of rath/ringfort settlement sites were established within the surrounding landscape. Several of these settlements are recorded around Cavan town.

Recent archaeological evidence for the extent of the Abbey graveyard was uncovered during an archaeological evaluation of impact of development works to the rear of 36 bridge Street (McCaul's pub). Test trenching uncovered a property boundary dating from the 17th century which would have divided Bridge Street into narrow plots, visible on the 1st edition OS map.

The archaeological background of Cavan county extends back to the earliest prehistoric period in Ireland to the Mesolithic period (7500 – 4500BC) with evidence for the use of the large network of lakes and rivers within the county during this period, in the form of sub-surface remains of hunter gatherer camp sites. Occupation within the county continued throughout the subsequent prehistoric period from the introduction of farming during the Neolithic period (4500 – 2500BC), through to the introduction of metallurgy during the Bronze Age (2500 – 500BC) and Iron Age (500BC – AD500) and on into the Medieval period (500 – 1603AD) with the establishments of towns and through to the Post Medieval period (1603 – 1750AD) itself dominated by the Plantation of Ulster. The archaeological Sites and Monuments Record (SMR) as maintained by the National Monuments Service represents a record of all known archaeological sites in Ireland which forms the basis of researching the archaeological background of a given area. Consultation of the SMR records for Cavan town and its vicinity indicate the area has been a focus of occupation from the prehistoric period onwards.

Archaeologically the earliest evidence for occupation within the environs of Cavan town has been dated to the Bronze Age period. Often such evidence remains hidden beneath the ground until it is exposed during soil removal during development. During construction for a new housing development at Tullymongan Lower to the southeast of the town centre, archaeological supervision of ground works identified the remains of a Bronze Age ring ditch (ref: CV02-088).

There has been no archaeological evidence uncovered to date for occupation in and around Cavan in the eras proceeding the Bronze Age until the early Medieval period (c.500 – 1100AD). It is during this period that a number of rath/ringfort settlement sites were established within the surrounding landscape. These occupation sites represent the dispersed rural nature of settlement in Ireland at the time and are seen as defended farmsteads consisting of a circular ditch and banked enclosure within which an extended family or clan unit would live. Several Rath/Ringfort settlements are recorded around Cavan town; 225m & 300m to the southeast (CV020:054 & CV020:090), 500m

to the northeast (CV020-085) and 900m to the northwest (CV020-072). Rath sites CV020-054 and CV202-072 both survive as upstanding monuments in the landscape while the others have either been built over or ploughed out.

The Medieval origins of Cavan as a nucleated town is also represented within the archaeological record and it is from this period onwards that we can see the overlap between the historical written record and the archaeological record. The town of Cavan partially owes its origins to the establishment of a monastic site (ref: CV020:05502) at the beginning of the 14th century when the "Monastery of the Virgin Mary" was established in the year 1300 by Giolla-Íosa-Ruadh O'Reilly for the friars of the order of St Dominic although the site soon became associated with the Franciscan Order. The location for this monastery is within the Abbeyland centre of Cavan town as evidenced in Netherdrift's plan of Cavan town dating to 1591. The Abbeyland townland name owes its origin to the function of the site. While there is no surviving physical evidence for the exact layout of the monastery and extent of its precinct, Medieval monastic sites tended to follow a common layout designed to allow ease of movement between buildings without getting wet and often included a central cloister with the church to the north, chapter house to the east and cooking/dining areas to the south. Additional buildings may also be incorporated such as an Infirmary. The 16th century map of Cavan indicates that the monastery contained at least a church and external tower which appeared to occupy the centre of the church and a smaller secondary building located to the west, however it isn't clear from the map alone whether the monastery was laid out in a formal site plan or whether it was a smaller affair. There are numerous historical references to the destruction and rebuilding of the monastery throughout the 15th and 16th centuries and it was re-used as a school, parish church and graveyard (ref: CV02-055007) in the 17th century until it was finally demolished in 1815. The sole surviving archaeological evidence for upstanding remains are confined to a large bell tower which sits at the entrance to the existing Abbeyland parkland. This tower is recorded to have been built in c.1460 and much altered in c.1740, constructed from, random rubble stonework, containing an arched entrance at ground floor level and rounded header openings at 2nd

floor level. The graveyard survives as a parkland area which has been largely cleared of any grave markings. Recent archaeological evidence for the extent of the Abbey graveyard was uncovered during an archaeological evaluation of impact of development works to the rear of 36 Bridge Street (McCaul's Pub). Three test trenches were excavated and placed "20m from the southern most limits of the modern burial ground", presumably 20m south of the existing Abbeyland boundary wall. Test trenching uncovered a property boundary of 17th-century date which would originally have divided Bridge Street into the narrow plots visible on the 1st edition OS map. The remains of a child burial were identified as stratified below the boundary. A deposit of disarticulated human remains was recovered from behind the wall of an 18th-century culverted, flagged drain, running north-south across the site.

During the late 14th century the principle seat of O'Reilly power was transferred from the island castle at Clough Oughter to Cavan and the site of Tullymongan Hill to the southeast of the Friary where a castle was constructed. The location of both an ecclesiastic centre and important seat of power for the ruling clan allowed for the development of Cavan as a town which grew around both establishments. The Medieval site of the O'Reilly Castle (ref: CV022-05004) is recorded as once being located 200m to the southeast of the centre of Cavan town. The site is depicted on the 1591 map as a large square building with a door in its west wall an extramural staircase at the south end, corner turrets at northwest and southeast corners, rising above the roofline, and a bawn enclosing several outbuildings. Lewis Topographical Dictionary of Ireland (1837, vol. 1, 318) recorded vaults and parts of the foundations surviving in the 19th century. By 1946 there were only low banks (c.0.75m high) remaining, indicating the former line of a roughly square bawn c. 29m x 29m in size. There are now no visible remains of castle at ground level.

The modern day street layout of the core of Cavan town was established during the 15th – 16th centuries. The town itself is listed as an archaeological monument (ref: CV022-055) and is located within a designated area of archaeological potential. During the 16th century the main core of Cavan town consisted of modern day Main

Cavan town is listed as an archaeological monument and is located within a designated area of archaeological potential. The vast majority of the existing buildings located along Main and Bridge Street, date to the 19th century at their earliest.

In 1613 the development of Cavan is referred to as showing little progress with only a couple of houses being built of lime and stone indicating at this time many of the structures were still of timber construction.

The establishment of the castle at Tullymongan and the Abbey led to the development of a settlement surrounding them and the establishment of the town as an important economic and administrative centre for the county right through to the post-Medieval plantation period.

Historical records indicate Cavan may have once retained a partial town wall and enclosing defensive ditch during the 17th century, although the exact location of these features is no longer evident.

There has been evidence for the survival of burial remains potentially associated with the Abbeyland graveyard between its boundary walls and the buildings which front onto Bridge Street.

Street and Bridge Street, Main Street lined on either side by hipped roofed buildings and Bridge Street on its south side by buildings. The vast majority of the existing buildings located along these two streets date to the 19th century at their earliest, the construction of which has removed all upstanding evidence of the early establishment of the town. Indeed, of the 30 licenced archaeological investigations which have been carried out in Cavan town between 1998 – 2010 only two have produced evidence for 17th century occupation, these being the excavation listed above at 36 Bridge Street and another on Main Street which identified a 17th century drain and rubbish pit.

Cavan town was considered a major centre of commerce and administration from the 15th – 17th centuries. By the late 15th century a substantial market was being held in Cavan, with a market square located at the junction between Main Street and Bridge Street where a Market Cross (ref: CV022-055003) once stood. In 1550 the Lord Deputy, Henry Sidney refers to Cavan as containing a “great town and castle”. In 1594 however Cavan town and its castle were destroyed after it was attacked by rebels during the early part of the Nine Years War.

By the Plantation of Ulster in the 17th century Cavan town appears to have gone into decline as it is described by Arthur Chichester as “a poor town.... seated betwixt many small hills”. Despite this Cavan became the first town in Ulster to be incorporated as a Plantation town. There is little archaeological evidence for 17th & 18th century activity in Cavan town. Records indicate that it was a requirement of the grant of land that the planted landlord fortify the town and while historic 17th century accounts of Cavan do refer to a “town wall” and “town ditch”, no clear evidence of these survives to the present day and it is possible that these were only partially constructed. In 1613 the development of Cavan is referred to as showing little progress with only a couple of houses being built of lime and stone indicating at this time many of the structures were still of timber construction. By 1631 there is evidence of some new streets being laid out, with a new street of Cavan being referred to leading from the “High Crosses unto Gallow’s Hill”, perhaps relating to the later named Castle Street. In 1690 the town was razed to the ground after a battle between

Jacobite rebels and Williamite commander, the site of which is recorded 500m to the southeast of the town (ref: CV20-091).

By the 18th century administration of Cavan had been passed on to the Maxwell family who later entered the English peerage as Baron Farnham. The Farnham influence on the layout of modern Cavan town is seen during the early 19th century with the construction of a new wide road – Mail Coach road, now Farnham Street to the west of Main Street, which was built to cater for passing coach trade. The street also served as the focus for town improvement with the construction of a “tree and terraced lined mall” lined with comfortable houses and public buildings including the courthouse.

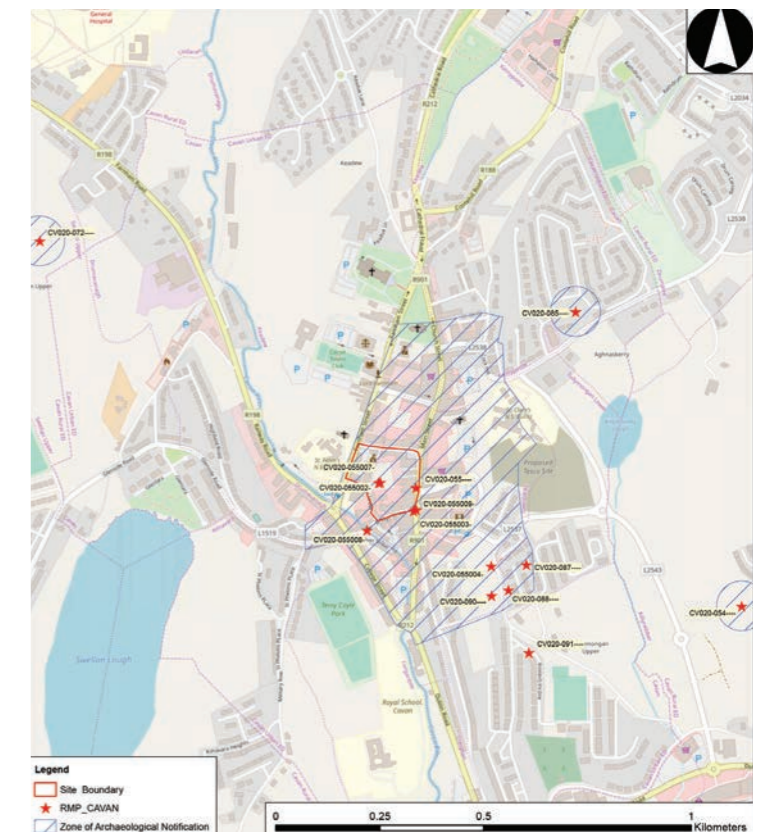
While much of the upstanding physical archaeological remains of the historic origins of Cavan town and earlier have been removed by subsequent 19th and 20th century development, the main focus of past activity within the archaeological record dates to the Medieval period, with the establishment of a Franciscan Abbey (SMR site CV020-005-2) located centrally within the town and Medieval Castle (SMR site CV020-005-4) to the east during the 14th century. The establishment of these sites led to the development of a settlement (SMR site CV020-005) surrounding them and the establishment of Cavan as an important economic and administrative centre for the county right through to the post-Medieval plantation period. Cavan’s modern street layout very much respects its Medieval origins with the original market place located at the junction of Main Street and Bridge Street where the Market Cross was located (SMR site CV020-005-3). Historical records also indicate that Cavan may have once retained a partial town wall and enclosing defensive ditch during the 17th century, although the exact location of these features is no longer evident.

While the vast majority of past archaeological investigations within Cavan town have failed to identify any sub-surface archaeological remains associated with the Medieval and post Medieval occupation of Cavan, there has been evidence for the survival of burial remains potentially associated with the Abbeyland graveyard between its boundary walls and the buildings which front onto Bridge Street.

2.6

ARCHAEOLOGY - HISTORICAL

Such evidence may serve to push the Medieval boundary of the ecclesiastical site south towards Bridge Street itself and opens up potential for survival of archaeological remains beneath those yard areas of buildings along the north side of Bridge Street. There is the possibility of the survival of some remains of the Medieval house plot boundaries and any potential town defences, such as a ditch beneath modern built forms.



[fig60] Location of Recorded Archaeological Constraints and SMR sites within 1km of Cavan Town.

CURRENT STATE

3.1

STREET DESCRIPTIONS

3.1.1 Abbey Street



[fig61] Plan of walk-through within Cavan Town at Abbey Street.

Summary of its History

Its crooked layout would suggest an earlier origin rather than a later, planned one and its junction with Bridge Street corresponds approximately to the location of the gated entry to the Abbey grounds on the 1591 view, shown just to the east of the bridge. Formerly known as Chapel Lane it separated the Abbey site from the school, providing access to the Abbey church and tower. It then made a sharp turn to the west to meet the Farnham Street axis at a right angle, suggesting that this was the formal entrance to the church. In recent times an opening has been made on the southern side of Bridge Street opposite this junction which effectively extends Abbey Street further south and into the parking area behind the buildings at the end of Main Street.

Links

This street provides the only current public access to the Abbey grounds. It connects Bridge Street to Farnham Street and provides a busy vehicular access point to An Post sorting office site (which is entered through the private laneway which runs past the eastern boundary of the Abbey). Flood's Cab Hire occupies part of the former gas-works site opposite the Abbey entrance.

Description

The frontage on the Abbey (eastern) side is a continuous two storeys of residential use of consistent height, scale and texture. The other side however is discontinuous due in major part to the anomalous presence of a brown-brick Eircom exchange building from the 1980s which has been set back from the historic building line. Its three-storey block-profile and industrial façades further reinforce its anti-urban presence. The frontage becomes continuous again for the length of the Flood site mirroring the two-storey scale of the opposite frontage. Around the corner towards the junction with Farnham Street the scale descends to a single-storey setback from a low-walled boundary as part of an extension to the school. Facing the approach from Bridge Street is the shed gable of the McIntyre site and the galvanised gates

to An Post. Immediately to the right of these are the discrete cut-stone pillars of the Abbey entrance gate with the Tower standing directly behind.

Character

The Street's consistency of scale and form (particularly on the eastern side) is marred by the Eircom building and then by the vista towards the McIntyre site. The former not alone represents a break in the urban fabric but also upsets the reading of the streetscape as a series of medieval routes. The latter's industrial presence so close to the Abbey boundary wall and gates detracts from the serenity of the setting.



[fig62] Abbey Street with view of McIntyre's & abbey tower, January 2020.

3.1

STREET DESCRIPTIONS



[fig63] Elevation of Abbey Street from point cloud survey looking north towards the McIntyre site (and partial section through graveyard).



[fig64] Abbey Street looking north, October 2019.



[fig65] Photomontage of Abbey Street (East)



[fig66] Elevation of Abbey Street from point cloud survey (looking east).



[fig67] Photomontage of Abbey Street.

3.1

STREET DESCRIPTIONS

3.1.2 Bridge Street



[fig68] Plan of walk-through within Cavan Town at Bridge Street to Abbey Street.

Summary of its history

The morphology of this street, including at least some of the burgage plot patterns on its southern side are medieval and its sinuous route is typical of a former path or roadway that evolved into a street. Its junction with Main Street once included a market cross. However, there are no obvious standing remains of medieval structures today; the bulk of the frontages are typical of the Irish urban vernacular style of the last two hundred years or so. There has been a bridge here from at least the late sixteenth century as well as a number of mills. The remains of at least one former mill building are present on the southwestern side of the bridge. The Elizabethan map also shows the street apparently stretching as far as Barracks Hill on the western bank of the river and an enclosure wall to the Abbey on the street's northern side so it is unlikely that any houses were built here until after the Abbeyland holding was sold; possibly as late as the 1730s when Lord Farnham acquired it.

Links

Bridge Street connects Main Street to the east with Barracks Hill to the west across College Street. It forms a junction to Abbey Street (formerly Chapel Lane) on its northern side, and by virtue of a recent opening up of the southern frontage opposite this junction, a connection to a parking area within the backlands of the block formed by the edges of Main Street, Bridge Street and the Kinnypottle river. Beside the bridge is a narrow path along a walled riverbank with pedestrian bridge connections to River Street and the LifeForce Mill. There are a number of passageway entrances through the street frontage connecting the Street to the heart of the block. Most of the Bridge Street properties from Main Street to Abbey Street extend as far as the southern wall of the Abbey enclosure.

Description

The street falls away from Main Street towards the southwest in a curving line reaching its lowest point at the bridge crossing before rising again towards its junction with College Street. It has consistent quality of scale of two and three-storey frontages with runs of matching eave heights. The façades are generally rendered and there is a mixture of window materials and types, with a predominance of

replacement, rather than traditional sash windows. Most of the shopfronts are modern or replica. A number of façades have had their renders removed, exposing rubble stonework and brick trim construction. Signage is omnipresent and varies in style and colours. Footpaths are narrow in cobble-lock paving. Street lighting is sporadic via façade-mounted luminaires at irregular intervals. The new opening through the southern side (opposite the junction with Abbey Street) presents an exposed gable on one side and a non-descript infill-corner addition on the other. These, in combination with the untidy aspect of the parking and the rear elevations of the surrounding buildings, serve to detract from the consistency and homogeneity of the street's urban quality.

Character

This is an interesting and attractive street that invites entry and progression. It has an informal personality with a busy street edge reflecting the mix of uses along the axis. The scale and forms of the frontages are generally consistent in an urban vernacular idiom. The mix of colours, textures and signage types however give an impression of visual noise, with little sense of unity or order.

3.1

STREET DESCRIPTIONS



[fig69] Elevation of Bridge Street from point cloud survey (North).



[fig70] Photomontage of Bridge Street (North).



[fig71] Photomontage of Bridge Street (South).



[fig72] Bridge Street, October 2019.
source: dhb architects & Cooney Architects



[fig72] Bridge Street, Main Street intersection c. 1950s.
Source: <https://www.flickr.com/photos/crexrex/>



[fig73] Bridge Street looking east towards Main Street c. 1850s.
Source: Cavan Walking History website (www.cavanwalkinghistory.ie).

3.1.3 Town Hall Street



[fig74] Plan of walk-through within Cavan Town at Thomas Ashe Street.

A Summary of its History

Town Hall Street is an extension of the former Market Square (now the Post Office plaza) towards its connection with Farnham Street. It post-dates the construction of the Town Hall in 1910, prior to that it was called Market Street and it ended in a set of gates to Farnham Park. The line of houses on its northern side as far as this former boundary were built between 1840 and 1880; the line of houses on the southern side are much later: They replaced a line of former market sheds during the 1930s. From the 1960s onwards the remaining area of Farnham Park was sold off as individual plots. The site facing the Town Hall became the Magnet Cinema which in turn was replaced with the current structures in the 1990s.

Links

Town Hall Street provides a direct connection from Main Street to Farnham Street. The Town Hall building sits on a permeable site with potential connections towards Abbey Street. An arched passageway through the line of frontage on the southern side gives access to what appears to be a communal garden space to the rear of these buildings.

Description

The Town Hall Street axis from Main Street provides a view towards Farnham Street and St Felim's School on its landscaped hill beyond. The scale of the frontages is a uniform two storeys in a simple urban vernacular. These contain a series of small shops and boutiques. On the northern side within the footprint of the former park is a line of two-storey, flat-roofed, commercial buildings opposite the Town Hall, set back from the street building-line. These front onto Farnham Street and are also set back from the building line.

Character

It is similar to the cross-sectional scale of Bridge Street except that it is a planned axis, and straight. It also includes a public building, the Town Hall, as part of its streetscape. The glimpse of green at the Farnham Street end provides a visual contrast to the general hardscaping of the Town Centre. Looking back towards Main Street, the brick and stone façade of the Ulster Bank frontage provides a formal set-piece and a prominent wayfinding element. Its urban qualities are somewhat diminished towards the approach to Farnham Street by the poor quality of finishes and poor relationship to the street of the new structures forming the northern backdrop to Town Hall Place.

3.1

STREET DESCRIPTIONS



[fig75] Elevation of Townhall Street from point cloud survey (south side).



[fig76] Photomontage of Townhall Street (south side).



[fig77] Photomontage of Townhall Street (north side).



[fig78] Town Hall Street looking west towards Farnham St., October 2019. source: dhb architects/Cooney Architects



[fig79] Town Hall Street looking east towards Main St. during Corpus Cristi event, c. 1950s. Source: Cavan Walking History website (www.cavanwalkinghistory.ie).



[fig80]: Town Hall Street looking west towards Farnham St., notice Farnham gardens, c. 1950s. Source: Cavan Walking History website (www.cavanwalkinghistory.ie).

3.1

STREET DESCRIPTIONS

3.1.4 Farnham Street



[fig81] Plan of walk-through within Cavan Town at Farnham Street.

A Summary of its History

It is a wholly planned street, the fruit of a design intention that took most of the nineteenth century to realise. It appears on the first known map of the Town; the First Edition of the Ordnance Survey which was carried out in the Cavan area from the late 1820s. By its publication date in 1835 it shows a well-established axis linking the Jail and School at its southern end with the Catholic Chapel and Church to the North. The Courthouse too is already present. Its edges are still indicated as hedge-rows and field walls rather than the harder, more developed edges shown in the 1888 Town map. It is tree-lined over most of its length, including the planted edge to Farnham Park in this later version. Farnham Park's eastern edge faithfully follows the boundary of Abbeyland shown on the earlier map. With the completion of Town Hall Street in the 1930s, pressure seems to have grown for the redevelopment of the Farnham Park area, and the Magnet Cinema opposite the Town Hall effectively provided a new public building for the Town. The later piecemeal development of the edge of Farnham Park as an eclectic series of low-density town houses was based on suburban planning ideas of the time. Any of the new commercial premises on this side of the street are of their time and place and show little deference to context. From the 1940s onwards it provided a processional route to the Catholic Cathedral which replaced the former Chapel at the same location.

Links

Farnham Street marks the western edge of the Town's core and provides a series of connections to the Main street via Thomas Ashe, Town Hall, Abbey and Church Streets, thus defining the northern edge of the Town Centre. To the South, it connects to College Street and Railway Road at their junction with the Kinnypottle river. It contains most of Cavan's public buildings as well as the important wayfinding elements of the church spires to the North.

Description

A wide, straight street, in contrast with the narrow, meandering routes of Main, Bridge and Abbey Streets, this is Cavan's 'Renaissance quarter' in contrast with the medieval morphology of the historic town core. It has planted edges with mature trees, notably within the Garda Station and Church of Ireland sites and outside the Library, and is bordered on its western side by a succession of freestanding buildings. Farnham Street's eastern side consists of blocks of urban frontage from the Garda Station site opposite the Courthouse as far as the roundabout junction with College Street and Railway Road to the south. Initially consisting of terraces of three-storey late-Georgian town houses, the scale breaks down along the former Farnham Park site where the piecemeal 1960s development occurs. An interesting feature of this edge is the maintenance in-situ of lengths of the former park railings and the survival of an area of rose-garden along the Street edge opposite the Town Hall. The gardens to the rear of the 1960's houses are most likely subdivisions of the Park and some of the mature trees along their rear boundary were probably planted as part of the Park landscaping.

Character

Farnham Street is Cavan's planned axis containing most of its public buildings. It was intended as an extension of the Farnham Estate's presence within the Town. It provides a strong contrast therefore to the rest of the Town Centre which grew organically from the crossing of ancient routes and whose vocation is primarily commercial and (historically) residential. The aesthetic and indeed historic tension between these two types of urbanism are an essential element of Cavan's urban identity. Farnham Street's specific qualities lie in the contrast between its western and eastern sides, the former consisting of (mainly) freestanding buildings in leafy surroundings, the latter (from the Garda Station southwards) consisting of urban blocks connecting back to the town's morphology. The greenness of its edges and the quality of its public buildings are also important elements of this character.

3.1

STREET DESCRIPTIONS



[fig82] Elevation of Farnham Street from point cloud survey (West).



[fig85] The New Library building on Farnham Street.
source: dhb architects/Cooney Architects



[fig83] Photomontage of Farnham Street from Farnham Place to Town Hall Street (West).



[fig84] Farnham Street looking North.
source: www.cavanwalkinghistory.ie



[fig84] Photomontage of Farnham Street from Farnham Place to Town Hall Street (East).



[fig85] Old cathedral on Farnham Street.
source: www.cavanwalkinghistory.ie

3.1

STREET DESCRIPTIONS

3.1.5 Main Street



[fig86] Plan of walk-through within Cavan Town at Main Street 3.

Summary of its History

The morphology of this street, including at least some of the burgage plot patterns on its eastern and western sides north of the former Egg-market and as far as Thomas Ashe Street are medieval and its sinuous route is typical of a former path or roadway that evolved into a street. Its junction with Abbey Street once included a market cross, and Bullock Lane, just south of this point provided the route to the Castle at Tullymongan and eastwards to Stradone. The Elizabethan map shows two crenellated structures (possibly two fortified townhouses) as part of the frontage on the western side of Main Street just north of its Bridge street junction. The other structures are all houses, many with their gable facing the road in the medieval fashion. As the town started to spread from this hub in the late-seventeenth century, the Main Street spread along the eastern border of the Abbeyland as far as its (future) junction with Farnham Street to the north and southwards to the Fair Green Hill junction and eventually to the College Street corner. The only formal public space along the length of Main Street is the plaza in front of the post office - formerly Market House square at the eastern end of Town Hall Street.

Links

The Main Street axis is divided into three lengths, starting from the North. The first is called Church Street, from its junction with Farnham Street as far as the Thomas Ashe Street junction: It becomes Main Street from Thomas Ashe Street as far as Fair Green Hill, forming junctions with Town Hall Street and Bridge Street. Its final stretch, from Fair Green Hill to the College Street corner is known as James Connolly Street. Traditionally, Main Street's openings were all on the western side forming connections to Farnham Street. More recently there has been significant development of the lands to the rear on its eastern side, including alterations to the street frontage to allow vehicular access to carparking and commercial premises. There are a number of passageway routes either through the frontage or to the sides of buildings providing potential access to the heart of the block.

Description

This description refers to that length of the axis described as Main Street, southwards from Thomas Ashe Street to Fair Green Hill.

Thomas Ashe Street to Town Hall Street:

This part of Main Street consists of three-storey frontage of noticeable consistency on both sides of the Street, thanks in no small part to the formal presence of the Poor Clare's convent on the eastern side and a long piece of unbroken frontage opposite, sharing the same eaves height and fenestration lines. This consistency breaks down a bit on the eastern side before the Farnham Arms Hotel, and again towards Market House Square on the Bridge Street side where a four-storey concrete-framed block with a flat-roof line dwarfs the smaller structures to each side of it. The fine ashlar finish of the Convent is in marked contrast to the exposed rubble stonework of the Hotel façade. On the other side of the street, the frontage is consistently rendered and painted (bar one). The shopfronts are an eclectic mix of styles and colours on both sides. A raised walkway provides access of sorts via replica fronts to the shops in the Convent wall and the Melbourne Bakery has a recessed entrance court at ground level. Signage along this stretch is quite restrained and the façade-mounted street lighting appears to be regularly spaced. Footpaths are narrow given the volumes of pedestrian traffic.

From Town Hall street (the Post Office Plaza) to Bridge Street:

The scale of this length of Main Street is generally lower than the previous; more two storey than three, apart from a couple of distinctive set-piece buildings designed as banks. Their material presence of brick and limestone ashlar provides a series of counterpoints in contrast to the relative regularity of the preceding stretch. The Post office structure started life as an uncompromising concrete-framed modernist replacement of the former Market House building. Attempts to soften its appearance have resulted in the addition of incongruous weather-slating to the upper storey in contrast to the brick and stone of its neighbour. Southwards towards Bridge Street the scale of the Street along the former Abbeyland boundary rises to a consistent three storey but is further reduced on the eastern side where it becomes much less consistent. This reduction of frontage is compounded by the recent creation of a new roadway in the street (confusingly referred to as the Main Street on current maps) to access new parking and commercial areas in the Townparks area. Some newer infill structures to the south of this new opening sit poorly within the existing urban context. Signage throughout is less noticeable but nonetheless inconsistent in style, colour and form. Street (pole-mounted) signage is often awkwardly located



[fig87] Photomontage of Main Street (East).

blocking footpaths and corners. The majority of the traditional sash windows have been replaced.

From Bridge Street to Fair Green Hill junction: The frontage remains reasonably consistent on the western side, varying slightly to form a high to a low three-storeys as a continuous frontage. On the opposite side the frontage varies from an imposing three-storey opposite Bridge Street to mainly two storeys of inconsistent type. Façades are generally rendered and painted apart from two instances of render having been removed to expose a rubble-stone and brick-trim base.

Character(s)

Each of these three lengths of Main Street has its own recognisable character, as well as sharing some common traits such as: clear evidence of

concerted planning through continuous lengths of frontage (spanning a number of adjoining properties) and alignment of eaves between adjoining developments. There is also evidence of the use of architectural intent (though not systematically) through the remains of quoin details and Wyatt window configurations. The quality of the street spaces is consistently urban and the street edges are lively and animated with a good mixture of commercial activities.

Main Street from Thomas Ashe street to Town Hall Street: this length appears to have the greatest consistency of height and form although its textures are quite varied.

Main Street from Town Hall Street to Bridge Street : The part appears to be brighter and wider than

the previous stretch due largely to the reduction in scale of some of the frontage and the contrast in height of the bank buildings and their materials to their surroundings. It also benefits from the extra width of the Post Office plaza. This is also where the traditional line of the street and its continuity is broken by the new road. This weakens the consistency and diminishes the scale of the Main Street.

Main Street from Bridge Street to Fair Green Hill is the most consistent of the three lengths providing the greatest sense of urban continuity and consistency of scale. The view towards the Fair Green hill junction is attractive and an important wayfinding element within the town's geography, marking the entry and exit point of Main street.



[fig88] Elevation of Main Street (West) from point cloud survey.



[fig89] Photomontage of Main Street (West).

3.1

STREET DESCRIPTIONS



[fig90] Main Street looking south, at the junction of Bridge Street, October 2019. source: dhb architects/Cooney Architects



[fig91] Main Street looking north with old hospital on left; Main Street at the former Pearse Street intersection, now Town Hall St. Source: Cavan Walking History (www.cavanwalkinghistory.ie).



[fig92] Main Street looking south, notice the old Market House on right. Source: Cavan Walking History website (www.cavanwalkinghistory.ie).

3.2

PROTECTED STRUCTURES

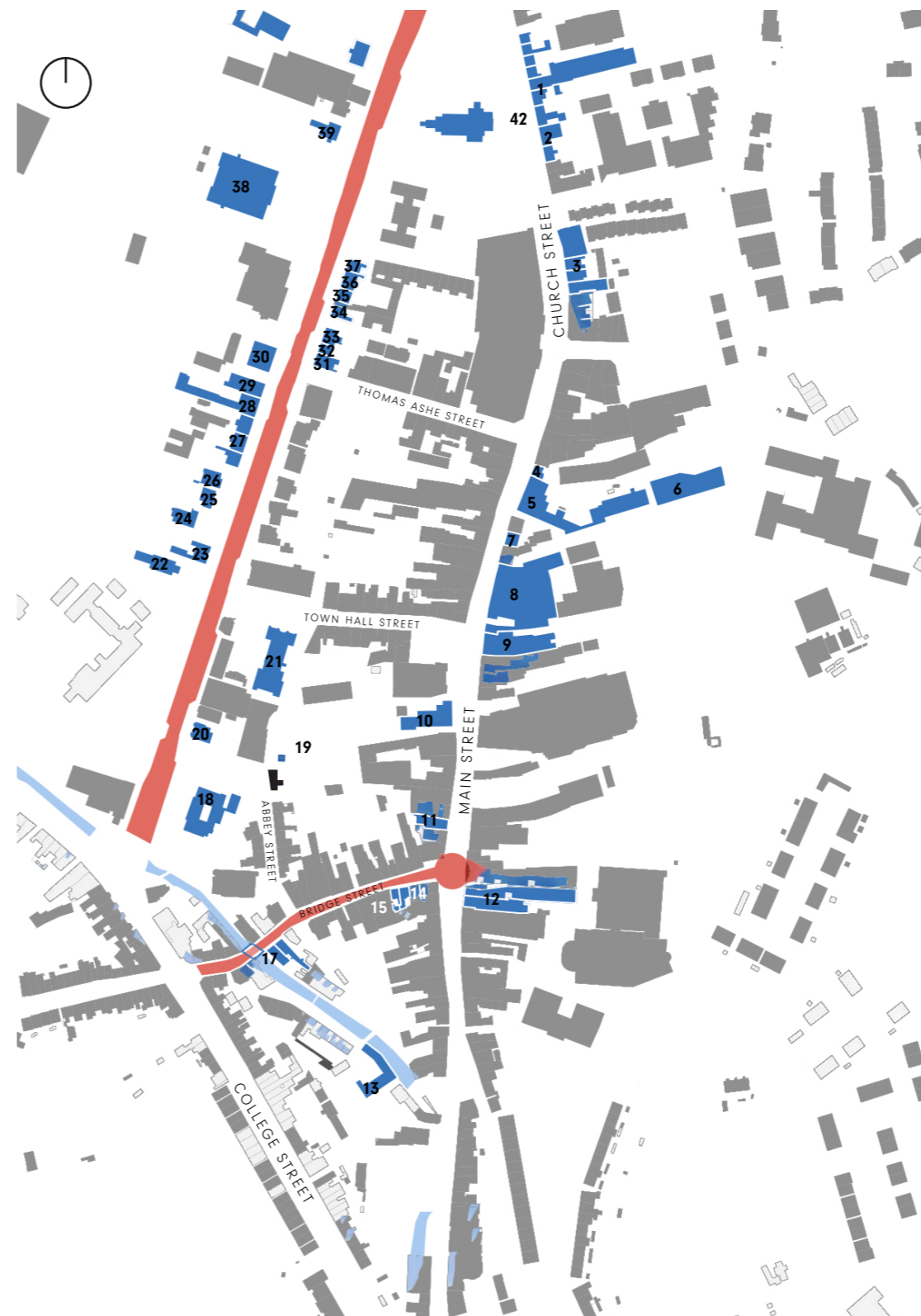
3.2 Protected Structures

Cavan contains many fine buildings spanning the period from the late 1700s to the late twentieth century. It has over 30 National Inventory of Architectural Heritage (NIAH) survey entries. These sites are shown on the adjacent map.

All of these sites are also Protected Structures, in other words they are protected under the terms of the Planning and Development Act and figure on the Development Plans Record of Protected Structures (RPS); these sites are outlined in blue.

Cavan County Council is considering the creation of two Architectural Conservation Areas within the Town; the Farnham Street ACA and the Bridge Street ACA, which are denoted in red on the adjacent plan. These are areas within which development controls will apply, particularly relating to any external changes and quality of setting.











































The light yellow line signifies the site boundary and is also visible on the plan.



[fig93] Image showing heritage buildings of Cavan Town core

3.2

PROTECTED STRUCTURES

- | | | | | |
|---|---|--|--|--|
| <p>1.  Annesley Terrace
Reg. No. 40000299
Reg. No. 40000301 - 305
Date: 1885 - 1890
Orig. use: house</p> | <p>9.  Ulster Bank
Reg. No. 40000256
Date: 1910 - 1915
Orig. use: Bank</p> | <p>18.  Cavan Number One NS
Reg. No. 40000168
Date: 1780 - 1820
Original use: School</p> | <p>27.  Rory Hayden Solicitors
Reg. No. 40000089
Reg. No. 40000091
Reg. No. 40000092
Date: 1850 - 1870
Original use: House</p> | <p>35.  L. Courtney Obstetrician
Reg. No. 40000118
Date: 1810 - 1830
Original use: House</p> |
| <p>2.  Reg. No. 40000306
Reg. No. 40000308
Date: 1885 - 1890
Orig. use: house</p> | <p>10.  Bank of Ireland
Reg. No. 40000335
Date: 1905 - 1910</p> | <p>19.  Abbey Tower
Reg. No. 40000371
Date: 1450 - 1470
Orig. use: Bell tower</p> | <p>28.  Cavan County Council Environment Services
Reg. No. 40000093
Date: 1800 - 1840
Original use: House</p> | <p>36.  G.V Maloney & Co. Solicitors
Reg. No. 40000117
Date: 1810 - 1830
Original use: House</p> |
| <p>3.  Vanilla Boutique
Reg. No. 40000277
Reg. No. 40000276
Reg. No. 40000275
Reg. No. 40000274
Date: 1910 - 1920
Orig. use: house</p> | <p>11.  Foxes Shoes
Reg. No. 40000341
Date: 1850 - 1890
Orig. use: House</p> | <p>20.  Abbey Graveyard
Reg. No. 40000331
Date: 1430 - 1470
Orig. use: Abbey</p> | <p>29.  Cavan County Council Environment Services
Reg. No. 40000094
Date: 1930 - 1940
Original use: Library/archive</p> | <p>37.  O'Gorman Solicitors
Reg. No. 40000116
Date: 1810 - 1830
Original use: House</p> |
| <p>4.  Convent Court Apts.
Reg. No. 40000269
Date: 1910 - 1920
Orig. use: School</p> | <p>12.  Sally West & Mr. James
Reg. No. 40000236
Date: 1820 - 1850
Orig. use: House</p> | <p>21.  Cavan Town Hall
Reg. No. 40000161
Date: 1905 - 1910
Original use: House</p> | <p>30.  Lynton House
Reg. No. 40000100
Date: 1790 - 1810</p> | <p>38.  Cavan Court House
Reg. No. 40000106
Date: 1820 - 1825
Original use: Court house</p> |
| <p>5.  The Sports Shop & Café
Reg. No. 40000265
Date: 1860 - 1865
Orig. use: Convent</p> | <p>13.  Lifeforce Mill
Reg. No. 40001069
Date: 1845 - 1850
Orig. use: Mill (water)</p> | <p>22.  Cavan Presbyterian Church
Reg. No. 40000084
Date: 1835 - 1840
Original use: Church</p> | <p>31.  Gaffney & Cullinan Arch.
Reg. No. 40000122
Date: 1820 - 1840
Original use: House</p> | <p>39.  Kelly Rahill & Co.
Reg. No. 40000108
Date: 1860 - 1865
Original use: Bank</p> |
| <p>6.  St Clare's Roman Catholic Church
Reg. No. 40000266
Date: 1820 - 1840
Orig. use: School</p> | <p>14.  Infinitif Boutique
Reg. No. 40000209
Date: 1820 - 1860
Orig. use: House</p> | <p>23.  Presbyterian Manse
Reg. No. 40000085
Date: 1860 - 1880</p> | <p>32.  Cavan Presbyterian Church
Reg. No. 40000392
Date: 1780 - 1820
Original use: House</p> | <p>40.  Cavan Presbytery
Reg. No. 40000112
Date: 1960 - 1965</p> |
| <p>7.  Cavan Sky
Reg. No. 40000263
Date: 1820 - 1840
Orig. use: School</p> | <p>15.  Reg. No. 40000208
Date: 1840 - 1860
Orig. use: House</p> | <p>24.  Abbeyset Print & Design
Reg. No. 40000086
Date: 1855 - 1860
Original use: Church</p> | <p>33.  The Farnham Dental Practice
Reg. No. 40000121
Date: 1800 - 1840
Original use: House</p> | <p>41.  Cavan Church of Ireland Parish
Reg. No. 40000114
Date: 1810 - 1815
Original use: Church</p> |
| <p>8.  Cavan Travel
Reg. No. 40000257
Date: 1820 - 1860
Orig. use: House</p> | <p>16.  Reg. No. 40000196
Date: 1870 - 1875
Orig. use: House</p> | <p>25.  Methodist Manse
Reg. No. 40000087
Date: 1870 - 1880
Original use: Manse</p> | <p>34.  Coillte
Reg. No. 40000119
Date: 1810 - 1830
Original use: House</p> | <p>42.  Sandstone Paving
Reg. No. 40000314
Date: 1810 - 1820
Original use: Cobbles/flags /paving/kerbing</p> |
| <p>17.  Vincent's
Reg. No. 40000195
Date: 1870 - 1875
Orig. use: House</p> | <p>26.  Cavan Masonic Lodge
Reg. No. 40000088
Date: 1880 - 1890
Original use: Masonic lodge</p> | | | |

[fig70] Images from the NIAH database.

MASTERPLAN METHOD

MASTERPLAN METHOD

The masterplan was derived from the desire of the local authority to regenerate a place of historical importance, and considerable area, in the town of Cavan.

The masterplan proposes to develop and implement a scheme of works to create a public and civic space in the town core with the Abbeylands site as its core and create the first pedestrianised area in the town.

The primary aim is for the site to be opened up for development by constructing pedestrian access routes to this central point (Abbeylands) from the surrounding streets. The properties surrounding the Abbeylands park/plaza area would in turn be developed as new street front properties. These would include substantial key sites both in private and public ownership.

In developing the masterplan the design team engaged in a lengthy and detailed consultation with local stakeholders and Cavan County Council within the context of the Ireland 2040 National Development Plan.

The design team have carried out extensive historical research, in depth fieldwork studies and intensive site analysis of the fabric, architecture, archaeology, land use & ownership and the site's relationship with the wider town.

Armed with this knowledge and on the basis of feedback from stakeholders and an economic study, a realistic and commercially viable brief has been formulated.

In developing the masterplan, a number of layouts were considered. The options explored during the development can be found on pages 98-105



[fig94] Aerial View showing area of Masterplan Study

4.2

MASTERPLAN STATEMENT OF SIGNIFICANCE

The Abbeyland site as described so far is a specific place with specific qualities associated with it. This Place has 'special interest' according to Section 52(a) of the Planning and Development Act 2002 under the following qualities:

Architectural, Historical, Archaeological, Cultural, Social.

Architectural qualities (embodied in the following elements):

a) The Tower is the most significant architectural element on the Place because of its strong formal presence and surviving architectural detail (the dressing to the opes). It is the only visible remains of the former Abbey. It includes the (now blocked-up) former entrance in the wall onto the current Lane, having the same detailing as the upper stage opes of the Tower. The Tower defines the site's character and serves as a reference point within the site and town. It is a key element of the site's setting.

b) The cut-limestone gate piers are a significant remnant of the site's post-medieval importance as the centre of a religious community, in the absence of any visible remains of the church itself. They are a high-quality architectural element which is integral to the site and form part of its character.

c) The existing built fabric of the Abbeyland area embodies a range of architectural elements contributing to the urban fabric of the Town. These consist of buildings forming streetscape which have residential and commercial functions, and structures to the rear of these frontages, including sheds and walls. This collective fabric ranges in age from the eighteenth century to the present day and encompasses many periods and styles.

Historical qualities: The Place has significant historical associations with the O'Reilly clan; with recorded historical figures such as many of the O'Reilly kings who are buried here; with Eoghan Ruadh O'Neill, victor of Benburb who is reputedly buried here and with a range of historical events from local to regional importance. The site has also been shaped by the influences of the Maxwell family (Barons Farnham), and by the town's documented existence during the medieval period for most of which the site housed a Franciscan abbey before the subsequent changes brought about by the post-plantation development of the town.

Archaeological qualities: The site's history of continuous occupation since the earliest times makes the

presence of a rich archaeological record likely. This includes the presence on the site of a medieval Abbey, a burial ground, part of the town and the many layers of evidence that have been deposited from these activities over the years; the fabric of the surviving gravestones; the extent of the rubble masonry walls within the site, some of which contain traces of having served in previous structures; the fabric of the Tower itself and any below-ground remains of the earlier church and abbey.

Cultural qualities: The place is central to the current identity of the town and its associations with the people and events of Cavan's history since early medieval times; it is important as an anchor of the Town's identity and uniqueness as a place.

Social: the site has social significance for the many families whose relatives are buried here, some within living memory.

SITE ANALYSIS

5.1

HISTORICAL

HISTORICAL

TO BE COMPLETED

Protected structures/areas



5.2

EXISTING ROUTES

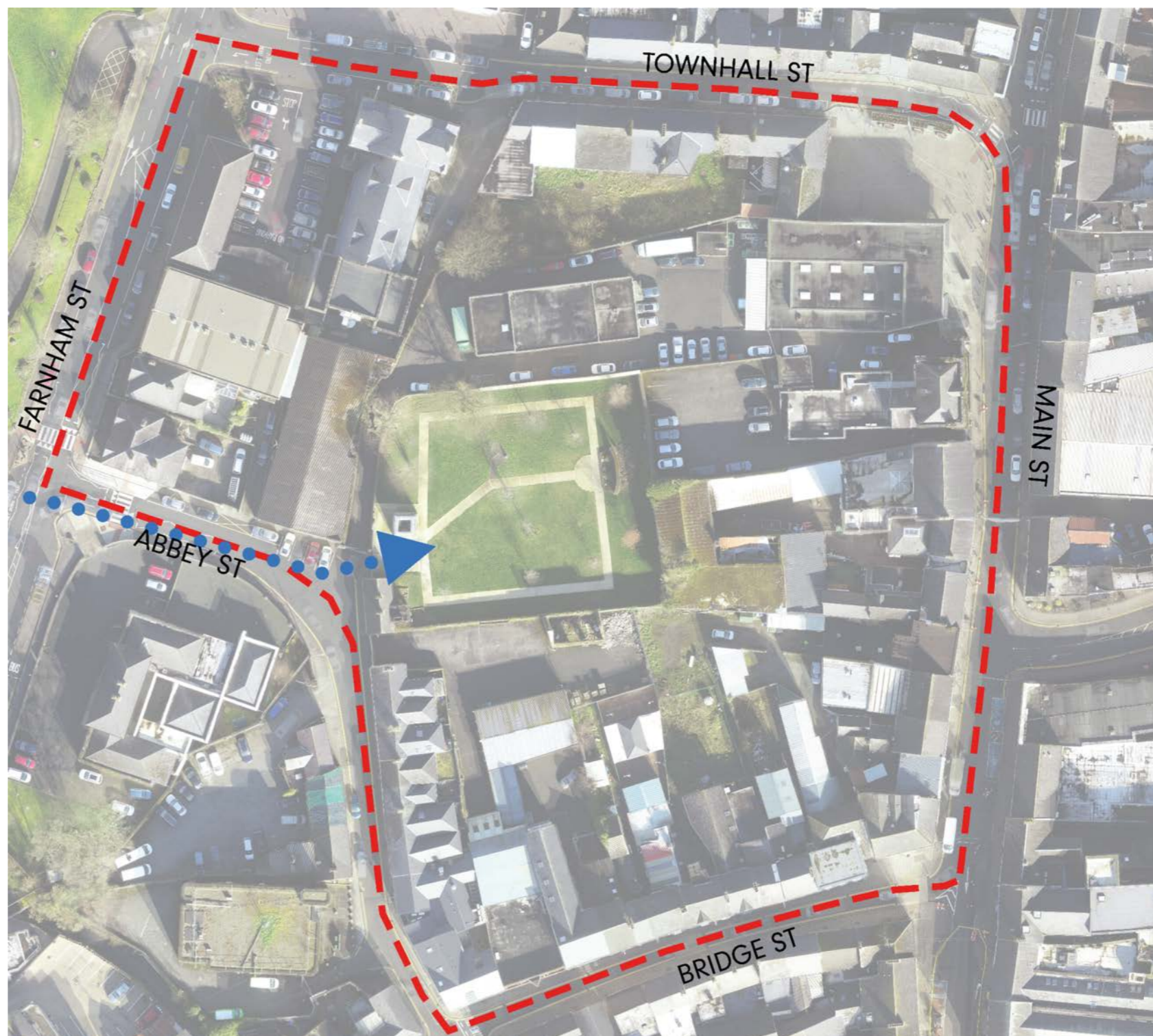
EXISTING ROUTES

Weakness

The Abbeylands at present is inward looking and impermeable, offers little opportunity to access its interior, save a single entry and exit point to the Abbeylands Graveyard.

Objectives

Open up new pedestrian routes through the Abbeylands Quarter. This can be done by opening or extending existing laneways. This will create new opportunities for development and for retail frontage.



5.3

PUBLIC VS. PRIVATE SPACE

PUBLIC VS. PRIVATE SPACE

Current State

While there is a considerable amount of open space within the Abbeyland quarter much of it is privately owned and inaccessible.

Objective

- Private open space
- Public open space
- Public Green space



5.4

TRAFFIC & VEHICULAR

TRAFFIC & VEHICULAR MOVEMENT

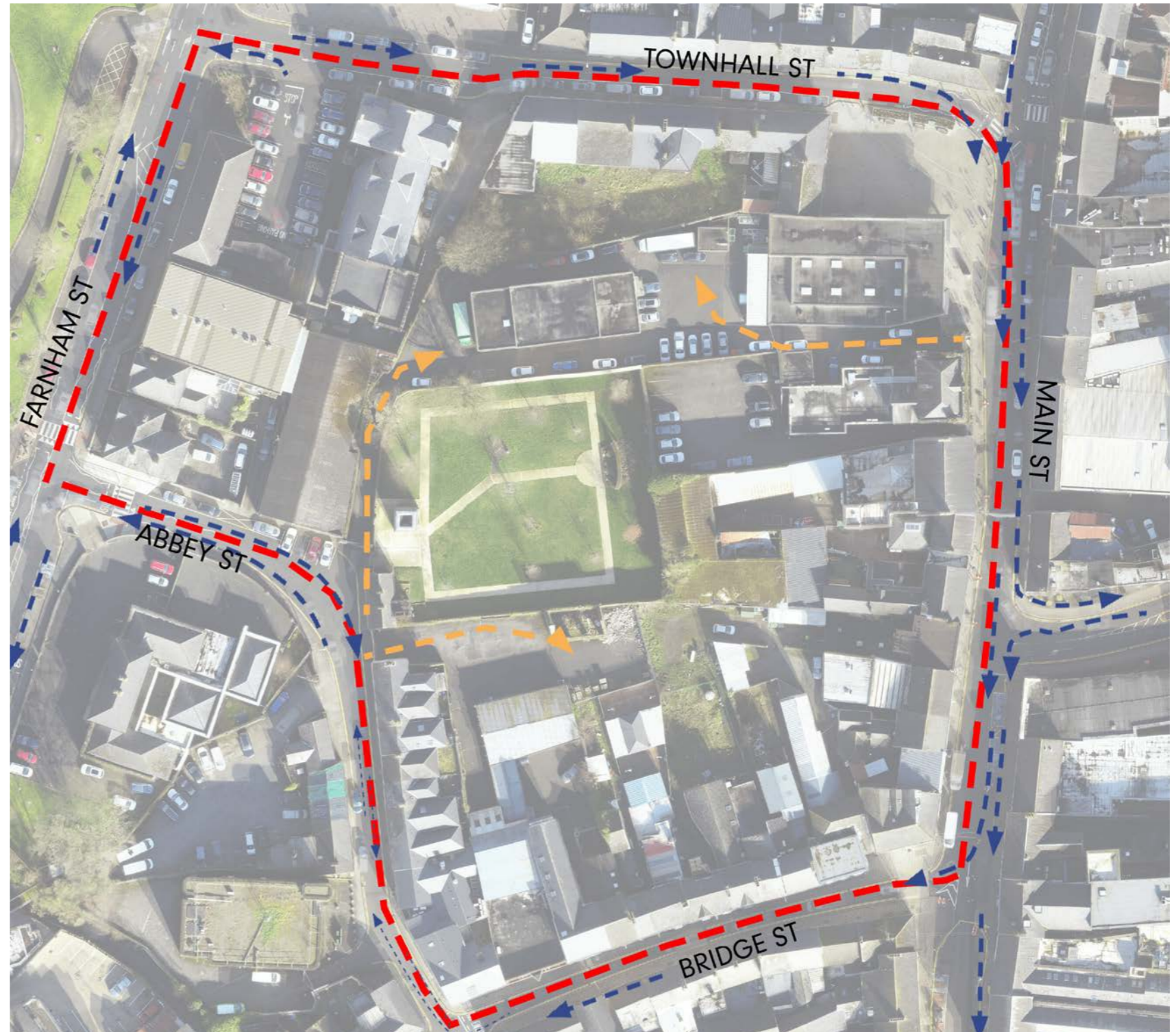
The site is bordered on all sides by streets open to vehicular traffic. Main Street, Townhall Street and Bridge Street are one way streets and carry traffic clockwise around the Abbeylands site. Abbey Street and Farnham Street carry two way traffic.

It is not proposed to alter the traffic pattern, however it is proposed to add portions of shared surface to the existing streets where pedestrians would have priority.

Public Vehicle Traffic

Delivery Access

Additional data on Traffic & Vehicular Movement can be found in Appendix B









5.5

USES

USES

At present there is a mix of civic, commercial and residential buildings surrounding the site. There is also a considerable number of vacant or derelict buildings.

-  Vacant/Derelict
-  Public civic
-  Residential
-  Commercial
-  Private
-  Building storey line



FLORA & FAUNA

There is very little greenspace within the Abbeylands quarter and very little of it is publicly accessible.



[fig100] Public and private open space within the site.

5.7

SITE ANALYSIS

ARCHAEOLOGY

It is proposed to perform a number of archaeological investigations in the Abbeylands quarter. It is hoped these will help to establish the extent of the original Abbey.

Proposed Test Trench Locations



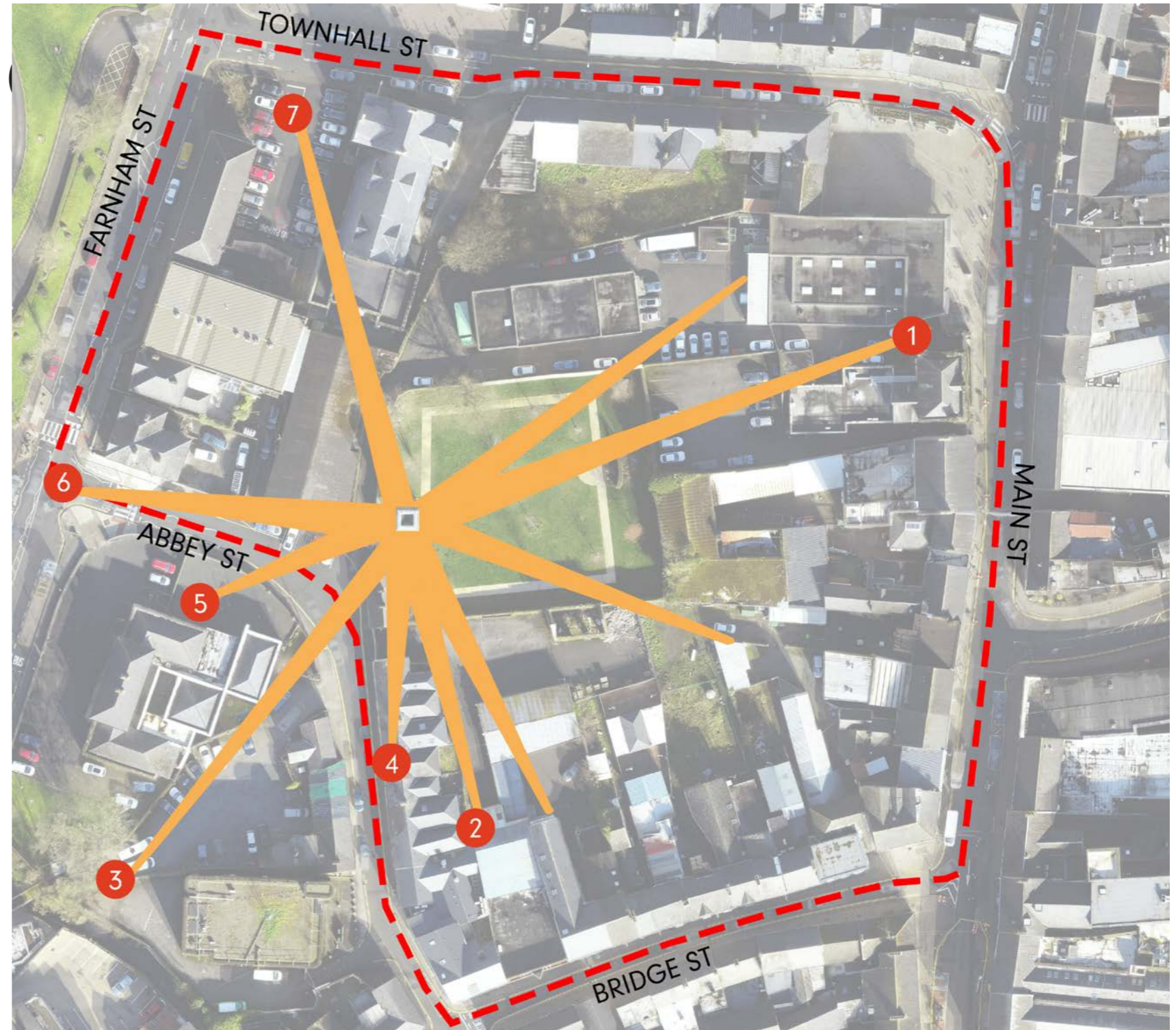
[fig95] Height and scales of building and their usage.

5.8
SITE ANALYSIS

VIEWS TO THE TOWER

The Abbey Tower is a well known landmark in the town and as such is a useful wayfinding element. Proposed routes will look to create vistas to the tower from surrounding areas and any proposed buildings will not obstruct existing vistas.

 Viewing Corridors to Tower



5.8

SITE ANALYSIS



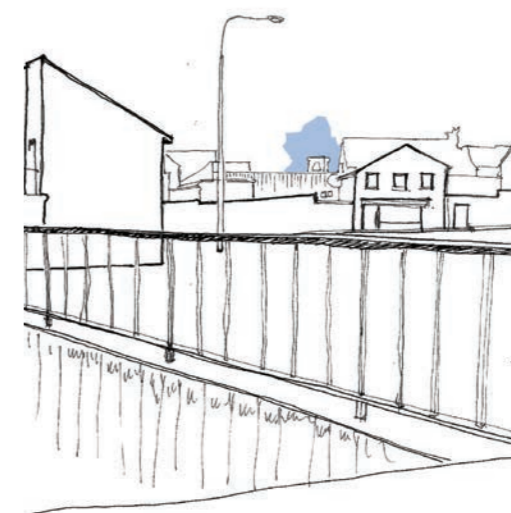
[fig98] Plan map showing the views to the tower.



1 View 1: Bank of Ireland parking off Main Street.



2 View 2: Bridge Street Centre lane off Bridge Street.



3 View 3: Liferforce mill connection at River Street.



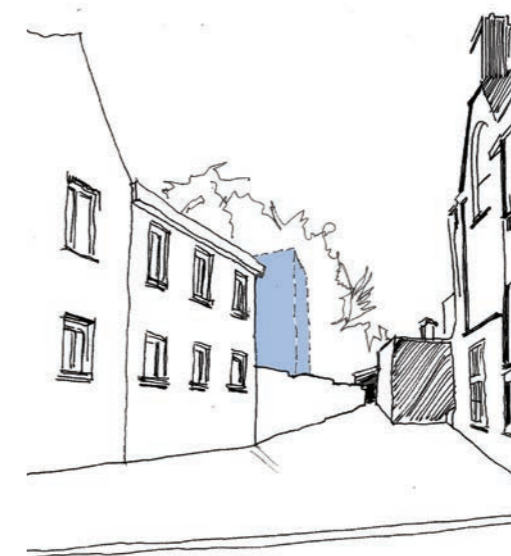
4 View 4: from the corner of Flood's Taxi's.



5 View 5: intersection of Bridge & Abbey Street.



6 View 6: intersection of Abbey & Farnham Street.



7 View 7: from lane off Town Hall Street.

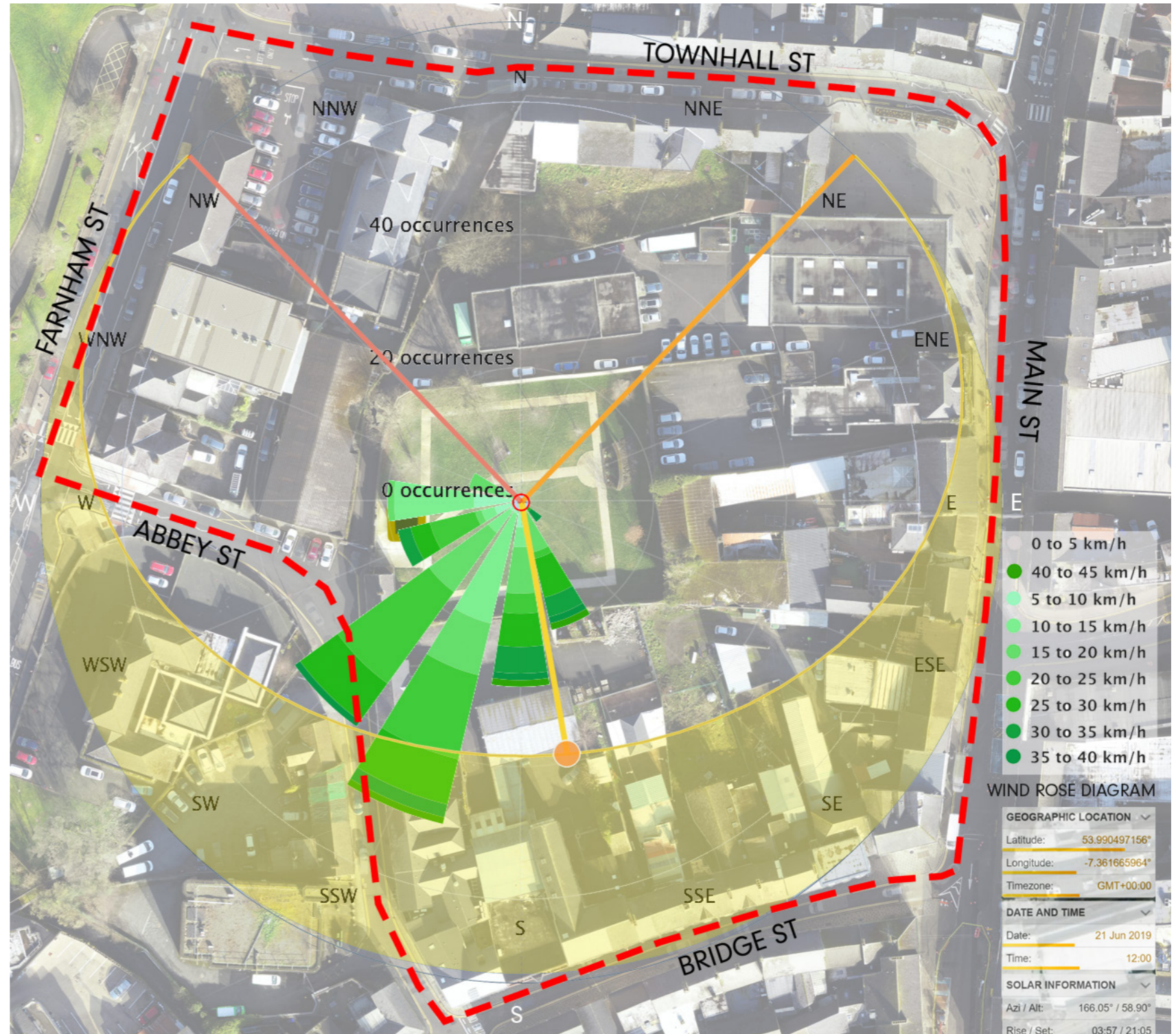
[fig99] Views of the Abbey Tower from various points in the town

5.9
SITE ANALYSIS

MICROCLIMATE & ENVIRONMENT

The Abbeylands graveyard avails of sunlight throughout the day with little obstruction.
The prevailing wind is from the South West

Additional data on Microclimate & Environment can be found in Appendix G



BACKLANDS POTENTIAL ZONES

The Abbeylands contains a number of under utilised portions of land to the rear of the primary streets. These sites have the potential to be developed with appropriate uses, creating new frontages onto the Abbeylands civic space. The opening up of existing laneways and archways will create new pedestrian routes accessing these sites and offering more permeability to the Abbeylands block

- 1 The North Zone - Behind Townhall Street
- 2 The East Zone - Behind Main Street
- 3 The South Zone - Behind Bridge Street
- 4 The West Zone - Behind Farnham Street



5.11
SITE ANALYSIS

PARKING

There are approximately 1100+ car parking spaces within a 1 to 6 minute walk of the Abbeyland Area.

This figure represents a mixture of on-street parking, council owned public car parks and privately run public car parks. Most notable is the Multi Storey Car park adjacent to the Odeon Cinema, containing 311 spaces yet local reporting suggests it is underused.

Note: these figures were recorded on the 17th of January 2020, with exception to the Dunnes Stores Underground car park, which was recorded in 2007.

Additional data on Parking & Traffic can be found in Appendix C



[fig101] Plan of Cavan town with site boundary highlighted in yellow, showing existing parking provision

MASTERPLAN

GUIDING PRINCIPLES

GUIDING PRINCIPLES FOR SITE LAYOUT

1. Respecting Layers of Historical Context

- Tower
- Surrounding walls
- Graveyard
- Abbey St. gateway
- Headstones
- Tree
- Urban Grain

2. Making New Abbeylands Square a significant future civic space at heart of Cavan Town

- Tower as focal point
- Paving over graveyard area
- Enhancing flora/fauna ecology
- Minimum intervention below ground (archaeology)
- New layer being applied on top of existing, minimum impact/can be removed

3. Linking New Square to Heart of Town

- Nodes + Desire Lines
- Bridge St.
- Abbey St.
- Main St.
- Townhall St.
- Farnham St.

4. Nature and Character of Linkages

- All linkages should make new mews streets
- Accessible surface finishes
- Avoidance of clutter
- Pedestrian & cycle priority
- Vehicular & emergency access only
- Car parking provision for residential (1 per resident)
- Car parking priority services, doctor surgery
- Active frontage at ground floor level
- Security by design/overlooking upper levels
- Height & scale appropriate to context
- Optimising microclimate/solar gain/thermal
- Comfort users of street
- Building materials to be contemporary

5. Edges to New Square

- Details of threshold
- Active frontages at ground floor
- Security by design at upper floor
- Scale appropriate
- Sun path/micro climate
- Retaining existing stone walls
- Appropriate interventions at existing ground levels
- Incorporate headstones in stone walls
- Appropriate heights
- South & west elevations – 4 storey (subject to & over shadowing analysis)
- North & east elevations – 3 storey (subject to ensuring minimal overshadowing new civic space)
- No building higher than top string course of existing tower

6. Respecting existing urban grain/existing plot footprints

- Allowing for each back land site to develop as stand-alone building respecting overall guiding principles
- Allowing for comprehensive....
- 2 or more existing footprints combining subject to guidelines
- Facilitating phased delivery

7. Sustainability

- Mixed use development that creates town centre atmosphere, day time, evening time and appropriate night time
- Encouraging mixed use development
- Encouraging & promoting reasonable mix of residential development
- Apply DMURS guidelines, prioritise pedestrian & cycling large areas of car parking accommodate elsewhere in town...priority in Abbeylands, residents & essential services

8. Placemaking

- Brochure
- Guidelines to be extracted from document
- Conservation & adaptive reuse will be prioritised

9. A Phased Approach to Delivery

- Allows for unified composition when complete respecting guiding principles

Additional detail on the Guiding Principles can be found in Appendix A

6.2

MASTERPLAN GUIDING PRINCIPLES

1. RESPECTING LAYERS OF HISTORICAL CONTEXT

Building-stone fabric: All of the building stone fabric within the Abbeyland site boundary be retained on site for reuse on site. This includes loose stone from previous or ongoing demolition work as well as all of the stone in the boundary and enclosure walls and the stone of the buildings either currently derelict or in use. This is to retain the site's historic fabric in-situ and to use this material according to principles of adaptive re-use in a way that enhances the site's character by contributing to the integration into the historic site environment of any new work.

Tower: The Tower's fabric is to be preserved in its current state, not excluding any requirement for conservation works or additional minor works to reinforce its central presence within the scheme. The Tower's historic fabric includes the former entrance through the laneway wall on its western side. The Tower is the strongest extant link to the Town's medieval past and as such is a) the most important element of the site to which all other elements must respectfully defer, and b) an essential element of the site's fabric and setting.

Historic Fabric: Most types of work on the site will require archaeological monitoring. This may have implications for the programme, especially if a find is made. There are ways of mitigating these risks such as designing shallow rather than deep foundations and avoiding basements etc. but there will always be a residual risk.

Surrounding Walls: That any modification of the existing graveyard boundary walls be carried out in a way that respects their character through appropriate, well-considered design interven-



6.3

MASTERPLAN GUIDING PRINCIPLES

2. MAKING ABBEYLANDS A SIGNIFICANT PUBLIC SPACE

Creating a public space within and around the Abbey enclosure that is linked to the former Market House square. This should be seen as a minimum requirement; opportunities for other public spaces should be pursued depending on the solution retained.

Provision of flexible public spaces for a variety of civic functions.

Introducing natural landscaping into the centre of the area to provide the Town with a new park facility as a gesture towards the loss of Farnham Park and the trees that once covered the graveyard.

Tower as focal point.

Paving over graveyard area.

Enhancing flora/fauna ecology.

Minimum intervention below ground (archaeology).

New layer being applied on top of existing, minimum impact/can be removed.



6.2

MASTERPLAN GUIDING PRINCIPLES

3. LINKING NEW SQUARE TO HEART OF TOWN

Creating strong entrance nodes at major historical entrances to the site:

- Bridge St.
- Abbey St.
- Main St.
- Townhall St.
- Farnham St.

Creating links and desire lines along the view corridors to encourage movement towards the Tower and Abbeyland from other parts of the Town. These routes should be included in any public realm improvements and marked out accordingly:

- Bridge St.
- Abbey St.
- Main St.
- Townhall St.
- Farnham St.

Ensuring adequate connections: The project must complement and reinforce the urban qualities of the whole town so the nature and extent of the connections into the site must be identified at design stage.



6.2

MASTERPLAN GUIDING PRINCIPLES

4. NATURE AND CHARACTER OF LINKAGES

- All linkages should make new mews streets.
- Accessible surface finishes.
- Avoidance of clutter.
- Pedestrian & cycle priority.
- Vehicular & emergency access only.
- Avoiding the ingress of vehicles and particularly of car parking within the site boundary.
- Car parking provision for residential (1 per resident).
- Car parking priority services, doctor surgery.
- Active frontage at ground floor level.
- Security by design/overlooking upper levels.
- Height & scale appropriate to context.
- Optimising microclimate/solar gain/thermal.
- Comfort for users of street.
- Building materials to be contemporary.



6.2

MASTERPLAN GUIDING PRINCIPLES

5. EDGES TO NEW SQUARE

Details of threshold.
 Active frontages at ground floor.
 Security by design at upper floor
 Scale appropriate.
 Sun path/micro climate.
 Retaining existing stone walls.
 Appropriate interventions at existing ground levels.
 Incorporate headstones in stone walls.

Appropriate heights:
 - South & west elevations - 4 storey (subject to & over shadowing analysis).
 - North & east elevations - 3 storey (subject to ensuring minimal overshadowing new civic space).
 - No building higher than top string course of existing tower.

Creating active frontages overlooking these public spaces, incorporating a mix of 'active' uses.

In any design proposal the primacy of the Tower as the embodiment of the site's as well as the Town's history should be centre stage. The Tower is the primary wayfinding and destination element within the historic core of the Town.

Respecting the Presence of the Tower: The tower is the tallest structure on the site (at approx. 13m). Views towards it should not be obscured by new development or planting, especially along the view corridors proposed. It is an important wayfinding element and its presence as a beacon at night time should be considered.

Finding suitable orientation for spaces and buildings within the site fabric: Maximising solar gain and protecting from excessive exposure to wind and rain should be design priorities for any new public spaces within the site.



6.2

MASTERPLAN GUIDING PRINCIPLES

6. RESPECTING EXISTING GRAIN

- Allowing for each back land site to develop as stand-alone building respecting overall guiding principles.
- Removing poor-quality and redundant structures to the rear of the properties (while retaining their stone where available) as per the identification of historic structures made on the maps within this report.
- 2 or more existing footprints combining subject to guidelines.
- Facilitating phased delivery.
- Adding quality architectural infill insertions to strengthen existing street frontage as the opportunities arise; one 'target site' should be the Donohoe's frontage on Bridge Street.
- Carrying out soil testing on the former industrial areas within the site area to determine if remediation is required prior to development.
- A restricted and piecemeal site area: the Abbeyland site is made up of many different sites, all of which are connected in some way.



6.2

MASTERPLAN GUIDING PRINCIPLES

7.SUSTAINABILITY

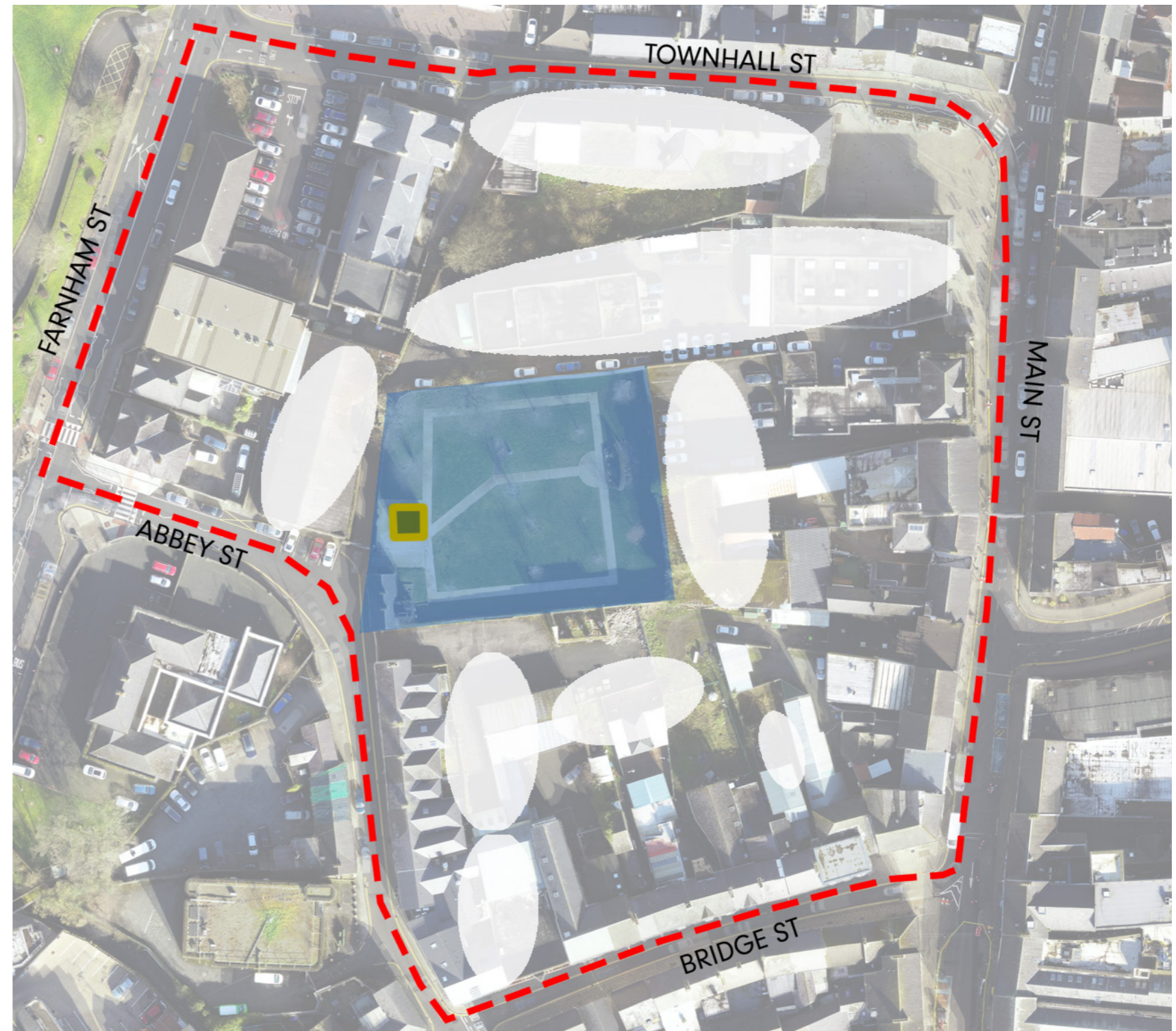
Mixed use development that creates town centre atmosphere, day time, evening time and appropriate night time.

- Encouraging mixed use development.
- Encouraging & promoting reasonable mix of residential development.
- Apply DMURS guidelines, prioritise pedestrian & cycling large areas of car parking accommodate elsewhere in tow, priority parking in Abbeylands, only for residents & essential services.
- That the reuse of the stone in any new structure as recommended above by executed in such a way that it can, in turn, be reused when the new structure's useful life comes to an end. This implies that the stone must be used as a distinct element of the construction, i.e. not permanently cast or bonded to any other element or crushed stonework to be assembled together using mortars that can be removed without damage to the stone itself.
- Tailoring the functions to fit the site: This will place restrictions on the heights of new buildings and possibly their location. The size of the available plots will pose limits to distances from boundaries and avoiding over-shadowing of existing properties will also be a design requirement etc.
- Ensuring a consistent quality of materials, buildings and finishes over the various projects and phases: Sustainability starts with quality of materials and is ensured through maintenance and low running costs.



8. PLACEMAKING

- Allowing for each back land site to develop as stand-alone building respecting overall guiding principles.
- Removing poor-quality and redundant structures to the rear of the properties (while retaining their stone where available) as per the identification of historic structures made on the maps within this report.
- 2 or more existing footprints combining subject to guidelines.
- Facilitating phased delivery.
- Adding quality architectural infill insertions to strengthen existing street frontage as the opportunities arise; one 'target site' should be the Donohoe's frontage on Bridge Street.
- Carrying out soil testing on the former industrial areas within the site area to determine if remediation is required prior to development.
- A restricted and piecemeal site area: the Abbeyland site is made up of many different sites, all of which are connected in some way.



8. PLACEMAKING

6.2

MASTERPLAN OBJECTIVES



[fig102] Clonakilty

ACCESS FOR PEDESTRIANS

Design interventions in the Abbeylands will give priority to those travelling on foot. The proposals will facilitate better walking routes both through and around the Abbeyland Quarter.



[fig103] Design for all abilities

DESIGNING FOR ALL ABILITIES

In designing the proposals, consideration will be given to the needs of all abilities and ages



[fig104] Applemarket, Waterford

EVENTS

Design interventions will provide a public space suitable for the staging of events and markets



[fig105] Signage on the Wild Atlantic Way

PUBLIC ART

Opportunities will be created for public art within the Abbeyland quarter. Through paving design, sculpture and building gable art. The design team propose to engage with local artists on these works.



[fig106] Arundel Square, Waterford

TREES & PLANTING

The proposals will retain some of the green space in the Abbey Graveyard and introduce additional trees in the surroundings



[fig107] Cycle Parking

STREET FURNITURE

Street furniture will aim to provide opportunities to rest and enjoy the new public spaces. Bicycle stands and bollards will be of good quality design and utilities such as lighting mini-pillars will be incorporated into the design



[fig108] Vehicle Control

VEHICULAR ACCESS

Proposals will ensure that businesses have suitable vehicular access, for example, for deliveries

PUBLIC LIGHTING

Improved Public Lighting will ensure that spaces are safe at night, thus supporting and encouraging a second shift of foot traffic

PAVING & FINISHES

Paving and finishes will be in keeping with the historical palette of the town and will endeavour to use locally sourced materials.

6.2

MASTERPLAN GUIDING PRINCIPLES

9. A PHASED APPROACH TO DELIVERY

- Allows for unified composition when complete respecting guiding principles



MASTERPLAN

7.0 INTRODUCTION TO THE MASTERPLAN

SUMMARY

The purpose of the masterplan recommendations are to promote development within and around the Abbeyland site while also ensuring that the archaeological, architectural and historical quality is preserved and enhanced.

7.0

MASTERPLAN

Recommendations for the proper planning and development with the Abbeyland site.

Elements of the Brief emanating from the site analysis

Based on the information gathered during Stage 1 up to the middle of December 2019 the following findings can be proposed:

- The site's historic fabric is most clearly evident in the composition of the stone walls of the buildings and boundaries within the Abbeyland perimeter. Some of the stones from these walls may have come from the demolition of the Castle at Tullymongan and from the other castles mentioned in the historical accounts as being within the town. Much of the rest comes from local quarries, including the sandstone quarry at Latt just north of the Town which is no longer worked. All of this material is a non-renewable, historical resource and should be retained on site.

The map evidence suggests that the current boundary-wall alignments to the Abbey enclosure are of relatively recent origin and that the location of the boundaries shifted, particularly on the southern and eastern sides during the middle of the nineteenth century. Again, it can be assumed that their rebuilding took advantage of the stone available on the site.

Recommendations from the site analysis findings:

All existing rubble stonework from the structures within the site boundaries, where these are being altered or demolished, should be retained on site for reuse on site. This recommendation could be implemented by means of a planning objective or condition for any applications for development on the site.

The graveyard area most likely extends beyond the walled enclosure containing the gravestones, particularly towards Bridge Street. A number of archaeological test trenches across the graveyard to include existing and former boundary lines are recommended as a means of better informing the more detailed design decisions relating to surfacing and layout of this area.

An archaeological investigation of the Tullymongan (O'Reilly's castle) site should be considered in an attempt to shed some light on a forgotten and essential element of the Town's origins.

The approach to the site's redevelopment should be based on respecting the site's morphological grain and the scale of its existing structures. This includes:

- Strengthening the site's permeability to movement, particularly pedestrian movements through the opening

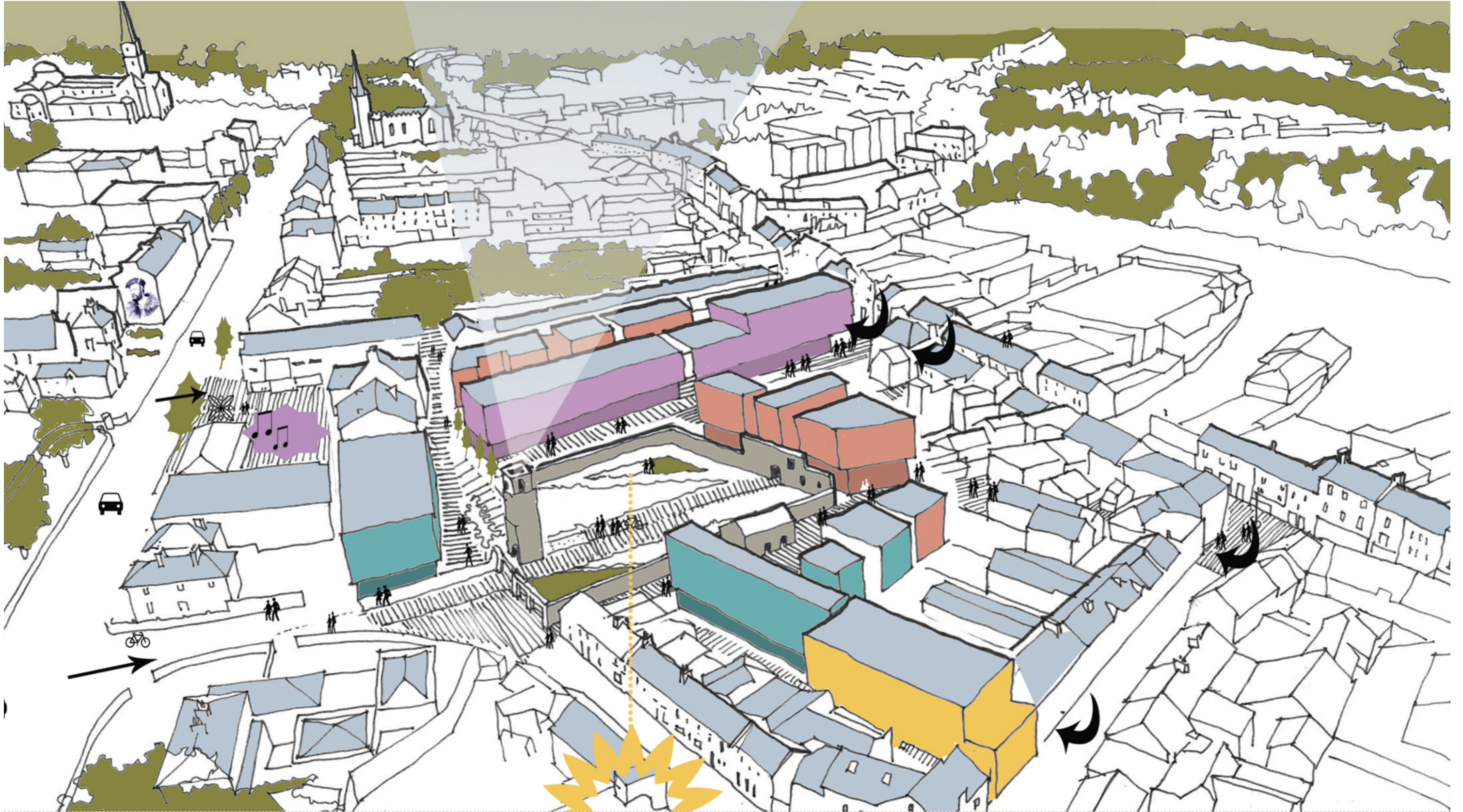
7.1

MASTERPLAN
PROPOSALS

**7.1 THE
HEARTLAND OF
EOGHAN RUADH**

7.1

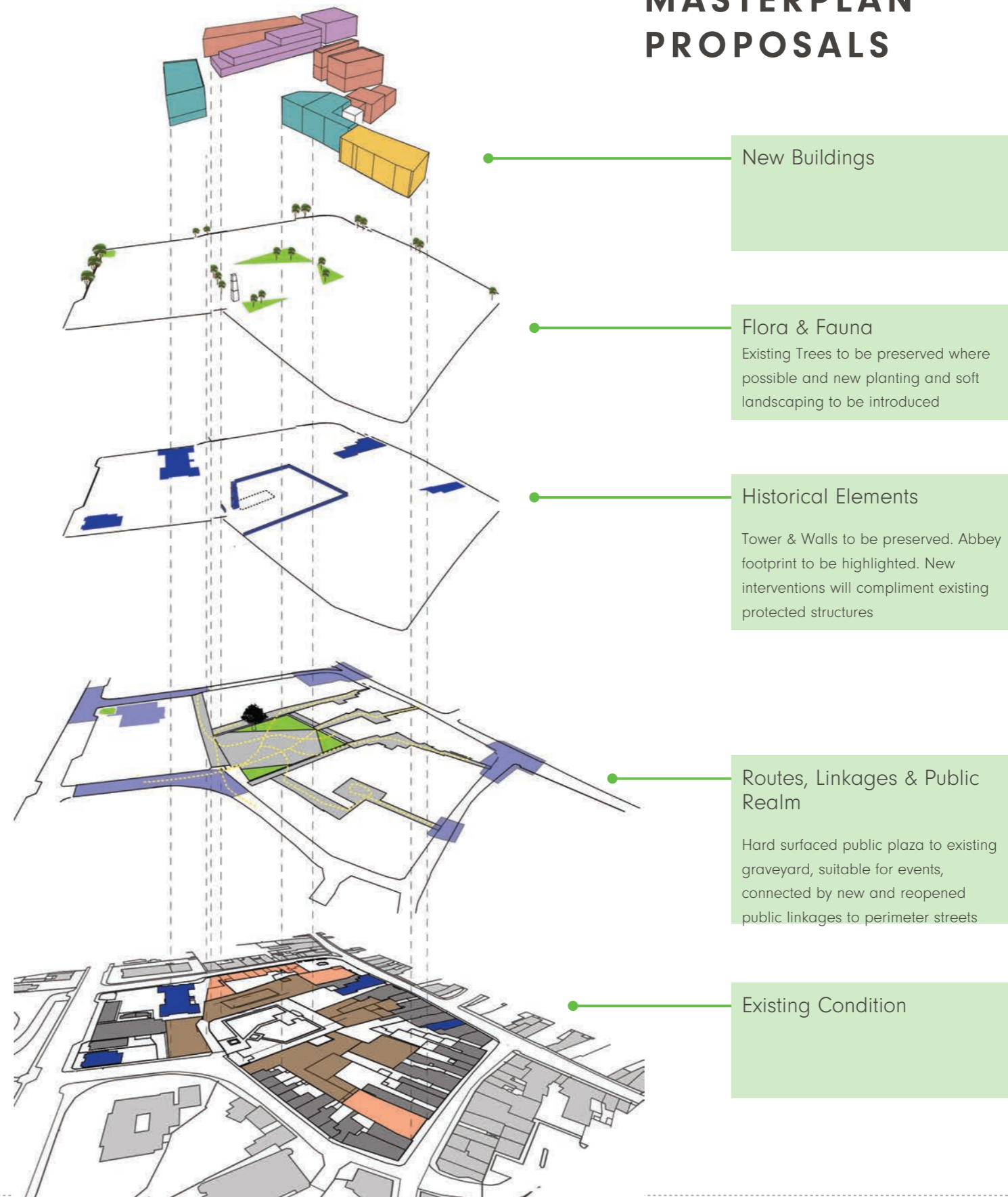
MASTERPLAN
IN CONTEXT



7.1 SUPER IMPOSING THE LAYERS

7.2

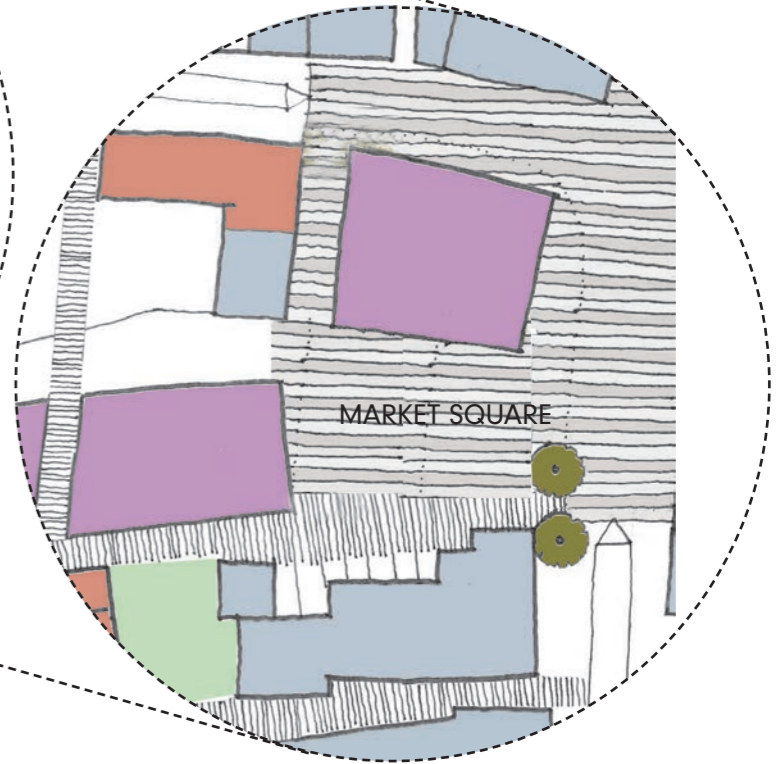
MASTERPLAN PROPOSALS





7.3

MASTERPLAN PROPOSALS



Alternative Market Square Arrangement

- New lighting along Town Hall Street
- New shared surface outside Town Hall with
- New Private development
- New shared surface at Market square with raised platforms
- Private/Public Development building with retail development
- New linkages to civic space
- New Private development
- New Remote Working Centre & Cultural activities on ground floor
- New Private development
- Memorial plaque to the dead
- New shared surface on Abbey Street outside Abbey tower with raised platforms
- New landscaped civic space with tree arches
- New Community Services Building
- New Arts + Community centre
- New catenary lighting along Bridge Street

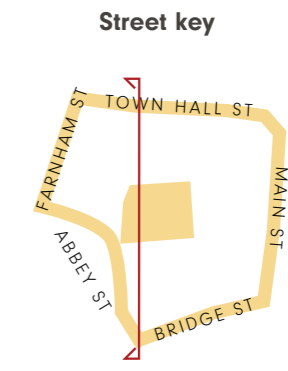
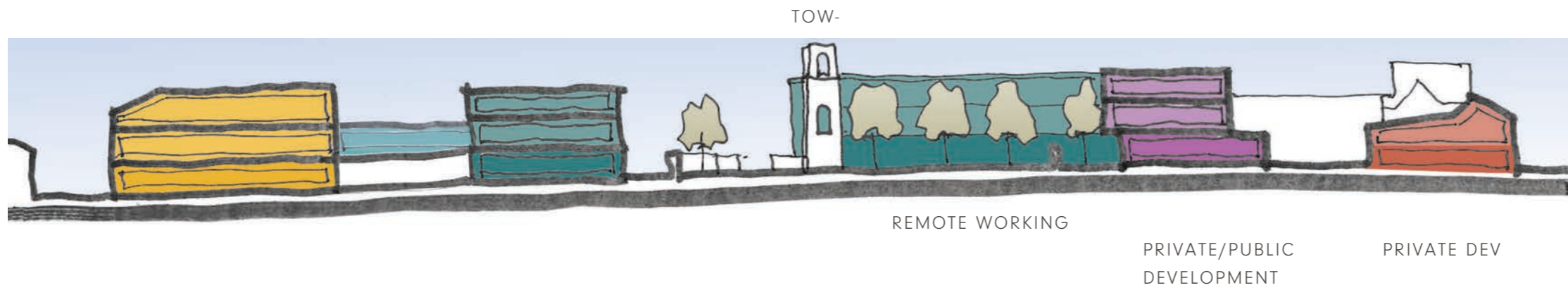
- New trees marking new linkages to the Abbeylands
- New Private development
- New Private development
- New sculpture or intervention to mark the old location of Market Cross
- New shared surface on Bridge Street outside with raised platforms

[fig130] Sketch of proposed masterplan

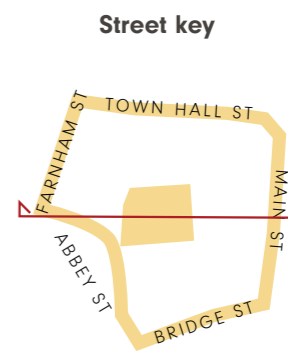
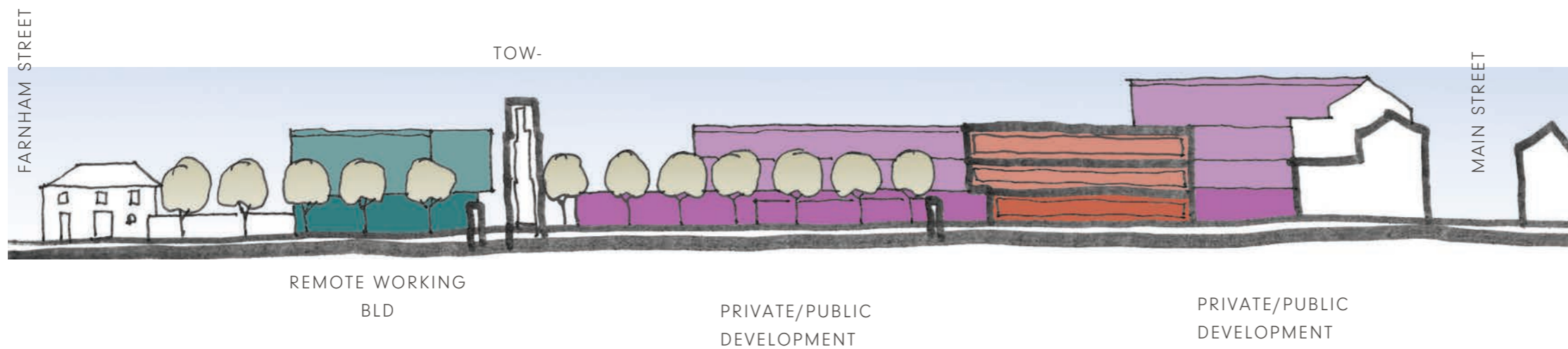
7.3

MASTERPLAN PROPOSALS

Context, Mass & Scale



[fig131] Section through Bridge Street to Town Hall Street.



[fig132] Section through Farnham Street to Main Street.

7.3

MASTERPLAN
PROPOSALS

Context, Mass & Scale



[fig148] Sketch perspective of proposed Abbeylands civic space

7.4

MASTERPLAN PROPOSALS

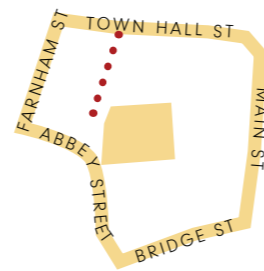
Proposed Views - Linakges



View to Abbeylands from Town Hall Street



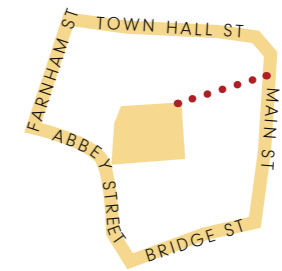
Street key



Looking west along Bank of Ireland lane



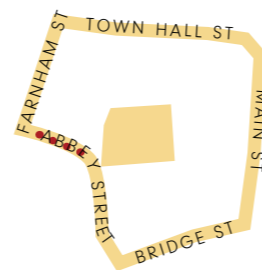
Street key



Looking east from Farnham Street



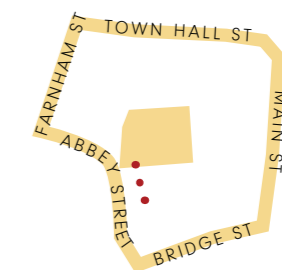
Street key



Looking north from lane beside Breffini Integrated (behind Bridge Street)



Street key

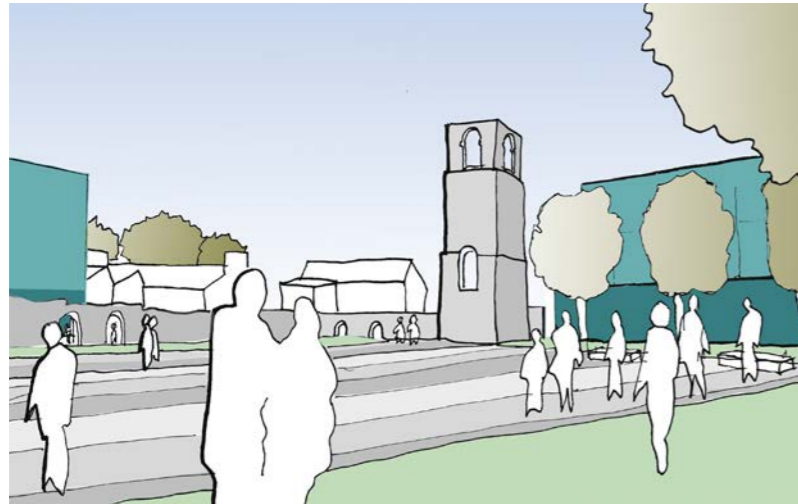


[fig135] Sketch perspectives showing proposals

7.4

MASTERPLAN PROPOSALS

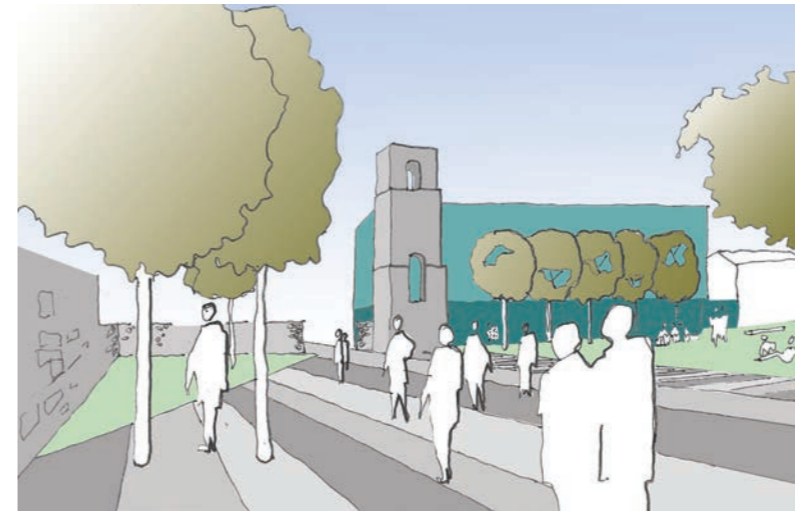
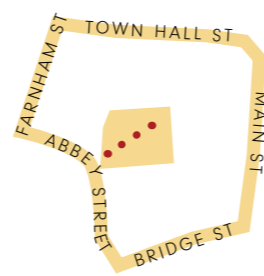
Proposed Views - Civic Spaces



Looking south-west within Abbeylands garden



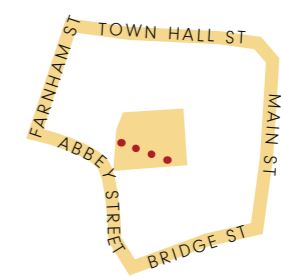
Street key



Looking north-west within Abbeylands



Street key

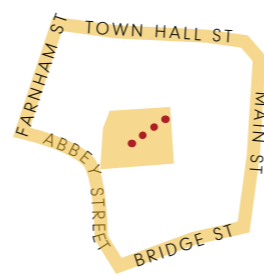


Looking north-east within Abbeylands

[fig134] Sketch perspectives of proposals



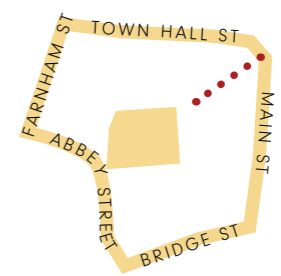
Street key



Looking south-west from Main Street towards Market Square



Street key

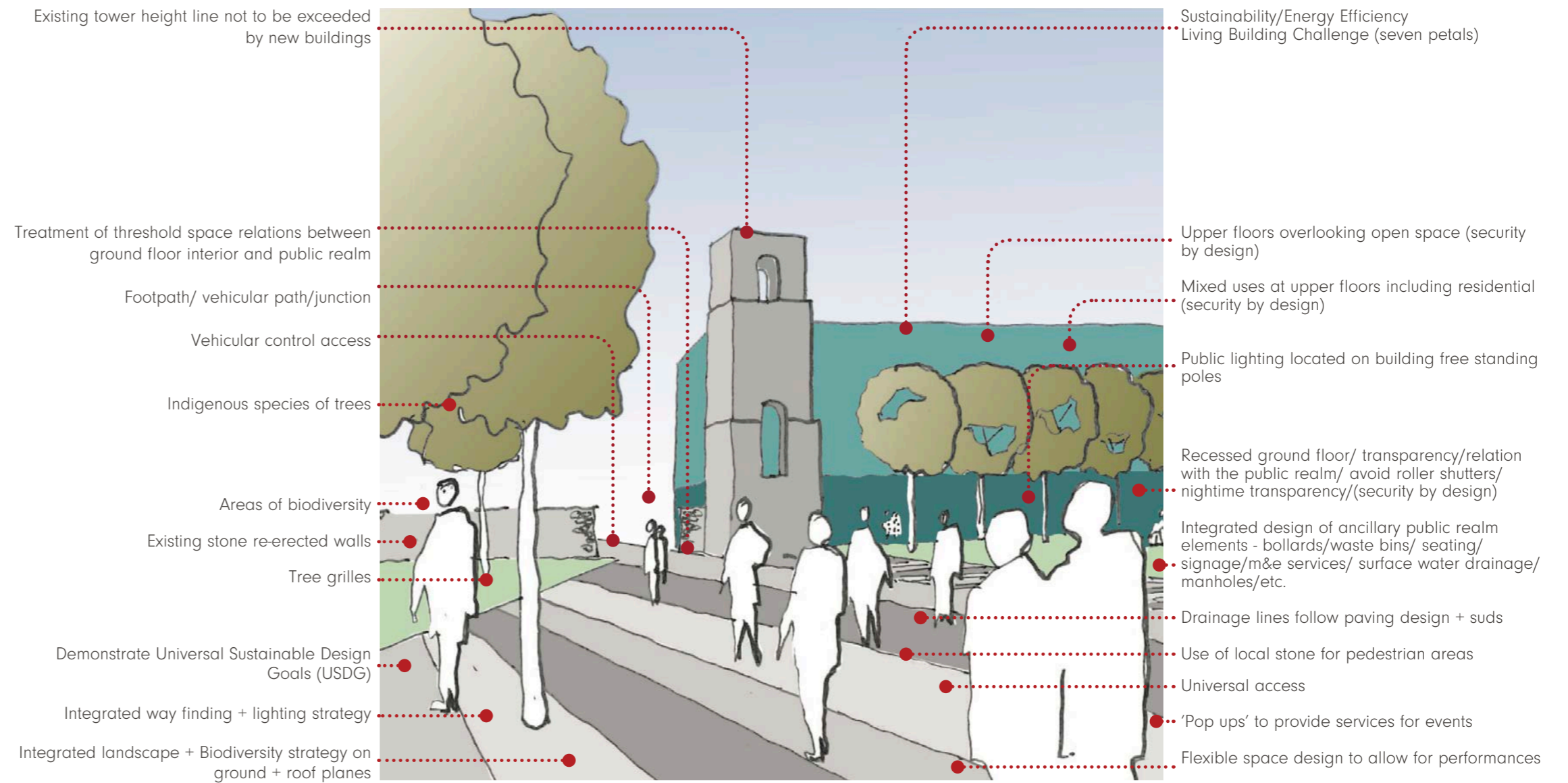


7.5

MASTERPLAN - OPEN SPACE

Open Space Character

- Street furniture
- Universal access
- Anti-slip
- Falls on ground/drainage
- Footpath/vehicular path/ junction
- Active ground floor frontage
- Residential use (security by design)
- Upper floors overlooking street
- Proportion of solid/void
- Threshold space
- Signage
- Lighting
- Ground floor treatment methods



[fig138] sketch perspective showing proposed character of open space

7.5

OPEN SPACE -
SOME REFERENCES



Apple Market - Waterford
dhb architects



Meeting House Square - Temple Bar, Dublin
Group 91 Architects



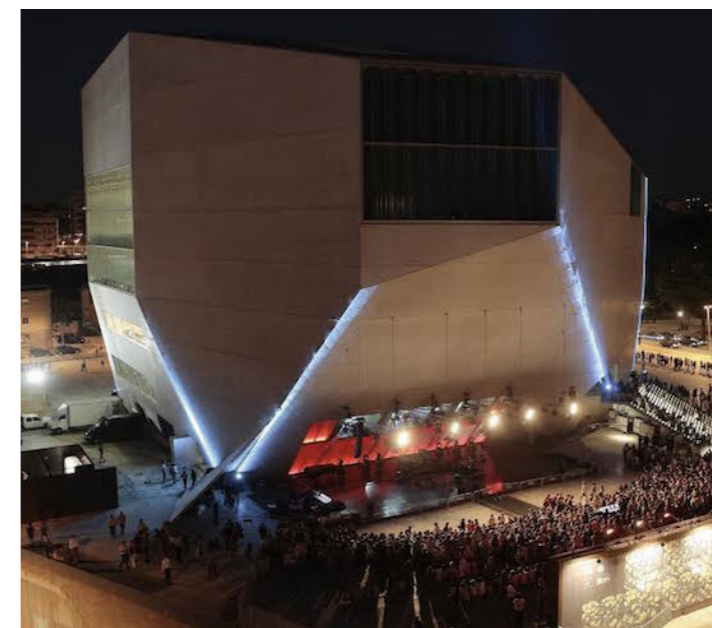
I-lofar - Birr Castle, Offaly
Cooney Architects



Apple Market - Waterford
dhb architects



Apple Market - Waterford
dhb architects



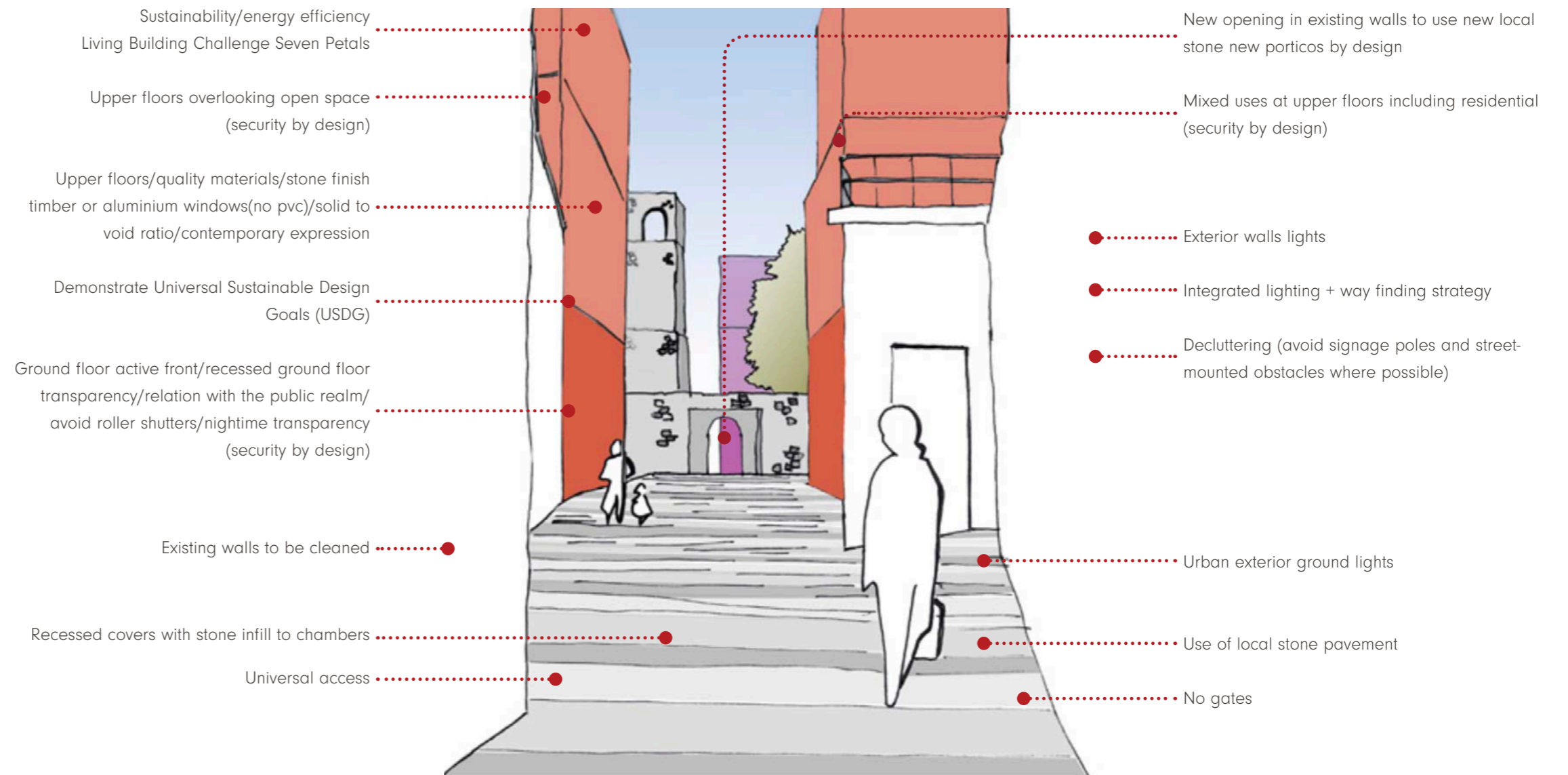
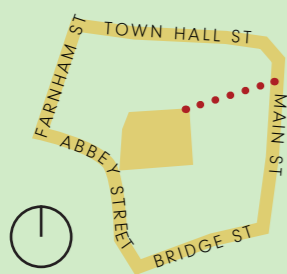
Events on building concourse - Casa de Musica
Rem Koolhaas

[fig139] reference images for proposed character of open space

Linkages Character

- Street furniture
- Universal access
- Anti-slip
- Falls on ground/drainage
- Footpath/vehicular path/ junction
- Active ground floor frontage
- Residential use (security by design)
- Upper floors overlooking street
- Proportion of solid/void
- Threshold space
- Signage
- Lighting
- Ground floor treatment methods

Street key



[fig140] sketch perspective showing proposed character of linkages/laneways

7.6

LINKAGES -
SOME REFERENCES



Curved Street Temple Bar - Dublin
Group 91 Architects



Timberyard Housing - Dublin
O'Donnell & Tuomey Architects



Lady Lane - Waterford
dhb architects



Querini Stampalia Palace - Venice
Carlo Scarpa



Camera Centre Shopfront - Dublin
Cooney Architects



Milk Bar - Dublin
O'Donnell & Tuomey Architects



Kilmainham Offices - Dublin
Cooney Architects

[fig141] reference images for proposed character of linkages/laneways

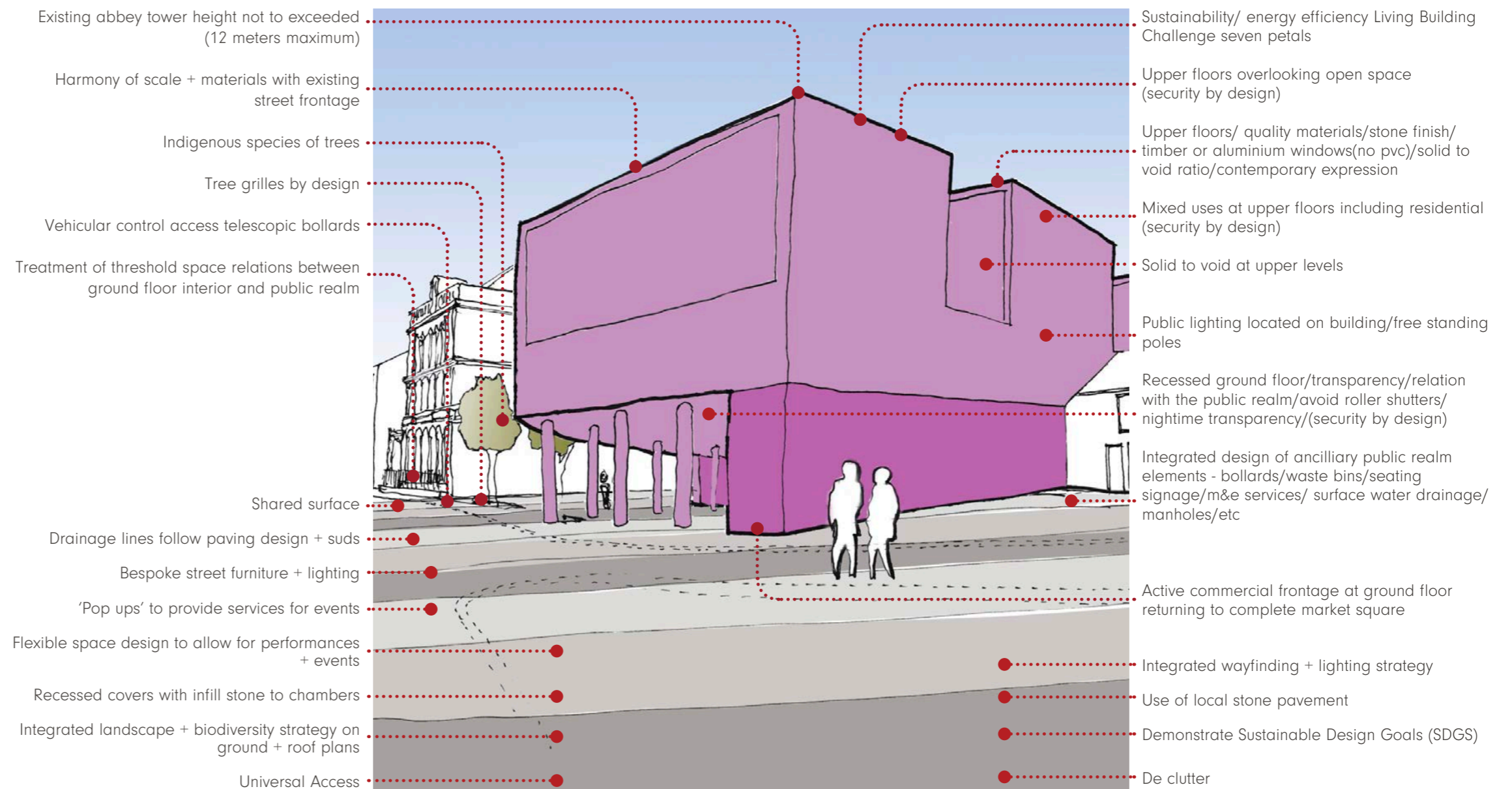
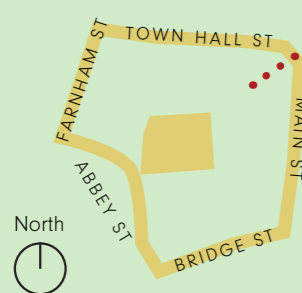
7.7

MASTERPLAN - NEW BUILD

New Built Character

- Street furniture
- Universal access
- Anti-slip
- Falls on ground/drainage
- Footpath/vehicular path junction
- Active ground floor frontage
- Residential use (security by design)
- Upper floors overlooking street
- Proportion of solid/void
- Threshold space
- Signage
- Lighting
- Ground floor treatment methods

Street key



[fig142] sketch perspective showing proposed character of linkages/laneways

7.7

NEW BUILD -
SOME REFERENCES



'Old & New' Health Park - Waterford
dhb architects



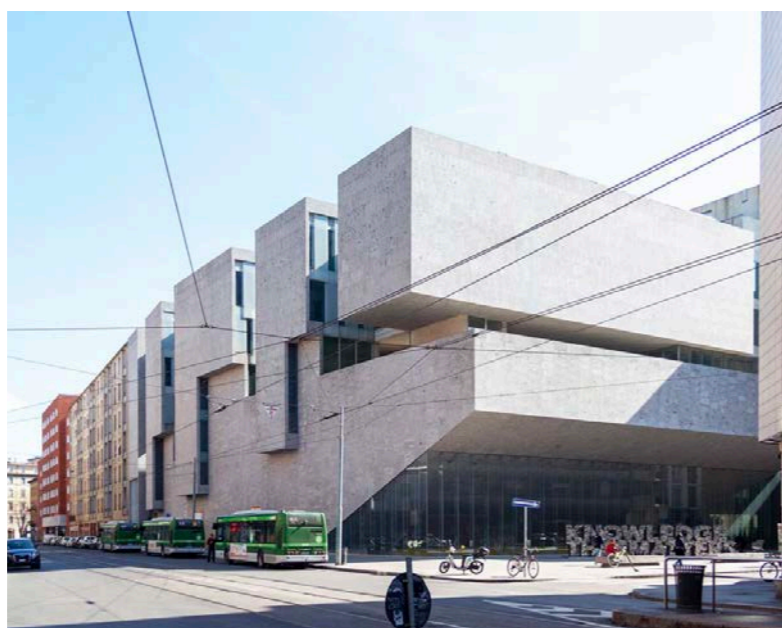
Solid to Void at Upper Levels Offices - Dublin
Grafton Architects



Turning a Corner - Dublin
De Blacam & Meagher



Solid to Void at Upper Levels - Trinity College
Mc Cullough Mulvin Architects



Break Up Massing/Natural Light & Ventilation - Bocconi University
Grafton Architects



Open Ground Floor - Campus Conference Centre Offices Dublin
Cooney Architects

[fig143] reference images for proposed character of new build structures

7.8

FINISHES -
SOME REFERENCES

Paving options



[fig144] Granite and limestone paving to the Lady Lane public realm area, Water-



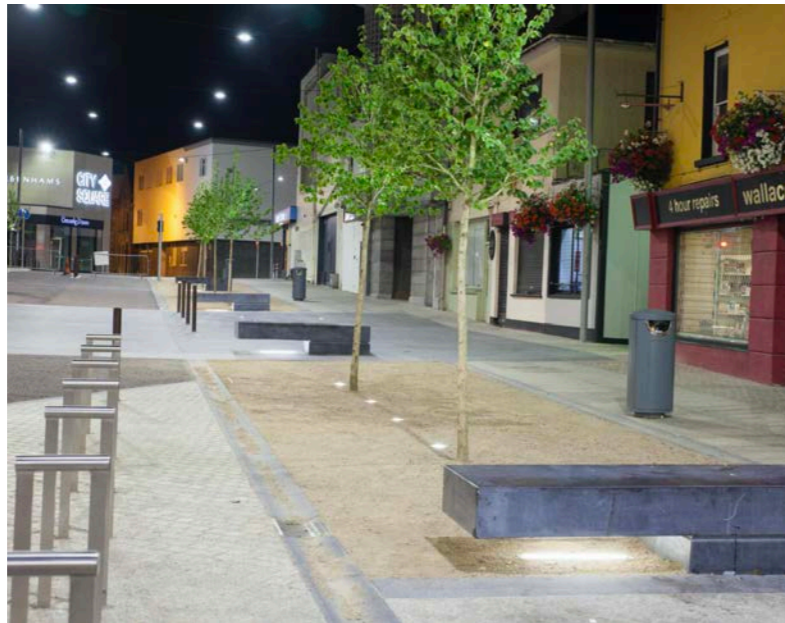
[fig145] Public realm as an expression of incident and memory; [fig146] Lockerbie, Scotland.

"DID they dare, did they dare, to slay Eoghan Ruadh O'Neill?"
"Yes, they slew with poison him they feared to meet with steel."
"May God wither up their hearts! May their blood cease to flow,
May they walk in living death, who poisoned Eoghan Ruadh.



7.8

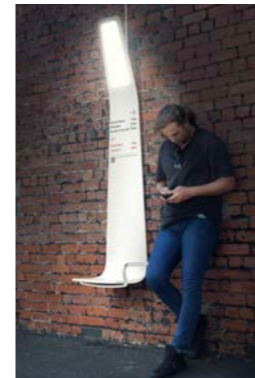
STREET FURNITURE & LIGHTING - SOME REFERENCES



Arundel Square- Waterford
dhb architects



Street Furniture



Signage



Drainage Lines + Paving Design
Universal Access



I-Lofar - Birr Castle, Offaly
Cooney Architects



Michael Street - Waterford
dhb architects



Tree Grille



Street Furniture



Smart City



Ground Lighting

[fig147] reference images for proposed street furniture & lighting

TOWNHALL STREET

Street Character

It is similar to the cross-sectional scale of Bridge Street except that it is a planned axis, and straight. It also includes a public building, the Town Hall, as part of its streetscape. The glimpse of green at the Farnham Street end provides a visual contrast to the general hardscaping of the Town Centre. Looking back towards Main Street, the brick and stone façade of the Ulster Bank frontage provides a formal set-piece and a prominent wayfinding element. Its urban qualities are somewhat diminished towards the approach to Farnham Street by the poor quality of finishes and poor relationship to the street of the new structures forming the northern backdrop to Town Hall Place.

Appropriate Development:

The redevelopment of the An Post site will respect the eaves and parapet heights of the adjacent Bank of Ireland building. A new public space is to be provided at the existing Market Square as part of the redevelopment of the An Post site.

The two-storey buildings to the southern face of Townhall Street are later additions thus it should be permitted to remove them, however the typology of ground floor commercial use with residential use above should be continued in any new development. Three storeys should be permitted on this face of Townhall Street, in line with development of An Post, provided they do not detract from the character of the Town Hall or the Bank of Ireland building.

There are two potential laneway routes to the Abbeyland interior indicated through this side of the street and their development for public pedestrian access should be prioritized. Where laneways are indicated through sites that are earmarked for private development, it should be a condition that these routes be provided as public rights-of-way.

See also Appropriate development comments for Main Street

7.9

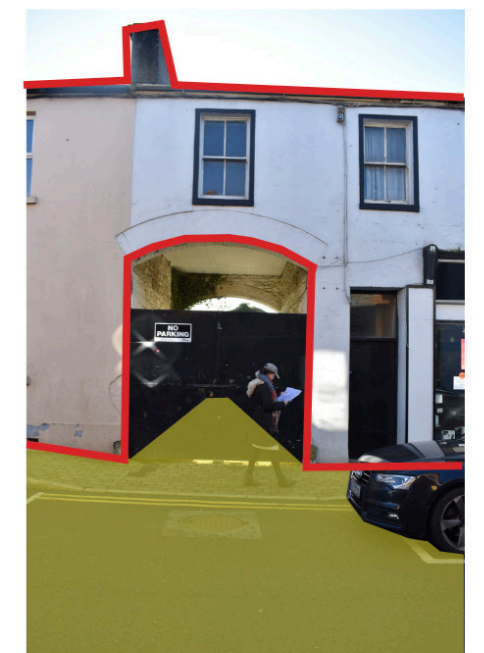
MASTERPLAN STREETSCAPES PRINCIPLES



[fig109] Looking from Market Square to An Post office



[fig110] Looking from Townhall Street towards Abbeyland (tower obscured by tree)



[fig111] Looking from Townhall Street towards existing passage between buildings to be opened to public

7.9

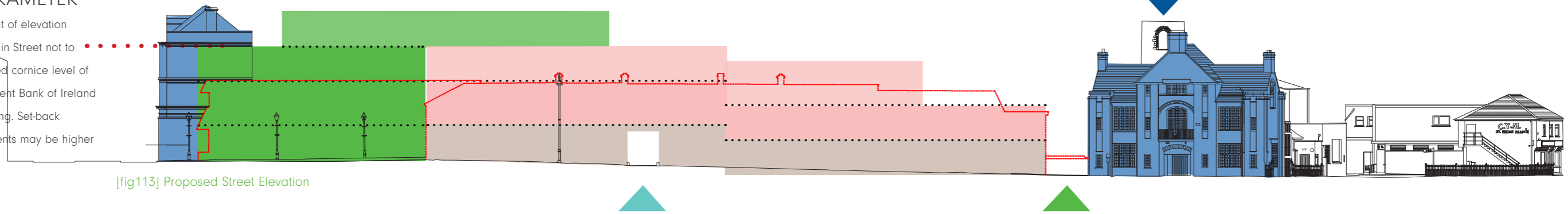
MASTERPLAN
STREETSCAPES PRINCIPLES



[fig112] Existing Street Elevation

PARAMETER

Height of elevation to Main Street not to exceed cornice level of adjacent Bank of Ireland building. Set-back elements may be higher



[fig113] Proposed Street Elevation

PUBLIC REALM IMPROVEMENTS

Raised platform shared surface connecting Townhall Street and Main Street

PUBLIC REALM IMPROVEMENTS

Raised platform shared surface connecting Townhall Street to Farnham Street and new lane formed to side of Town Hall

..... Parameter Line

▲ Existing Route to be maintained

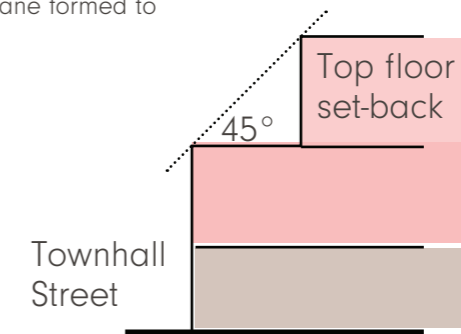
▲ Proposed Route to be created

■ Protected Structure

↓ Abbey Tower

■ Proposed Public Development (4no. storeys)

■ Potential Private Development (3no. storeys)



[fig114] Section diagram showing suggested top floor setbacks

MAIN STREET

Street character

Main Street from Town Hall Street to Bridge Street : The part appears to be brighter and wider than the previous stretch due largely to the reduction in scale of some of the frontage and the contrast in height of the bank buildings and their materials to their surroundings. It also benefits from the extra width of the Post Office plaza. This is also where the traditional line of the street and its continuity is broken by the new road. This weakens the consistency and diminishes the scale of the Main Street.

Appropriate development:

The current mainly three-storey eclectic mix of frontages should be retained wherever possible.. If rebuilding has to be considered, it should be on the scale of the individual plot and the existing three-storey scale should be respected through the proximity of ridge and parapet/eaves alignments. The typology of ground floor business or commercial with two floors of residential use above should be continued in any new development. The joining together of adjoining properties through party walls as a means of increasing floor plate size should not normally be permitted. There are two no. existing connections through this frontage as indicated on the diagramme

The free-standing Bank of Ireland building (three-storey plus attic) is the dominant element of this frontage and should remain so in relation to any proposed adjoining development. It is a protected structure and because of its strength of presence its setting dominates this frontage and Market Square. Market Square represents an opportunity for a well-considered development to link the Main Street to the An Post backlands along one side of the proposed civic plaza at the heart of the block. The design response in this case should have to address the side elevation of the Bank of Ireland (not originally intended to be exposed as it is currently) and the scale of which is considerable, while allowing a new public route through to the proposed civic plaza either under the proposed development (via an open ground floor) or between it and the side of the Bank via a new lane.

See also Appropriate development comments for Town Hall Street



[fig114] Looking from Market Square along Townhall Street showing proposed new entrance through existing archway

7.9

MASTERPLAN STREETSCAPES PRINCIPLES



[fig115] Looking from Market Square along Townhall Street - Current Post Office building outlined in red
Yellow fill shows extent of public realm improvements

7.9

MASTERPLAN
STREETSCAPES PRINCIPLES



[fig117] Existing Street Elevation



[fig118] Proposed Street Elevation

PARAMETERS

Height of elevation to Main Street not to exceed cornice level of adjacent Bank of Ireland building
Set-back elements may be higher

PUBLIC REALM IMPROVEMENTS

Raised platform shared surface connecting Bridge Street and Main Street

PUBLIC REALM IMPROVEMENTS

Raised platform shared surface connecting Townhall Street and Main Street

- Parameter Line
- ▲ Existing Route to be maintained
- ▲ Proposed Route to be created
- Protected Structure
- ▼ Abbey Tower
- Proposed Public Development
- Potential Private Development

ABBEEY STREET

Street character

The Street's consistency of scale and form (particularly on the eastern side) is marred by the Eircom building and then by the vista towards the McIntyre site. The former not alone represents a break in the urban fabric but also upsets the reading of the streetscape as a series of medieval routes. The latter's industrial presence so close to the Abbey boundary wall and gates detracts from the serenity of the setting.

Appropriate development:

The proximity of the Abbey tower to the street offers clear guidance as to development regulations. Any development on the street, for example at the McIntyres Site, should not exceed the height of the banding at the second stage of the Abbey Tower.

At present the street offers the only entrance to the Abbey Graveyard and, while other linkages are proposed, it is intended that Abbey Street be the primary entrance to the new civic space. Any development in the vicinity should not detract from this new entrance nor obstruct vistas to the Tower.

The two-storey housing to the south of Abbey Street should be retained where possible, with the exception of No.18 Abbey Street, which is separated from the streetscape by the entrance to Donohue's yard. Any replacement structure or hard landscaping should reference the building line and setting out of openings of the existing house.

It is proposed that the entrance to Donohue's Yard becomes a pedestrian thoroughfare and delivery access to the redevelopment of Donohue's Foodfare site and any future backlands developments at Bridge Street.

7.9

MASTERPLAN STREETSCAPES PRINCIPLES



[fig120] Looking from Abbey Street towards the tower - Current entrance to Graveyard
Yellow fill shows extent of public realm improvements



[fig119] Looking from Farnham Street up Abbey Street towards the tower
Yellow fill shows extent of public realm improvements

7.9

MASTERPLAN
STREETSCAPES PRINCIPLES

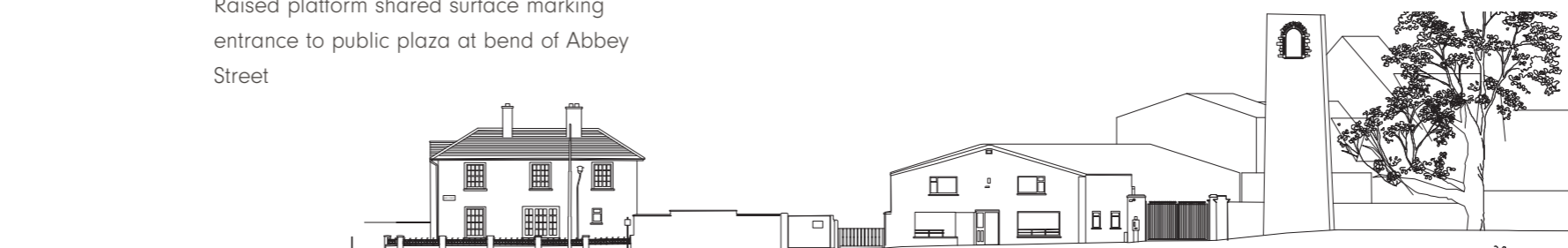


[fig121] Existing Street Elevation



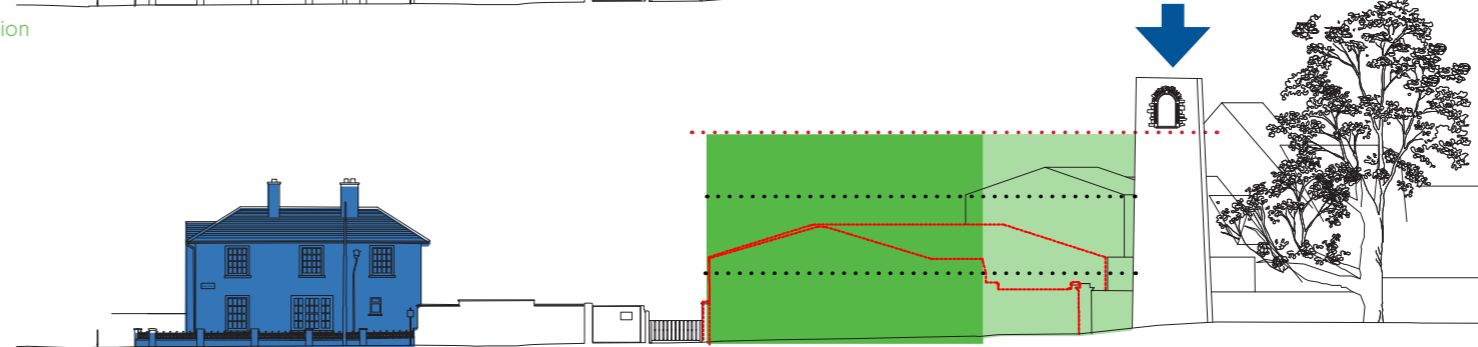
[fig122] Proposed Street Elevation

PUBLIC REALM IMPROVEMENTS
Raised platform shared surface marking
entrance to public plaza at bend of Abbey
Street



[fig123] Existing Street Elevation

- Parameter Line
- ▲ Existing Route to be maintained
- ▲ Proposed Route to be created
- Protected Structure
- ↓ Abbey Tower
- Proposed Public Development (3no. storeys)
- Potential Private Development



[fig124] Proposed Street Elevation

PUBLIC REALM IMPROVEMENTS
Raised platform shared surface marking
entrance to public plaza at bend of Abbey
Street

PARAMETERS
Overall building height not to exceed band
of second stage of Abbey Tower (approx.
12M)

BRIDGE STREET

Street Character

This is an interesting and attractive street that invites entry and progression. It has an informal personality with a busy street edge reflecting the mix of uses along the axis. The scale and forms of the frontages are generally consistent in an urban vernacular idiom. The mix of colours, textures and signage types however give an impression of visual noise, with little sense of unity or order.

Appropriate Development:

The current mainly three-storey eclectic mix of frontages should be retained wherever possible. If rebuilding has to be considered, it should be on the scale of the individual plot and the existing three-storey scale should be respected through the proximity of ridge and parapet/eaves alignments. The typology of ground floor business or commercial with two floors of residential use above should be continued in any new development. The joining together of adjoining properties through party walls as a means of increasing floor plate size should not normally be permitted. The former Donohoe premises (consisting of a single storey poor quality infill) is a prime infill development site on this street and its redevelopment should comply with the appropriate development principles above.

There are two potential laneway routes to the Abbeyland interior indicated through this side of the street and their development for public pedestrian access should be prioritized.

7.9

MASTERPLAN STREETSCAPES PRINCIPLES



[fig125] Looking from Bridge Street into Bridge Street Centre Courtyard showing proposed new lane through existing archway



[fig126] Looking from Bridge Street through Slowey's Arch showing proposed new lane through existing archway



[fig127] Donohoes on Bridge Street. Red line shows extent of buildings to be removed

7.9

MASTERPLAN
STREETSCAPES PRINCIPLES



[fig128] Existing Street Elevation



[fig129] Proposed Street Elevation

INFILL
DEVELOPMENT

PUBLIC REALM IMPROVEMENTS
Raised platform shared surface
in front of Bridge Street Centre

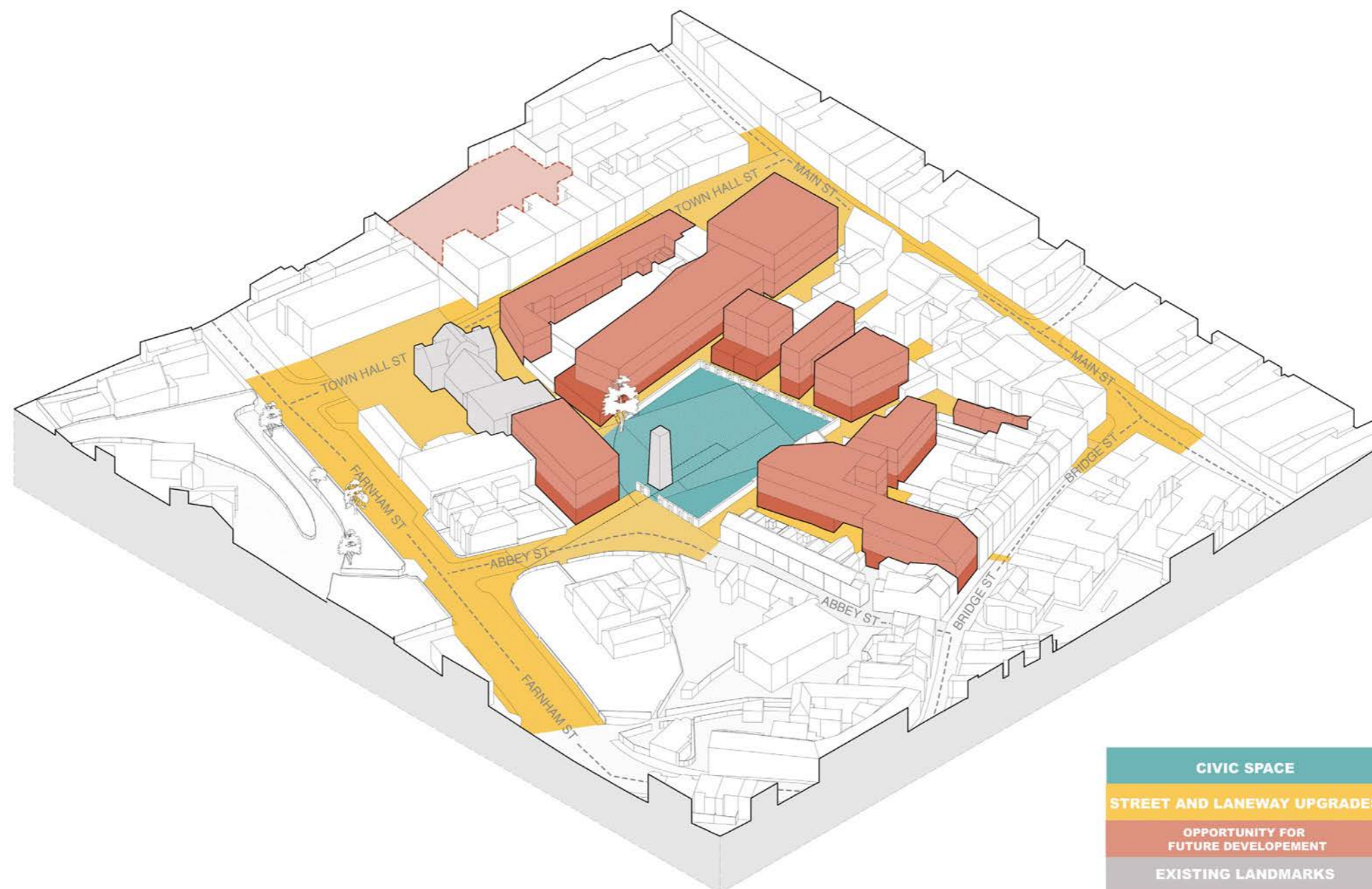
PUBLIC REALM IMPROVEMENTS
Raised platform shared surface connecting
Bridge Street and Main Street and new
pedestrian route through Slowey's Arch

- Parameter Line
- ▲ Existing Route to be maintained
- ▲ Proposed Route to be created
- Protected Structure

- ↓ Abbey Tower
- Proposed Public Development
- Potential Private Development

7.10

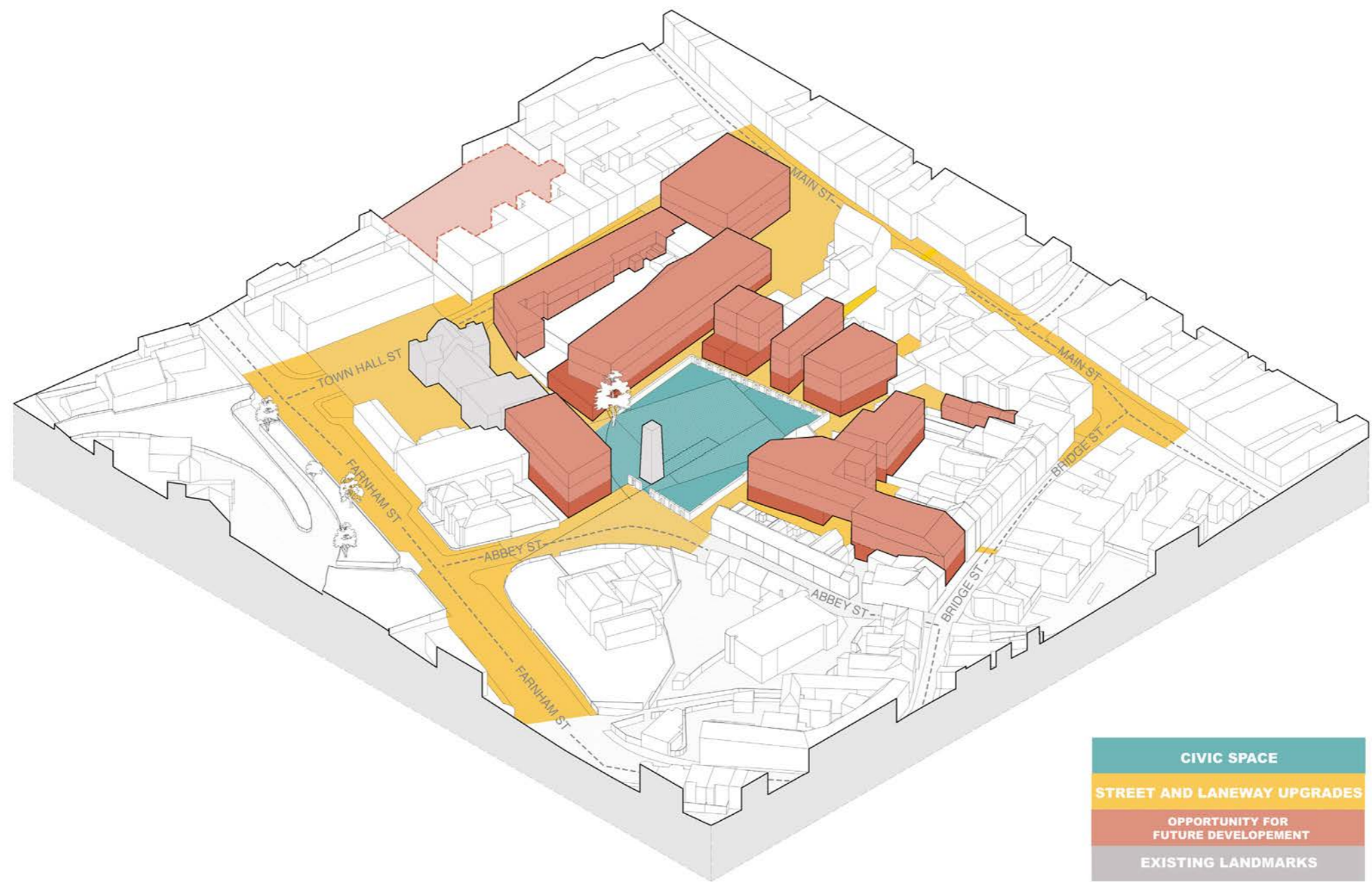
MASTERPLAN PROPOSALS



[fig133] Axo of masterplan of proposed development

7.10

MASTERPLAN PROPOSALS



[fig134] Axo of masterplan of proposed development showing alternative arrangement at Market Square

7.11

PUBLIC REALM & LANDSCAPE



Abbey Street
Hard landscaping design to create link between existing bus station and new public plaza and signal entrance to Abbeylands

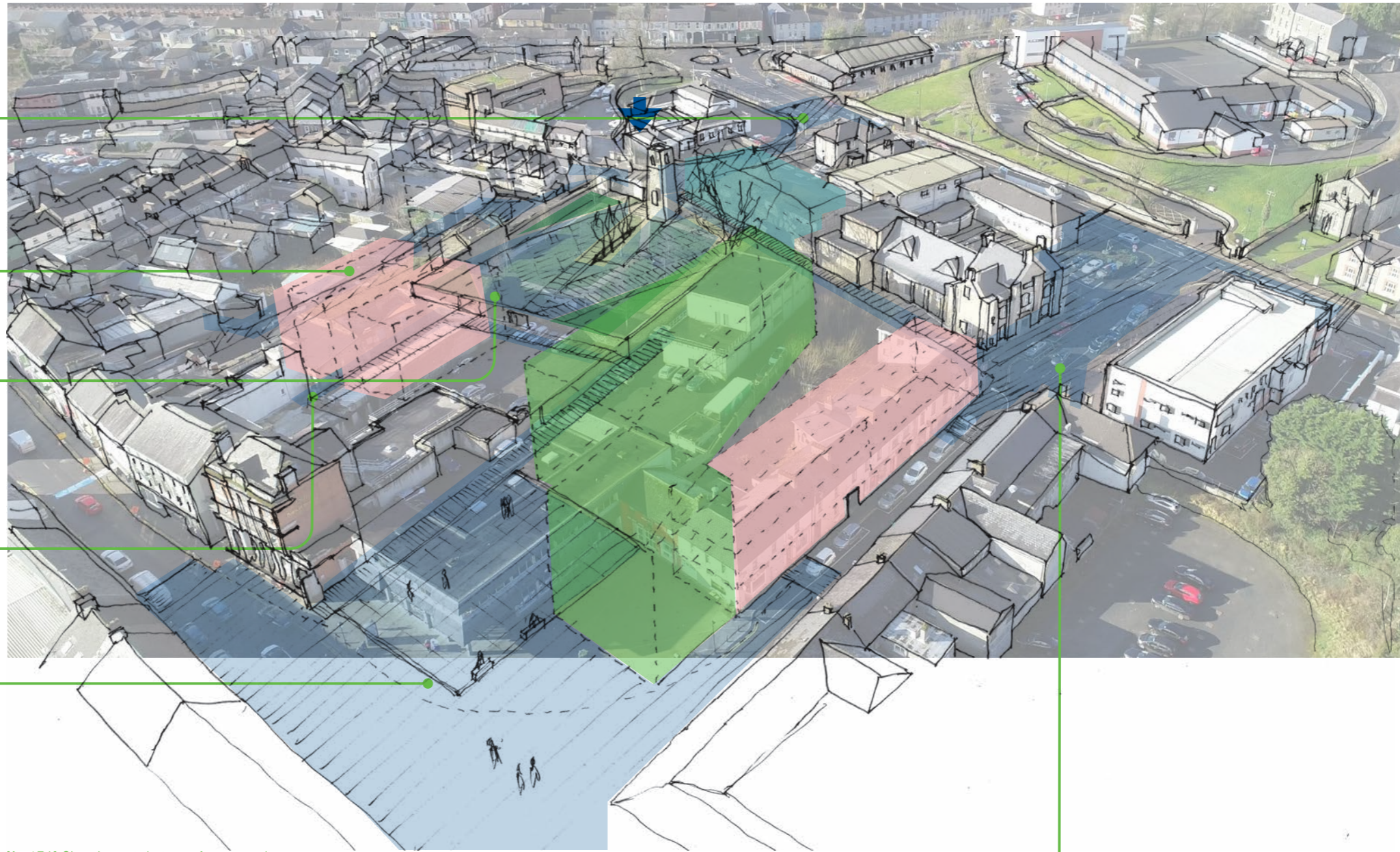
Donohue's Linkages
Raised platform at junction

Public Plaza
Hard surfaced public plaza to existing graveyard, suitable for events

Credit Union Linkages
Retained as wayfinding element

Market Square
New public plaza at existing Market Square

Townhall Street
Raised platform



[fig136] Sketch aerial view of proposals

7.11

PUBLIC REALM & LANDSCAPE

Bus Station (Existing)
Hard landscaping design to create link between existing bus station and new public plaza

Farnham Street & Abbey Street
Raised platform at junction

Abbey Tower
Retained as wayfinding element

Abbey Street
Raised platform at Abbey Street entrance to new public plaza

Green Space
Public Plaza to include areas of planting and trees

Public Plaza
Hard surfaced public plaza to existing graveyard, suitable for events



[fig137] Sketch aerial view showing proposals

The Heartland of Owen Roe O'Neill

7.12

MASTERPLAN
PROPOSALS



Maire Henry
dhb Architects

APPENDICES

APPENDIX A

GUIDING PRINCIPLES FOR SITE LAYOUT

Archaeological recommendations

- That exploratory test-trenching works be carried out around the Tower and to the east and west of it to determine the footprint of the earlier Abbey church.
- That a geophysical survey is carried out within the grass surface portion of the site as a means of identifying any potential grave cuts and/or buried structural remains.

Reasons: to inform the design approach to the new public plaza; to gain a better understanding of the site's history.

- That an inventory of historic stonework and/or objects be developed and maintained during the development phases to assist in the recording and public display of notable historic material. This should be made accessible to the public either through physical display on site and/or provision of an online register.

Reason: to inform the project and to increase public understanding of the importance of our national heritage.

- That the gravestones and the remnants thereof currently within the graveyard boundary, whether as fragments or formally displayed:
 - be assessed for structural integrity and soundness,
 - be recorded (dimensions, inscriptions etc.)
 - be safely stored for the duration of the works to the graveyard enclosure,
 - be re-displayed within the graveyard boundary as part of the new scheme in a way that allows public access and protects them from excessive weathering.

Reason: to respect the place's character as an historic graveyard and place of memory.

Conservation recommendations

- That all of the building-stone fabric within the Abbeyland site boundary be retained on site for reuse on site. This includes loose stone from previous or ongoing demolition work as well as all of the stone in the boundary and enclosure walls and the stone of the buildings either currently derelict or in use.

Reasons: to retain the site's historic fabric in-situ and to use this material according to principles of adaptive reuse in a way that enhances the site's character by contributing to the integration into the historic site environment

of any new work.

- That the Tower's fabric be preserved in its current state, not excluding any requirement for conservation works or additional minor works to reinforce its central presence within the scheme. The Tower's historic fabric includes the former entrance through the laneway wall on its western side.

Reasons: The Tower is the strongest extant link to the Town's medieval past and as such is a) the most important element of the site to which all other elements must respectfully defer, and b) an essential element of the site's fabric and setting.

Architectural design recommendations

- That all new work on the site be required to incorporate, in a visible and public manner, some of this historic stone-walling material; the amount to be determined by the extent of the development and the quantities available within a given project area. Any surplus stone should be stored on-site for reuse on site.

Reasons: This historic fabric is an essential element of the site's character as stated above.

- That any modification of the existing graveyard boundary walls be carried out in a way that respects their character through appropriate, well-considered design interventions that contribute to the character of the place.

Reasons: It is vital to the quality of the project that best practice be adhered to in terms of adaptive reuse principles, based on the ICOMOS charters and best international examples, and that design interventions be to a living standard.

- That any new building work should seek to avoid significant damage to or destruction of the archaeological layers of the site. This may require a specific foundation design such as piling or micro-piling, or the avoidance of basements and retaining walls. This should equally apply to trenching for services etc.

Reasons: This will help to protect the archaeological layers of the site for future generations.

- That the reuse of the stone in any new structure as recommended above by executed in such a way that it can, in turn, be reused when the new structure's useful life comes to an end. This implies that the stone must be used as a distinct element of the construction, i.e. not permanently cast or bonded to any other element or crushed stonework to be assembled together using mortars that can be removed without damage to the stone itself.

APPENDIX A

GUIDING PRINCIPLES FOR SITE LAYOUT

to public access of existing passageways from the street and where necessary, creating new ones.

- Avoiding the ingress of vehicles and particularly of carparking within the site boundary.
- Removing poor-quality and redundant structures to the rear of the properties (while retaining their stone where available) as per the identification of historic structures made on the maps within this report.
- Adding quality architectural infill insertions to strengthen existing street frontage as the opportunities arise; one 'target site' should be the Donohoe's frontage on Bridge Street.
- Carrying out soil testing on the former industrial areas within the site area to determine if remediation is required prior to development.
- Creating a public space within and around the Abbey enclosure that is linked to the former Market House square. This should be seen as a minimum requirement; opportunities for other public spaces should be pursued depending on the solution retained.
- Creating active frontages overlooking these public spaces, incorporating a mix of 'active' uses.
- Provision of flexible public spaces for a variety of civic functions.
- Introducing natural landscaping into the centre of the area to provide the Town with a new park facility as a gesture towards the loss of Farnham Park and the trees that once covered the graveyard.
- Creating links along the view corridors to encourage movement towards the Tower and Abbeyland from other parts of the Town. These routes should be included in any public realm improvements and marked out accordingly.
- Creating strong entrance nodes at major historical entrances to the site: Bridge Street/Main Street; Abbey Street; Town Hall Street; Market Square.

In any design proposal the primacy of the Tower as the embodiment of the site's as well as the Town's history should be centre stage. The Tower is the primary wayfinding and destination element within the historic core of the Town.

Issues & Constraints:

The following, in no particular order of importance, are some of the design issues that this project presents.

A restricted and piecemeal site area: the Abbeyland site is made up of many different sites, all of which are connected in some way. Access and movement, particularly for construction traffic will pose difficulties given the town centre location, the narrowness of most of the surrounding streets and the commercial activities taking place at most hours. These issues will likely increase costs and programme duration and will require careful coordination where several construction contracts are running concurrently.

Respecting the historic fabric: Most types of work on the site will require archaeological monitoring. This may have implications for the programme, especially if a find is made. There are ways of mitigating these risks such

as designing shallow rather than deep foundations and avoiding basements etc. but there will always be a residual risk.

Respecting the Presence of the Tower: The tower is the tallest structure on the site (at approx. 13m). Views towards it should not be obscured by new development or planting, especially along the view corridors proposed. It is an important wayfinding element and its presence as a beacon at night time should be considered.

Tailoring the functions to fit the site: This will place restrictions on the heights of new buildings and possibly their location. The size of the available plots will pose limits to distances from boundaries and avoiding overshadowing of existing properties will also be a design requirement etc.

Ensuring adequate connections: The project must complement and reinforce the urban qualities of the whole town so the nature and extent of the connections into the site must be identified at design stage.

Finding suitable orientation for spaces and buildings within the site fabric: Maximising solar gain and protecting from excessive exposure to wind and rain should be design priorities for any new public spaces within the site.

Ensuring a consistent quality of materials, buildings and finishes over the various projects and phases: Sustainability starts with quality of materials and is ensured through maintenance and low running costs.

APPENDIX B

OPTIONS EXPLORED

OPTION 1

ADVANTAGES

Tower retained as orientation icon;
 Accommodation of approximately 5000 standing spectators;
 Accommodation of approximately 2500 seated spectators;
 Linkages to all streets;
 Opportunity for "pump primer" building;
 Opportunity to provide mixed-use spaces for 4 million budget.

Opportunity for delivery of a phased development scheme:

- Can be delivered in phases of 250k to 4 million;
- Can be phased - land parcels owned by land owners who do not commit can be omitted;
- Orientation & sun path;
- Opportunity for active frontages at ground level.

Flexibility on uses:

- Spaces for concerts, public meetings, dining, food markets, training, sports, recreation.

Opportunities for:

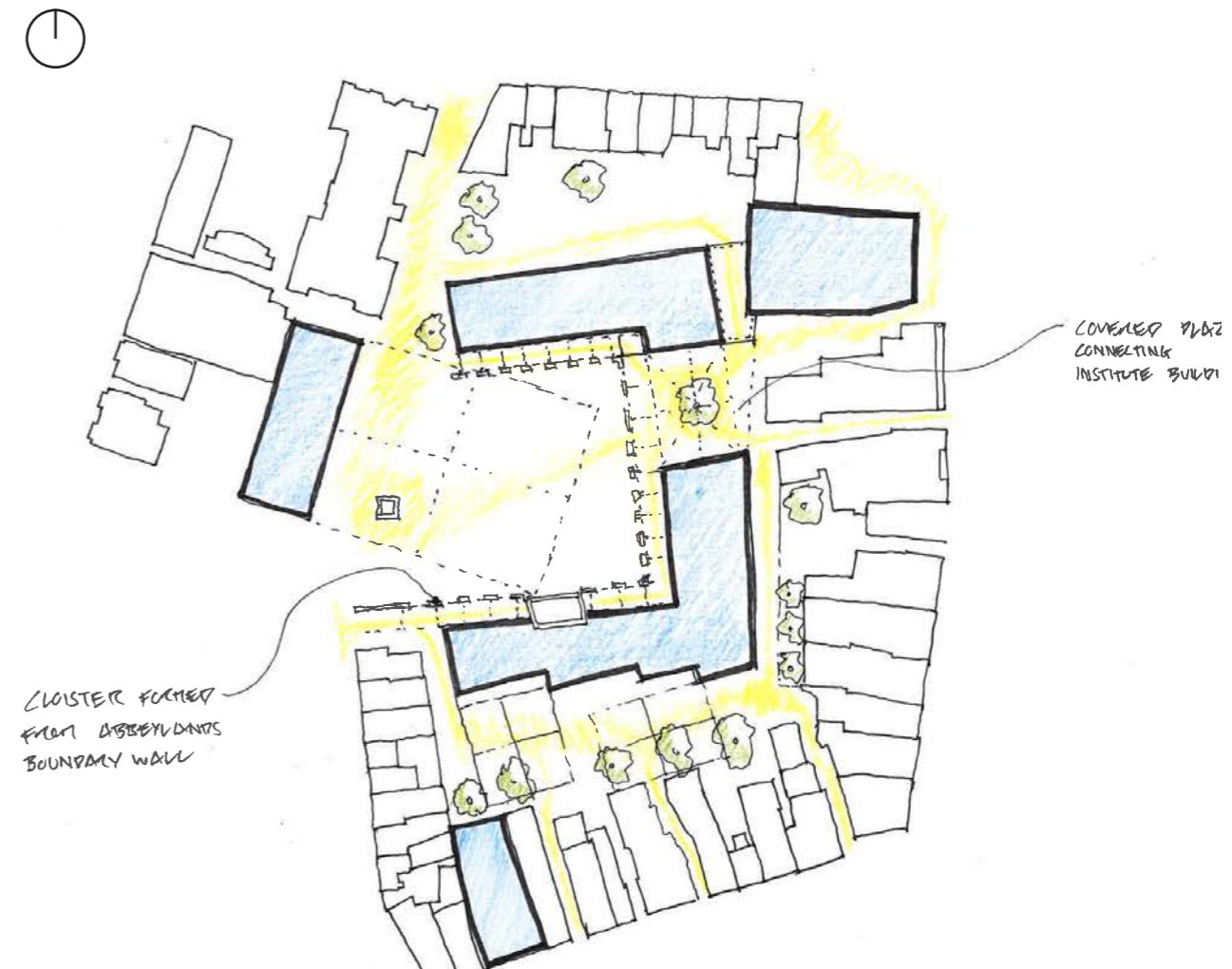
- Place branding, perception, transformative.
- New business and enterprise;
- Creation of a new civic identity;
- Mixed use community;
- Education;
- Work;
- Recreation;
- Public services;
- Covered exterior space;

Sustainability:

- Re-use of all existing buildings;
- Pedestrian and footfall increase.

DISADVANTAGES

- Cannot be delivered within existing landowner boundaries;
- Perceived dominance of the institute within the town;
- No new resident population increase;
- Traffic / carpark demand increase.



[fig151] Sketch plan of option 1.

APPENDIX B

OPTIONS EXPLORED



[fig152] Sketch proposal of option 1.

APPENDIX B
OPTIONS EXPLORED

OPTION 2

ADVANTAGES

Tower retained as orientation icon;
Accommodation of approximately 5000 standing spectators;
Accommodation of approximately 2500 seated spectators;
Linkages to all streets;

Opportunity for delivery of a phased development scheme:

- Can be delivered in phases of 250k to 4 million;

Orientation & sun path:

- Opportunity for active frontages at ground level;
- Opportunity for residential and security by design.

Flexibility on uses:

- Spaces for concerts, public meetings, dining, food markets, training, sports, recreation.

Opportunities for:

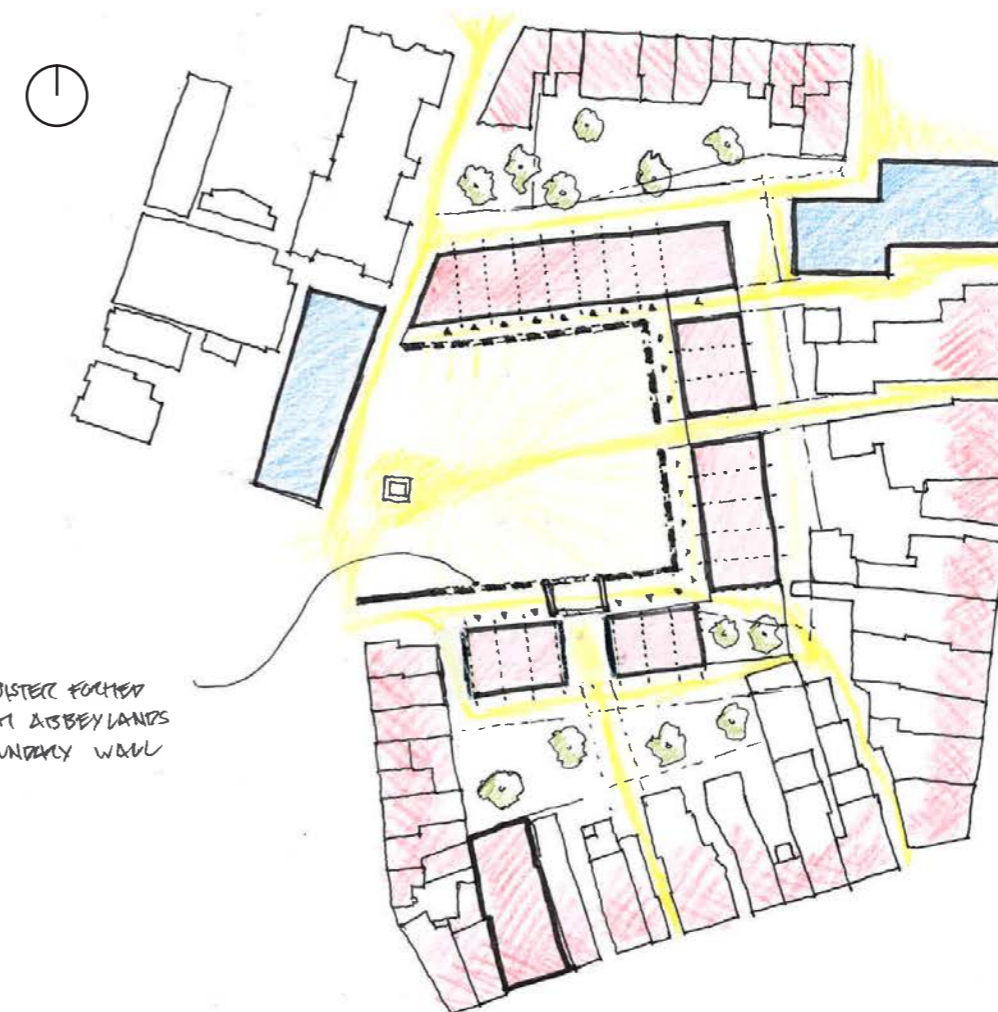
- Creation of a new civic identity;
- Recreation;
- Public services;
- Covered exterior space;

Sustainability:

- Re-use of all existing buildings;
- Residential population increase;
- Pedestrian and footfall increase.

DISADVANTAGES

- Cannot be delivered within existing landowner boundaries;
- Less opportunity for new business and enterprise;
- Less opportunity for place branding, perception, transformative;
- Less opportunity for employment;
- Less opportunity for public services.



[fig153] Sketch plan of option 2.

APPENDIX B
OPTIONS EXPLORED



[fig154] Sketch proposal of option 2.

APPENDIX B
OPTIONS EXPLORED

OPTION 3

ADVANTAGES

Tower retained as orientation icon;
Accommodation of approximately 5000 standing spectators;
Accommodation of approximately 2500 seated spectators;
Linkages to all streets;

Opportunity for delivery of a phased development scheme:

- Can be delivered in phases of 250k to 4 million;

Orientation & sun path:

- Opportunity for active frontages at ground level;

Flexibility on uses:

- Spaces for concerts, public meetings, dining, food markets, training, sports, recreation.

Opportunities for:

- New business and enterprise;
- Creation of a new civic identity;
- Mixed use community;
- Work;
- Recreation;
- Restaurants;

Sustainability:

- Re-use of all existing buildings;
- Pedestrian and footfall increase.

DISADVANTAGES

- Cannot be delivered within existing landowner boundaries;
- No new resident population increase;
- Traffic / carpark demand increase.



[fig155] Sketch plan of option 3.

APPENDIX B
OPTIONS EXPLORED



[fig156] Sketch proposal of option 3.

APPENDIX B
OPTIONS EXPLORED

OPTION 4

ADVANTAGES

Tower retained as orientation icon;
Accommodation of approximately 5000 standing spectators;
Accommodation of approximately 2500 seated spectators;
Linkages to all streets;

Opportunity for delivery of a phased development scheme:

- Works within the existing urban grain;
- Will appear less invasive/dominant to adjacent land owners;
- Can be phased depending on acquisitions of certain parcels of land.

Opportunity for delivery of a phased development scheme:

- Can be delivered in phases of 250k to 4 million;

Orientation & sun path:

- Reconfiguration of Market Square/An Post will offer south facing public space
- Opportunity for active frontages at ground level;

Flexibility on uses:

- Spaces for concerts, public meetings, dining, food markets, training, sports, recreation.

Opportunities for:

- New business and enterprise;
- Creation of a new civic identity;

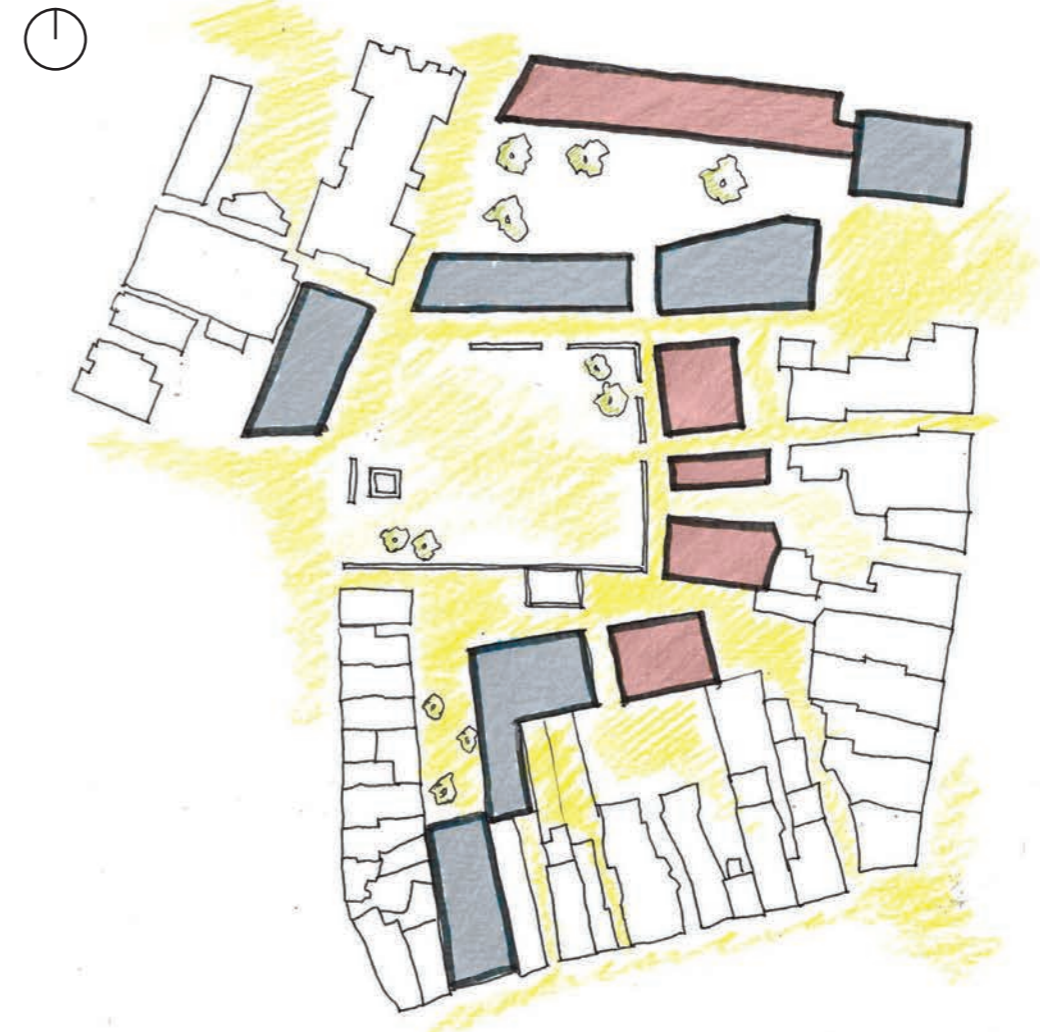
- Mixed use community;
- Residential;
- Work;
- Recreation;
- Restaurants;
- Commercial.

Sustainability:

- Re-use of some existing buildings;
- Residential population increases;
- Pedestrian and footfall increase.

DISADVANTAGES

- Existing boundaries may be restrictive;
- Development may become piecemeal;
- Traffic / carpark demand increase;
- Requires additional land acquisitions.



[fig157] Sketch plan of option 4.

- Public buildings
- Private Development

APPENDIX B
OPTIONS EXPLORED

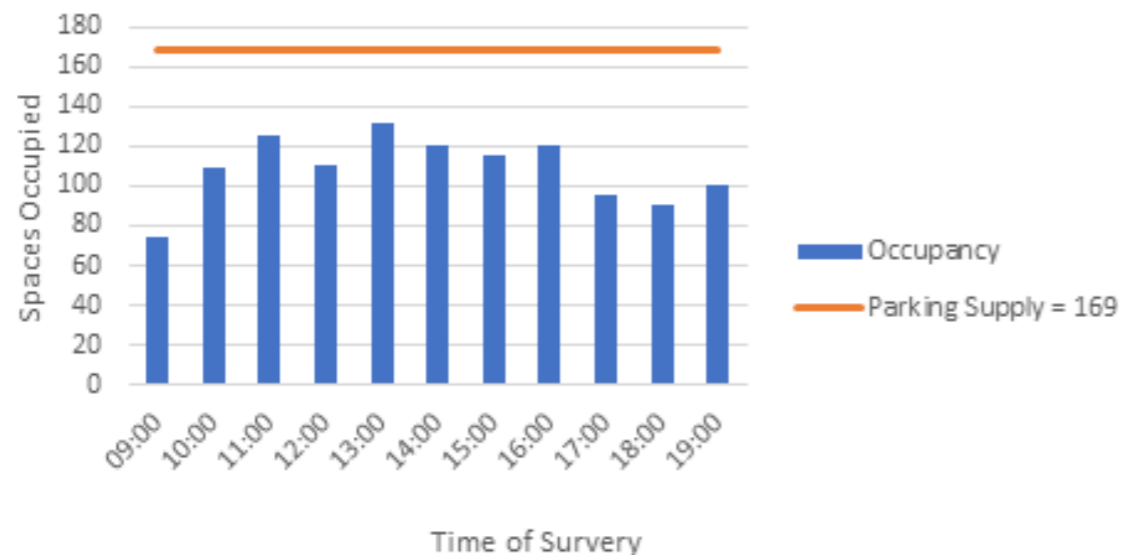


[fig158] Sketch proposal of option 4.

APPENDIX C

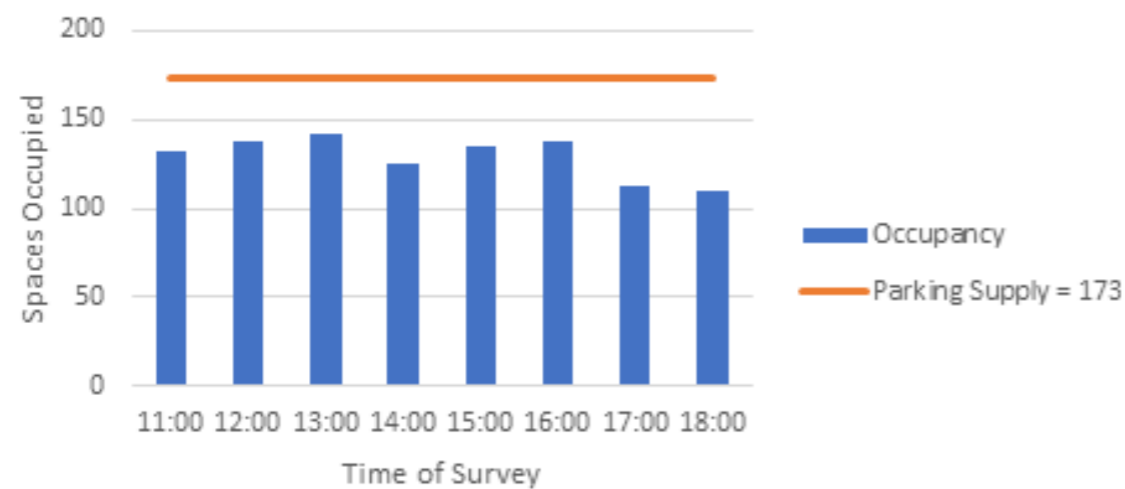
PARKING SURVEY

On-Street Car Parking Occupancy - Thurs 5th March 2020



Weekday On-Street Parking Occupancy Levels (max occupancy - 78%, 37 free spaces at max occupancy)

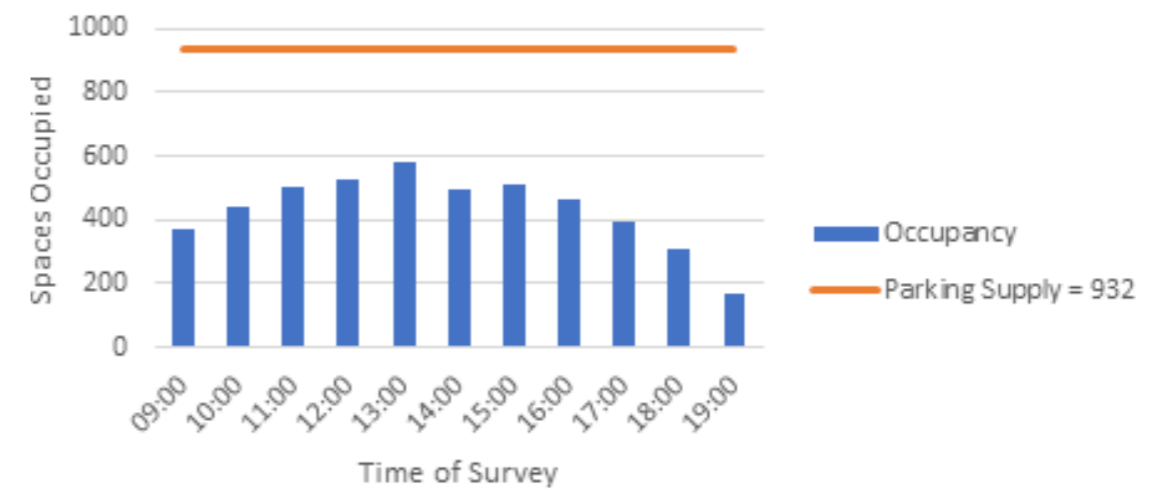
On-Street Car Parking Occupancy - Sat 7th March 2020



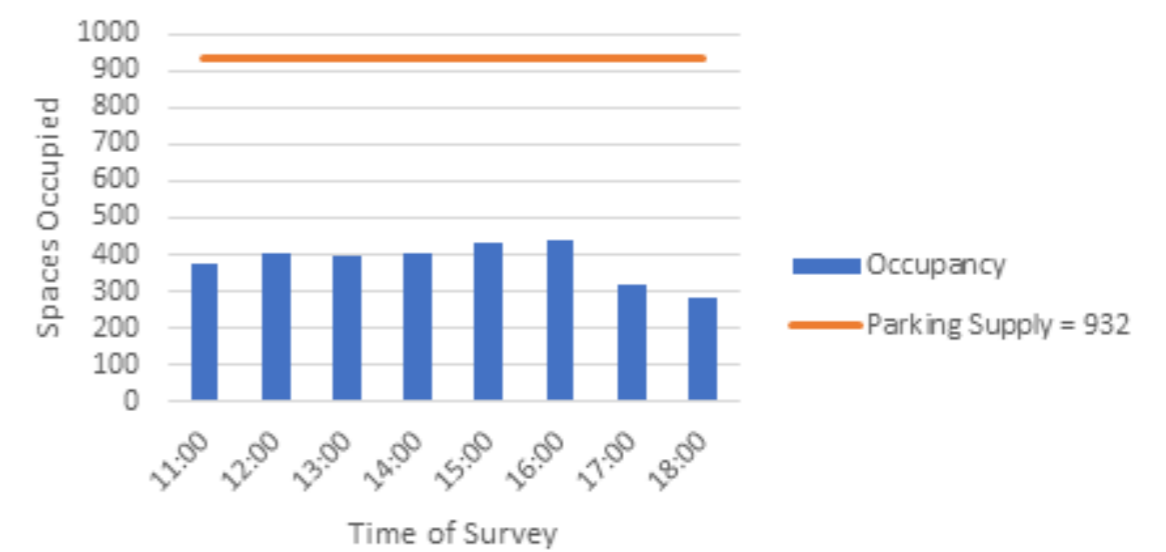
Weekend On-Street Parking Occupancy Levels (max occupancy - 82%, 31 free spaces at max occupancy)

[fig159] Parking Survey Data

Off-Street Car Parking Occupancy - Thurs 5th March 2020



Off-Street Car Parking Occupancy - Sat 7th March 2020



Weekend Off-Street Parking Occupancy Levels (max occupancy - 46%, 491 free spaces at max occupancy)

APPENDIX C PARKING SURVEY

Parking Requirements

From the table below of the Cavan Town & Environs Development Plan 2014-2020 recognises parking provision as an integral element of transportation policy.

Development type	Sq m	Car parking requirement	Sq m	Bicycle Standards	Sq m
Residential - Apts.*	2354	1 per unit	9	-	-
Shop / retail units*	1207	1 space per 12 m.sq. of net retail floor space	101	1 stand per 100 m.sq. of retail floor space	121
Offices	989	1 space per 25 m. sq.of gross floor space	40	1 stand per 100 m.sq.. of gross floor space	10
Community centre	2576	1 space per 10 m.sq. of public floor space	258	1 stand per 75 m.sq. of gross floor space	34
Post second level**	-	1 per Classroom and 1 per 10 Students, set down area and bus stop plus additional visitor/ancillary staff parking which will be individually assessed	-	2 stands per school	-
Total			408		165

Table from engineer's report relating to Parking Requirements.

*For the determination of residential/retail use of private developments (3,561sqm) the first storey was taken to be retail and additional storeys taken to be one residential unit each.

**No information provided on the number of classrooms and student and staff numbers.

Trip Generation

Trip generation		Sq m	[A] Town Hall St & Main St	[B] Farnham St & Townhall St
AM Peak	Civic amenity sites	2567	39	15
	Retail*	1207	21	13
	Education	4992	32	14
	Employment office	989	12	10
	Residential*	2354	1	1
	Total Trips		105	53
	Half Trips		52.5	26.5
PM Peak	Civic amenity sites	2567	26	13
	Retail*	1207	18	8
	Education	4992	21	14
	Employment office	989	0	0
	Residential*	2354	1	1
	Total Trips		66	36
	Half Trips		33	18

Table from engineer's report of Trip Generation.

*For the determination of residential/retail use of private developments (3,561sqm) the first storey was taken to be retail and additional storeys taken to be one residential unit each.

APPENDIX D

TRAFFIC & VEHICLE MANAGEMENT

Traffic Management

In accordance with the Cavan Town & Environs Development Plan 2014-2020, the masterplan will 'ensure priority for sustainable transport modes, pedestrians and cyclists while minimising the impact of private car-based traffic to enhance and develop the existing urban fabric'.

This will be achieved through the implementation of best practice guidelines as set out in the Design Manual for Urban Streets and Roads (DMURS) and outlined by the 'Smarter Travel' Government initiative. The combined objectives of these documents are to design;

- Simple street structures with active edges and high permeability that is easy to navigate to reduce travel distances;
- High quality street environments to attract pedestrians and cyclists;
- A balance between segregation and integration to have multi-functional streets to enhance connectivity;
- A transport network that maximises efficiency and improves accessibility;
- Facilitate a modal shift away from private car by increased access to retailing by public transport, cycling and walking;
- A sustainable transport network through walking, cycling and public transport use to reduce reliance on fossil fuels and transport related emissions.

The masterplan will uphold these objectives and aim to create a public realm to support practical cohesion between pedestrians, cyclists and vehicles. The development will provide a network of safe, well-lit, well-paved and well-signposted routes that will connect the key areas of the town.

Connectivity of the Masterplan Area

The Abbeylands area will provide access for recreational, residential, educational, employment, commercial and emergency purposes. Connectivity of the site will vary by mode such as pedestrian (including wheelchairs and prams/buggies), cyclist, car, light goods vehicles and service vehicles. Pri-

ority and increased access options will be given to pedestrians and cyclists while vehicular traffic will be discouraged and on a 'needs only' basis.

Pedestrian and cyclist movements

Due to the enhanced connectivity, it is envisaged that the masterplan area will see high levels of pedestrians and cyclists from not only trips to the Abbeylands area itself but from trips that make use of the area as a transit route. In particular, upon completion if the development the site will offer a more pleasant walking route between the bus station and Main Street.

The transportation guidelines as set out by the Cavan Town & Environs Development Plan 2014-2020 promote the use of sustainable transport, particularly within 1km of the town core. The road network surrounding the Abbeylands area is comprised of one-way streets which see low vehicular speeds and few traffic lights. Cavan town is a compact, relatively flat area with a catchment population of 10,914 in 2016. This makes the area well poised for development of pedestrian and cycle facilities to encourage modal shift from private car.

Vehicular movement

Where there are shared spaces within the Masterplan Area, priority will be designated to pedestrians/cyclists. This will improve public realm and provide a respite from vehicular traffic in the town.

It is envisaged that movements through the Abbeylands area will be mostly undertaken by foot or pedal cycle. Limited vehicular access will be provided for residents, delivery vehicles, service vehicles and emergency service vehicles. It is intended that delivery vehicles and service vehicles will have access restricted to predetermined off-peak times.

Parking

There are 48no. car parking spaces within a 2min walk from Abbey Tower and a further 955no. car parking spaces within a 2-6min walk (See Section 5.3). On-street parking in Cavan town is 'Pay & Display' paid parking charged at a rate of €0.60 an hour with a maximum stay of 2 hours permitted. The public car parks on Farnham Street, Main Street and Connolly Street operate on 'Pay & Display' paid parking charged at a rate of €0.40

an hour with no maximum stay. Typically, the on-street parking spaces have high rates of occupancy whilst off-street car parks, particularly the 311no. space multi-story car park, are underutilised. Upgrades to the multi-storey car park including redesigned parking spaces, competitive pricing, cashless payment options, increased connectivity for pedestrians and provision of e-charge parking spaces will encourage uptake.

A parking survey was carried out to review the level of uptake of both on-street and off street parking on weekdays and weekends (Appendix 1) (Table 1).

Table 1 Parking Supply - Summary

Site	Weekday / Weekend	Max occupancy (%)	Free spaces at max occupancy (no.)
On street	Weekday	78	37
On street	Weekend	82	31
Off street	Weekday	62	351
Off street	Weekend	47	491

Preliminary analysis of the parking requirements show that 399no. car parking spaces are likely to be needed, excluding residential parking spots (Appendix 2). At maximum occupancy, the existing supply of free car parking spots is 388no. on weekdays and 522no. on weekends. However the 399no. required car parking spaces should not all be considered as 'additional' as not all trips to the development will be independent of trips that are already being made into the vicinity of the Abbeylands area. It is reasonable to assume that the existing car parking network can adequately accommodate the extra demand.

Furthermore, Section 4.10 of the Cavan Town & Environs Development Plan 2014-2020 recognises parking provision as an integral element of transportation policy but equally states that 'in exceptional circumstances, the Council may at their discretion accept a reduced car parking requirement'. This development is designed to promote sustainable transport, particularly walking and cycling, and is envisaged to have minimal associated

APPENDIX D

TRAFFIC & VEHICLE MANAGEMENT

vehicular trips. On-street parking cannot be practically facilitated with exception to 1no. car parking space per residential unit and loading/unloading spaces will be provided for deliveries to the area. It is in the interest of sustainable transport and planning to have open civic spaces available to the public in preference to a car park. The surrounding parking facilities have the capacity to adequately meet the parking demand of the development and operationally it is not desirable to attract more traffic travelling along Main Street. lar trips. On-street parking cannot be practically facilitated with exception to 1no. car parking space per residential unit and loading/unloading spaces will be provided for deliveries to the area. It is in the interest of sustainable transport and planning to have open civic spaces available to the public in preference to a car park. The surrounding parking facilities have the capacity to adequately meet the parking demand of the development and operationally it is not desirable to attract more traffic travelling along Main Street.

There are approximately 1100+ car parking spaces within a 1 to 6 minute walk of the Abbeyland Area.

This figure represents a mixture of on-street parking, council owned public car parks and privately run public car parks.

Most notable is the Multi Storey Car park adjacent to the Odeon Cinema, containing 311 spaces yet local reporting suggests it is underused.

Note: these figures were recorded on the 17th of January 2020, with exception to the Dunnes Stores Underground car park, which was recorded in 2007.

Public Transportation

The public transport network in the vicinity of the Abbeylands area is comprised of bus services, taxis and hackneys. The bus services are mainly operated by Bus Eireann with few private bus services in operation.

Impact on traffic in the surrounding area

The Abbeylands area has three main approaches for vehicular traffic, namely Farnham Street/Town Hall Street, Church Street and Cock Hill (Figure 5). All three of these approaches lead to Main Street.

Traffic management site

Using available traffic data for the Farnham Street/Town Hall Street approach and estimating a worst-case scenario with 50% of new car trips to the masterplan area taking this route to park within a 2 minute walk of the Masterplan area, traffic levels are predicted to rise by a maximum of 5% (Table 2) (Appendix 3).

Junction	Farnham Street & Townhall Street (A)	Townhall Street & Main Street (B)
AM Peak	4%	5%
PM Peak	2%	4%

The traffic generated by the development will not put undue strain on the studied junctions and they will still operate at under-capacity. The traffic impact of the development is long-term, neutral and imperceptible.



[fig160] Plan of Cavan with respect to traffic flows to the Abbeyland. A refers to the Farnham Street and Town Hall Street junction, B refers to the Town Hall Street and Main Street junction.

APPENDIX E

LAND OWNERSHIP

As part of the site analysis process we have undertaken usual inspection of property lines involving meeting various property owners in order to assess the viability of various development models for the project given the site's context of relatively small-scale individual ownerships. The project probably requires a high-profile function; a 'pump-primer' building to provide both an anchor and an incentive for others. This is typically the role of a public body such as the County Council or Cavan Institute of Technology, the latter being currently in the market for a site on which to expand. This type of development would typically be accompanied by the investment of public monies in the provision of infrastructure and public realm space so that the services requirements as well as the masterplan vision would be provided for those adjoining landowners wishing to follow suit. Our team intends researching funding streams that could help to encourage the involvement of local private investors, from public and private sources, including any local enterprise funding via the Banks. This economic viability appraisal will involve organising workshops with local stakeholders and potential investors. It is intended to start the public consultations in January 2020. There are a number of vacant and disused properties adjacent to the Abbeyland site, part of brownfield/infill sites, that are suitable for redevelopment. Some of the properties are on the streetscape and have derelict infill sites to the rear. The major property owners, with sites instrumental in the success of the project include:

1. 2 Bridge Street: McKenna are the property owners, no direct link to the site, but considerable backland to the property, with potentially vacant properties.
2. 16 Bridge Street: (CN32737F), privately owned. No direct link with the Abbeyland site. (Not known if it is in use).
3. 18 Bridge Street: Donohoes family (formerly the owners of Donohoes food-fair). Their site is quite extensive and has a section of brownfield site that shares a boundary with Abbeyland.
4. 19 Bridge Street: Currently vacant, privately owned (CN34955F).
5. 44 Main Street: Connolly owned, no direct link to the Abbeyland, however to the rear of the site there are visual links to the Abbey tower. Unsure as to where there are vacant properties to the rear of this site.
6. 20 Main Street: Council owned, operated by the Credit Union. Links and connections to the Abbeyland site.
7. 19 Main Street: Bank of Ireland, link to Abbeyland site via current parking facility, shares a boundary with

the site.

8. 18 Main Street: An Post, link to Abbeyland site and shares a boundary with the site.
9. Market square: owned by the council, civic space.
10. 8 – 13 Town Hall Street: owned by McKenna, operated by a number of different businesses. No boundary shared but the backlands are in severe dereliction. There are some properties within this boundary that are vacant.
11. Town Hall: Owned by the council, operated by the Town Hall, civic space.
12. Farnham Street house (corner of Abbey Street): Owned by CN26065, no boundary with Abbeyland, but views towards the site and tower. Currently vacant.

The Abbeyland site also contains a vacant house on the south-eastern corner.

The team are aware of the importance of creating a sustainable economic environment that attracts business and investors to the town.

APPENDIX E

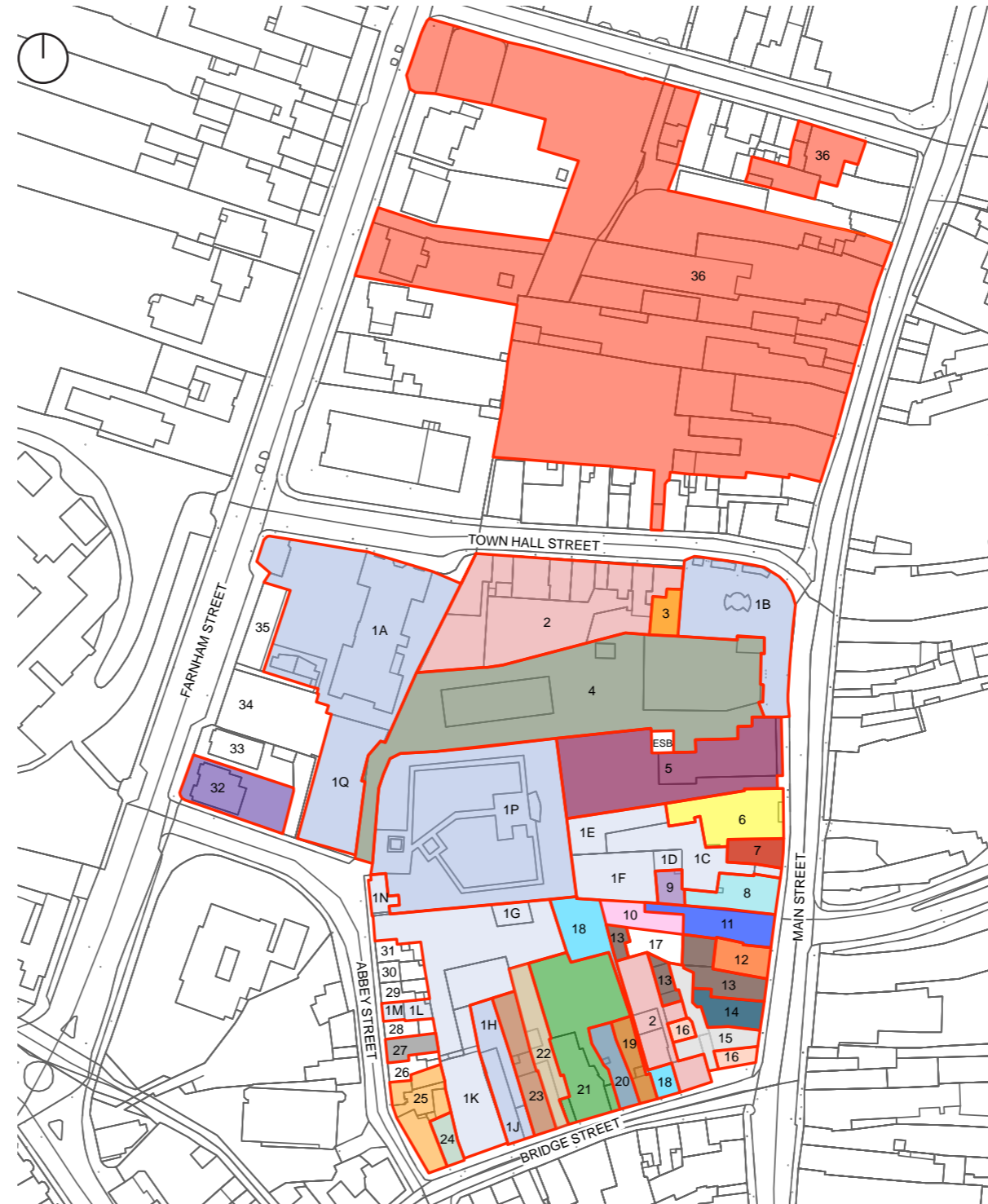
LAND OWNERSHIP

Abbeylands Land Ownership Map

Rev D

1	CAVAN COUNTY COUNCIL
1	CURRENTLY BEING PURCHASED BY CCC
2	MCKENNAS
3	OLIVER MALONE & SEÁN MCGUIGAN
4	AN POST
5	BANK OF IRELAND
6	CREDIT UNION
7	PATSY BOYLE
8	DECLAN MCKIERNAN
9	J FARRELL & J MCDONALD
10	TO BE CONFIRMED
11	PAUL & JOHN CONNOLLY
12	JIMMY FOX
13	PAUL CONNOLLY
14	JOHN SMITH
15	TONY FINLEY
16	ANDY SLOWEY
17	UNKNOWN
18	BRENDAN & TERESA MCCLARY
19	RAY O' REILLY
20	BRIDGET GALLIGAN
21	DECLAN MCCAUL
22	J STULGINSKIENE & J KUDABIENE
23	HELEN MCCARTIN
24	BRIDGET GALLIGAN
25	OAKROOM RESTAURANT
26	UNKNOWN
27	TONY FINLEY
28-31	UNKNOWN
32	THE COMMISSIONERS OF PUBLIC WORKS IN IRELAND
33-35	UNKNOWN
36	ELLIOTS

*Draft - This is not a legal document and subject to detailed consultation



[fig161] Land ownership of the Abbeyland surrounding site

Additional data on Land Ownership can be found in Appendix B

APPENDIX E

LAND OWNERSHIP
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Job No. 19030
Job Name Abbeylands
Date 23.04.2020
Rev D

Land Ownership Table

SITE	TITLE	ADDRESS & STREET NO.	OWNER NAME	CONTACT NAME	CONTACT PHONE NO.	CONTACT EMAIL
1A	Town Hall		Cavan County Council	Nicholas O' Kane	049 4378300 087 2908094	nokane@cavancoco.ie
1B	Market Square		Cavan County Council	Nicholas O' Kane	049 4378300 087 2908094	nokane@cavancoco.ie
1C			<i>Currently being purchased by CCC</i>	Nicholas O' Kane	049 4378300 087 2908094	nokane@cavancoco.ie
1D			<i>Currently being purchased by CCC</i>	Nicholas O' Kane	049 4378300 087 2908094	nokane@cavancoco.ie
1E			<i>Currently being purchased by CCC</i>	Nicholas O' Kane	049 4378300 087 2908094	nokane@cavancoco.ie
1F			<i>Currently being purchased by CCC</i>	Nicholas O' Kane	049 4378300 087 2908094	nokane@cavancoco.ie
1G	Donohoes Foodfair		Donohoes Foodfair <i>Currently being purchased by CCC</i>		Phone No. Required	nokane@cavancoco.ie
1H	Bridge Street Centre		Cavan County Council	Nicholas O' Kane	049 4378300 087 2908094	nokane@cavancoco.ie
1J	Bridge Street Centre		Cavan County Council	Nicholas O' Kane	049 4378300 087 2908094	nokane@cavancoco.ie
1K	Donohoes Foodfair		Donohoes Foodfair <i>Currently being purchased by CCC</i>		Phone No. Required	nokane@cavancoco.ie
1L			<i>Currently being purchased by CCC</i>		049 4378300 087 2908094	nokane@cavancoco.ie
1M			<i>Currently being purchased by CCC</i>		049 4378300 087 2908094	nokane@cavancoco.ie
1N			<i>Currently being purchased by CCC</i>		049 4378300 087 2908094	nokane@cavancoco.ie
1P	Old Graveyard		Cavan County Council		049 4378300 087 2908094	nokane@cavancoco.ie
1Q	Former McIntyres Store		Cavan County Council		049 4378300 087 2908094	nokane@cavancoco.ie
2	O'Rourkes Office Supples	17 Townhall St.	McKennas		Phone No. Required	
2	En Vogue Health & Beauty Salon	15 Townhall St.	McKennas			

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Land Ownership Table

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LAND OWNERSHIP
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SITE	TITLE	ADDRESS & STREET NO.	OWNER NAME	CONTACT NAME	CONTACT PHONE NO.	CONTACT EMAIL
2	Marcella's Hair Salon	13 Townhall St.	McKennas			
2	Paul Fitzpatrick Financial Services	13 Townhall St.	McKennas			
2	Cavan Natural Healing Clinic	13 Townhall St.	McKennas			
2	Sportsworld	11 Townhall St.	McKennas			
2	Telecare	9 Townhall St.	McKennas			
2	Archway		McKennas			
2	Dwelling (vacant)	7 Townhall St.	McKennas <i>Long Lease Hold</i>			
2	Sheila's Hair Salon	5 Townhall St.	McKennas <i>Long Lease Hold</i>			
2	Datseés Café	3 Townhall St.	McKennas <i>Long Lease Hold</i>			
2	Shed Collapse	Rear of 2 Bridge Street?	McKennas			
2	J&B Hope Ltd	2 Bridge Street	McKennas			
2			McKennas			
2			McKennas			
3	Chicken Hut	Market Square		Bryan Hunt Solicitor (Deceased) Upstairs Keenans Bookies, Roscommon Downstairs owned by Oliver Malone & Seán McGuigan		
4		Market Square	An Post	Maurice Blake Harry Conaty		Maurice.Blake@anpost.ie Cavan.DO@anpost.ie
4	An Post	Market Square	An Post	Maurice Blake Harry Conaty	Phone No. Required	Maurice.Blake@anpost.ie Cavan.DO@anpost.ie

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Land Ownership Table

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LAND OWNERSHIP
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SITE	TITLE	ADDRESS & STREET NO.	OWNER NAME	CONTACT NAME	CONTACT PHONE NO.	CONTACT EMAIL
ESB	Sub Station		ESB			
5	Bank of Ireland		Bank of Ireland		Phone No. Required	
6	Credit Union	83 Main Street			Phone No. Required	
7	Boyle Menswear		Patsy Boyle	Patsy Boyle		
8	McDonagh Shoes Hugmie	34-36 Main St.	Declan McKiernan	Declan McKiernan		
9	5th Avenue Public House		J Farrell & J McDonald			
10	TO BE CONFIRMED					
11	Cara Pharmacy/ Paul & John Connolly Opticians	77 Main Street	Paul & John Connolly	Paul & John Connolly		
12	Fox Footwear	76 Main Street	Jimmy Fox	Jimmy Fox		
13	Connolly Souvenirs	75 Main Street	Paul Connolly	Paul Connolly		
14	Smith's Footwear	44 Main Street	John Smith			
15	Cut Price		Does Andy Slowey own this or at least upstairs? He owns the flats	Tony Finley		
16	Hallmark cards		Andy Slowey	Andy Slowey		
17	UNKNOWN					
18	Maudie McClary	3 Bridge Street		Brendan & Teresa McClary		
19	Cavan 1 House Photo	6 Bridge Street		Ray O'Reilly		
20	Pretty Patterns Childrens Fashion	8 Bridge Street		Bridget Galligan		

APPENDIX E

LAND OWNERSHIP
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Land Ownership Table

SITE	TITLE	ADDRESS & STREET NO.	OWNER NAME	CONTACT NAME	CONTACT PHONE NO.	CONTACT EMAIL
21	McCauls Bar	10 Bridge Street		Declan McCaul	086 2458460	mccaulredan@yahoo.co.uk
22	Flower for Dreams	12 Bridge Street	CN32737F	J Stulginskiene & J Kudabiene		
23	The Purple Orange	14 Bridge Street	CN34206F	Helen McCartin		
24	Vacant	22 Bridge Street	CN34955F	Johnny Donoghue. Now owned by Bridget Galligan (same owner as No. 29)		
25	Oak Room Restaurant	24 Bridge Street	CN32900F			
26	Dwelling (occupied)	2 Abbey Street				
27	The Nest Hair Boutique	4 Abbey Street	CN34391F	Tony Finley		
28-31	Dwellings (occupied)	6, 10, 12, 14 Abbey Street				
32	Former Garda Barracks	Farnham Street	THE COMMISSIONERS OF PUBLIC WORKS IN IRELAND (51, ST. STEPHEN'S GREEN EAST DUBLIN)			
33	Dwelling (occupied)	Farnham Street				
34	The Morgan Centre	Farnham Street				
35	CYMS Building	Farnham Street				
36	Elliot's					

APPENDIX F SERVICES

ESBN

There is extensive existing underground MV/LV infrastructure present on both sides of Farnham St & Townhall St & on one side of Abbey St & Bridge St

There are 2.No. existing ESBN unit Subs or Sub stations present on the Abbeyland site, ref: TownHall St. & Cavan P.O.

Each unit Subs or Sub station is supplied by an existing underground MV/LV cable extended from existing ESBN underground infrastructure on Farnham St & Main St. respectively.

Eir:

Eir have extensive underground network infrastructure on the streets surrounding the Abbeyland site and traversing the site itself, at the northern boundary & running East/West connecting Main St to Farnham St.

Enet (Metropolitan Area Network (MAN)):

There is no Enet infrastructure on the immediate Abbeyland site.

However, the Cavan Town Metropolitan Area Network (MAN) operated by Enet and comprising ducting, sub ducting and fibre optic cabling will be found on all streets bounding the site, with the exception of Bridge St. GNI

No infrastructure in Cavan Town.

Virgin Media

No infrastructure in Cavan Town.

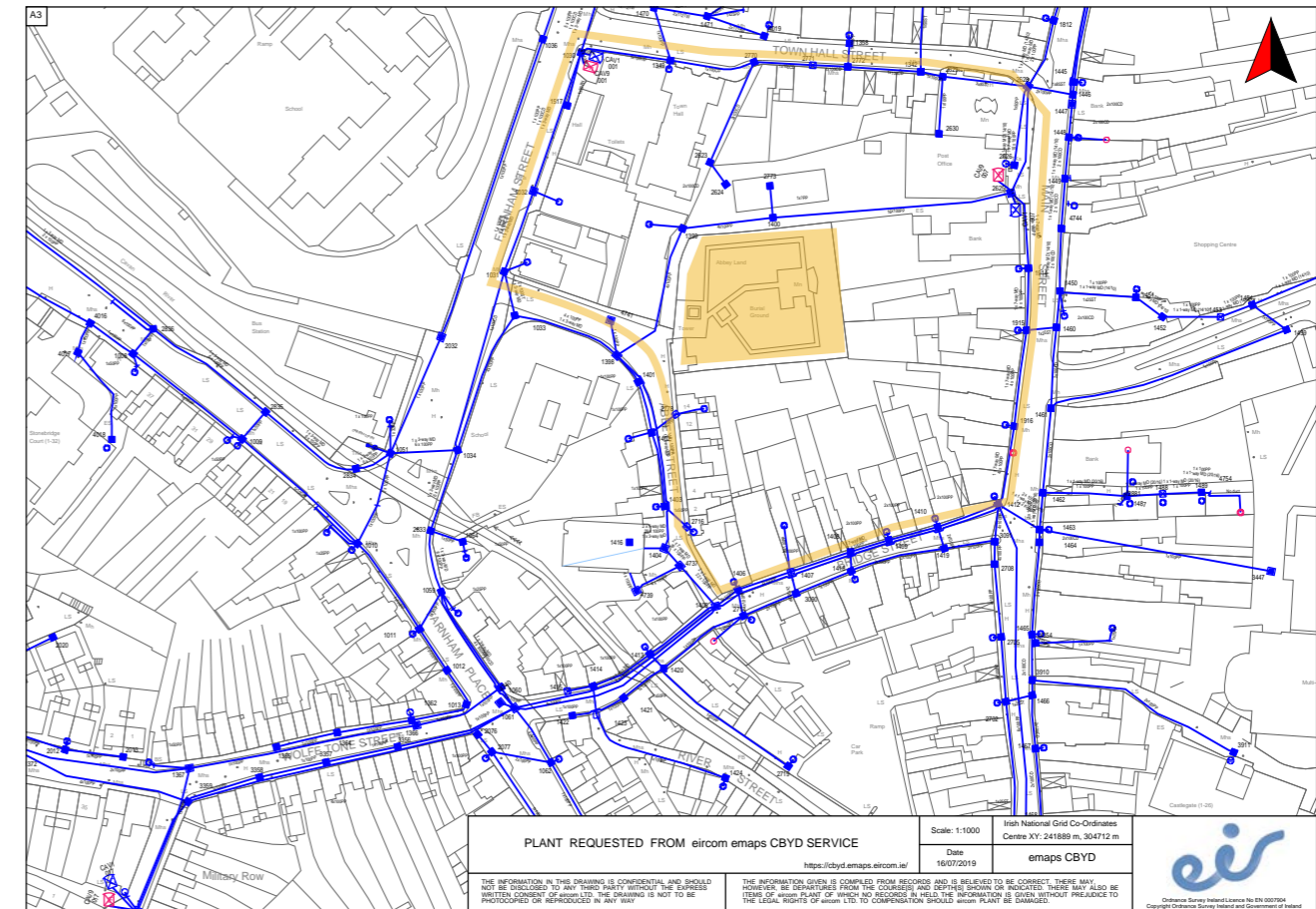
VDSL (High speed broadband) Connection Nodes

No VDSL infrastructure exists will be found on the actual Abbeyland site.

However, there are 4.No. existing VDSL (High speed Broadband) connection nodes located on streets in the vicinity of/bounding the site

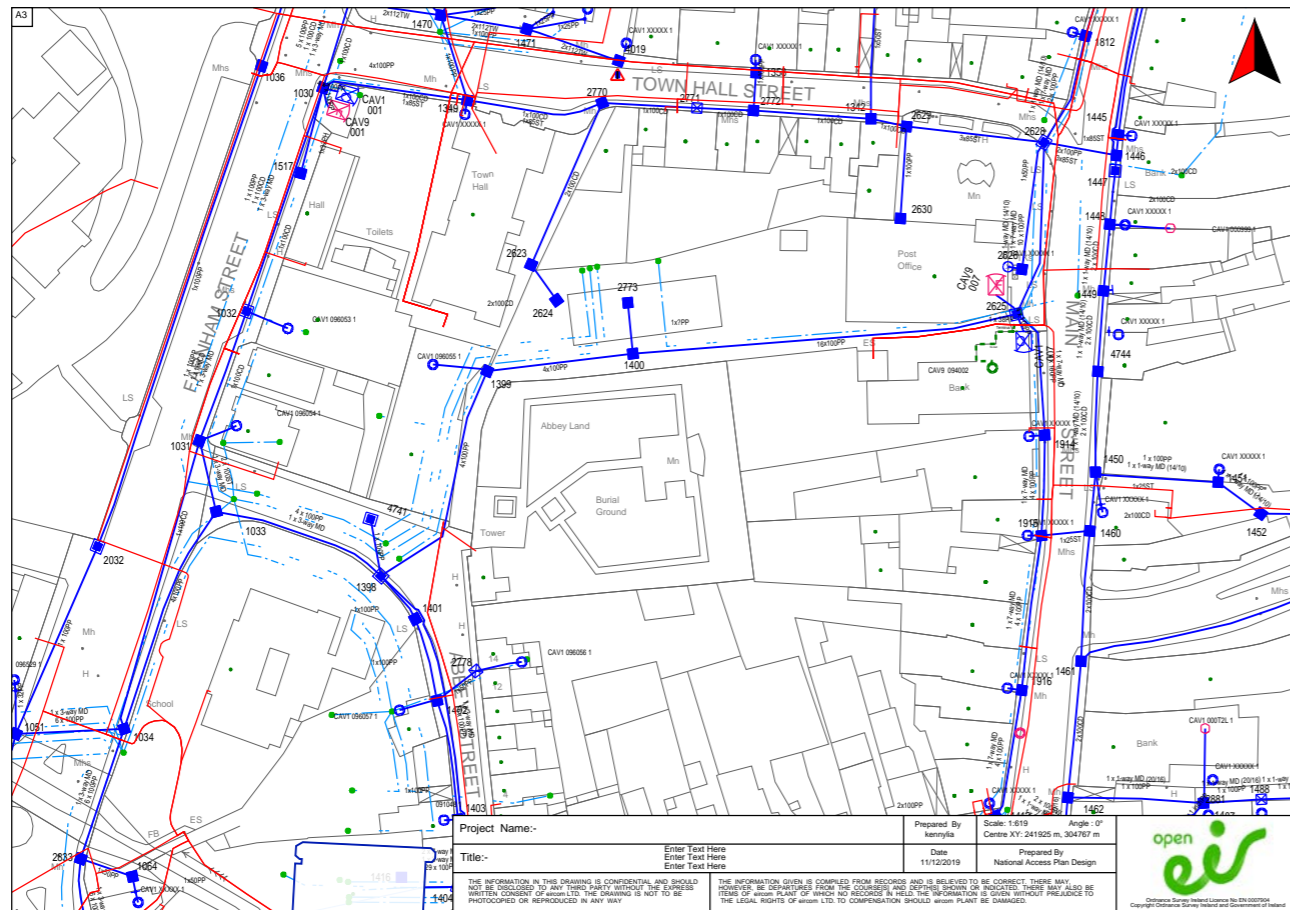
OpenEir

Clarification response awaited from OpenEir.

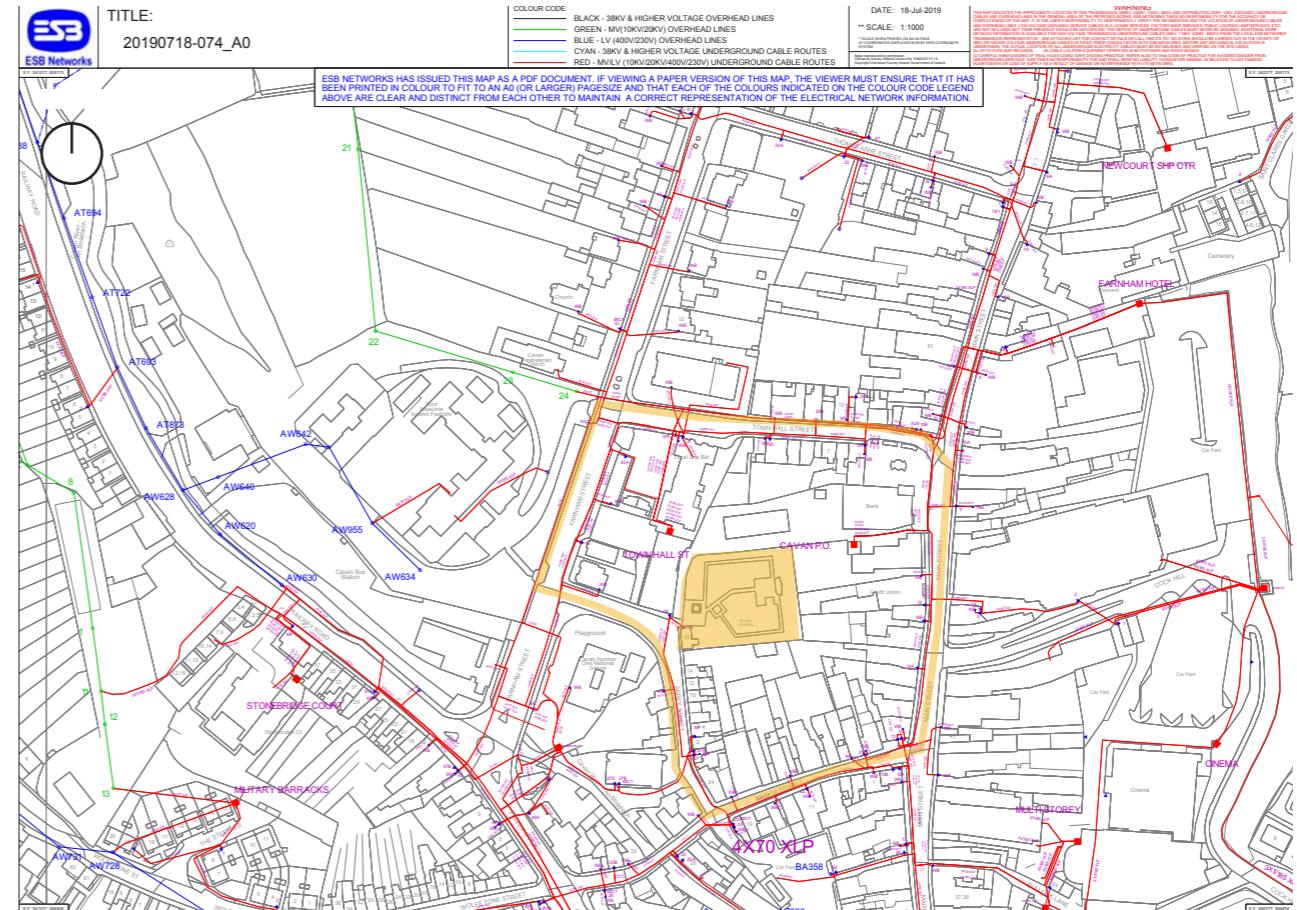


[fig162] Plan of Eircom services within project site boundary.

APPENDIX F SERVICES



[fig163] Plan of Open Eir services within and surrounding the project site boundary..



[fig164] Plan of services within and surrounding the site boundary.

APPENDIX G

MICROCLIMATE

The site as existing contains an expanse of open space, protected by existing low-medium rise buildings on the streets immediately bounding the actual site. The Site is sheltered on four sides & there are no tall buildings (> 3 storeys) on or around the current site that would cause local wind impacts. Weather - the state of the atmosphere at a particular place & time - has important direct effects on the external, built environment, raising or lowering air temperature locally, producing hot or cold surfaces, blocking or accelerating wind. All of these effects can then be directly experienced by people using outdoor spaces.

Climate - the weather conditions prevailing in an area in general or over a long period, typically 30 years - is one of the most important factors affecting architectural & urban design. The climate of any location is modified by both its altitude & latitude. Thus, the identification, understanding & assessment of climate effects of any site, are vital ever before design decisions are made.

Levels of sunlight, shade, temperature, humidity, rain, snow, wind and noise have an impact upon our experience and use of urban environments. Thus, an essential aim of urban design is to provide comfortable conditions within the public realm; comfort being a prerequisite of successful 'people' places.

For site planning, the directionality of solar radiation & wind must be considered. Sun angles can be assessed for various times of year using sun path diagrams & other tools, while wind direction & strength can be assessed using wind roses, published Wind data & other tools. Desirable conditions will vary both by season and by the activities that take place within the space

In considering the Micro-climate of any site, the aims are to:

- Allow for the optimisation of solar access, to provide a better visual environment in the Abbeylands site.
- Reduce the degree of exposure to prevailing winds
- Encourage growth of landscaping/planting
- Improve the durability of specified building material (reduced rain penetration)

1. Climate

The nearest Met Eireann weather observation stations are at Ballyhaise, Co. Cavan, approximately 9Km NNE of Cavan town (54°03'05" N, 07°18'35" W & 78m above mean sea level). Ballyhaise Automated weather Station (AWS) is situated within the grounds of Teagasc, Ballyhaise, Co Cavan and was installed in 2003. Clones AWS is approx. 25Km NNE of Cavan Town, and the weather station closed in 2007.

When necessary, the 2 sets of data will be considered, in order to provide as accurate a picture as possible of prevailing climate.

However, there is an incomplete dataset for Ballyhaise, and, as Clones closed in 2007, and the published data is now 13 years old, it must be interpreted with caution

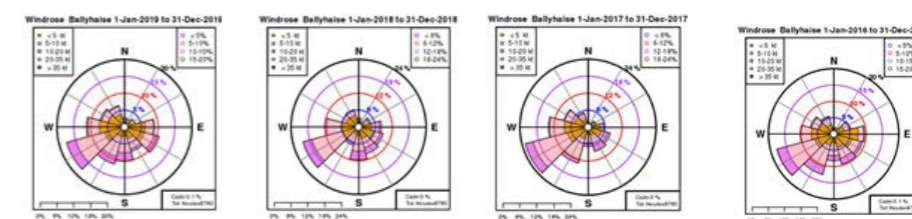
2. Wind

The wind at any particular location is influenced by a number of factors such as obstructions caused by buildings or trees, the nature of the terrain itself, the presence of large expanses or bodies of water, and deflection by nearby mountains or hills.

During the course of a typical day, the range (difference between the highest and lowest) of mean hourly wind speed is considerable. This diurnal wind speed range variation - caused by surface heating - is much more pronounced seasonally, in summer than in winter and greatest on sunny days, and least on dull days.

For the same reason, wind is also more turbulent and tends to change direction more frequently during the day than at night.

Published Met Eireann Ballyhaise AWS wind rose data for the last 4 years (2016-19, incl) are reproduced below. Noticeable features of the wind roses are that the wind is consistently prevalent from SW direction; with the strongest winds also originating, unsurprisingly, from this direction; the highest wind speeds typically do not exceed 10-20 knots (5.14 - 10.28m/sec) - dark pink colour - and the direction of non-prevailing winds display considerable variance ranging from 90-330o.



Wind Rose 2019 Wind Rose 2018 Wind Rose 2017 Wind Rose 2016

Table 1 below also includes an analysis of the most frequently occurring wind speeds and the highest wind speeds occurring for each of the last four years, and the %age of hours those speeds occur, all extrapolated from the wind roses for the same period.

Year	Mean Average Monthly Wind speed*	Most frequently occurring wind speed	% hours occurring	Highest wind speed range occurring	% hours occurring
2019	6.2 knots 3.18m/sec	5 - 10 knots 2.57 - 5.14m/sec	c.8%	10 - 20 knots 5.14 - 10.28m/sec	c.2.5%
2018	7.1 knots 3.65m/sec	5 - 10 knots 2.57 - 5.14m/sec	c.9.5%	5 - 10 knots 5.14 - 10.28m/sec	c.2.5%
2017	6.4 knots 3.29m/sec	5 - 10 knots 2.57 - 5.14m/sec	c.14%	5 - 10 knots 5.14 - 10.28m/sec	c.2.5%
2016	6.8 knots 3.49m/sec	5 - 10 knots 2.57 - 5.14m/sec	c.9.5%	5 - 10 knots 5.14 - 10.28m/sec	c.2.5%

Table 1: Analysis of Wind Data
[fig80] *The 17 calculated - i.e. unpublished - year mean monthly wind speed for Bally-

APPENDIX G MICROCLIMATE

3. Pedestrian Comfort in windy environments

Wind microclimate comfort is strongly correlated with the activity being undertaken by any individual in an external space, and so has been defined for a range of separate activities in terms of an average (mean) wind speed, exceeded for a certain percentage of the year. The Lawson Comfort Criteria (LCC) have been developed around the Beaufort (B) Land Scale, extending its applicability to environments in & around buildings. The LCC reflect the fact that a sedentary activity, such as sitting, requires a low wind speed for prolonged comfort, whereas for more transient activity (such as leisure walking) users of urban spaces will tolerate stronger winds. In assessing wind comfort only the highest normally occurring wind speeds are considered. A summary of the Lawson Comfort Criteria (LCC) is set out in T1a below.

Description	Threshold (maximum permissible)	Beaufort (B) windspeed (m/sec)	
Distress	0.01% > B6	B6: 10.95 - 14.10	B6: Large tree branches begin to move; telephone wires whistle.
Business walking	2% > B5	B5: 8.25 - 10.95	B5: Small trees, in leaf, sway.
Ped. leisure walking	4% > B4	B4: 5.60 - 8.25	B4: Wind raises dust/loose paper; small branches move
Ped. standing	6% > B3	3.35 - 5.60	B3: Leaves & twigs in motion; wind extends a flag.
Sitting	1% > B3	3.35 - 5.60	B3: Leaves & twigs in motion; wind extends a flag.

T.1a: Lawson Comfort Criteria (LCC) for Wind & Beaufort Wind Scale [fig81]

With regard to seated outdoor comfort, from Table 1 & Table 1a it can be seen that:

1. The lower LCC wind speed threshold for seated comfort (3.35 m/sec) is exceeded by the recorded yearly mean monthly wind speeds in 2 of the 4 years, 2016 (3.49m/sec) & 2018 (3.65m/sec).
2. The upper LCC wind speed threshold for seated comfort (5.60 m/sec) falls within the range of the highest recorded normally occurring wind speeds (5.14 - 10.28m/sec).
3. The highest recorded wind speeds for each of the preceding four years fall within the ranges 10-20Knots (5.14-10.28m/sec)
4. These speeds are recorded on average 2.5% of the time in each of the four years 2016-19, which is in excess of the maximum permissible annual percentage (1%>B3: 3.35-5.60 m/sec)

With regard to comfort for standing pedestrians/ spectators watching an event, the LCC threshold is a max permissible 6% > B3: 3.35 - 5.60m/sec.

- This is the same wind speed range as for outdoor seated comfort, the only difference being the maximum percentage of occurrence, which rises from 1% to 6%, thus the previous comments wrt wind speeds also apply to this activity.
- The percentage of time the highest occurring wind speeds happen (c2.5%) is lower than the maximum recommended percentage (6%>B3: 3.35-5.60 m/sec) for pedestrians standing/spectators.
- However, the upper LCC wind speed threshold for standing comfort (5.60 m/sec) falls within the range of the highest recorded normally occurring wind speeds (5.14 - 10.28m/sec).

The foregoing preliminary qualitative wind speed analysis suggests that the Abbeylands site will not necessarily meet the Lawson Comfort Criteria for seating (see point 4 above) or standing spectating (see point 5 above) without further analysis &/or wind mitigation.

APPENDIX G MICROCLIMATE

Pedestrian thoroughfares should be suitable for leisure walking see Table A1, (max permissible, 4%>B4: 5.60-8.25m/sec) during the windiest season. From Table 1 & Table 1a it can be seen that:-

- The highest recorded mean monthly wind speed for each of the four years 2016-2019 does not exceed the lower LCC wind speed threshold for pedestrian leisure walking (5.60 m/sec)
- The calculated 17 year mean monthly wind speed (3.32m/sec) does not exceed the lower LCC wind speed threshold (5.60 m/sec) for pedestrian leisure walking
- The lower LCC wind speed threshold for pedestrian comfort while engaging in leisure walking (5.60 m/sec) falls within the range of the highest recorded occurring wind speeds (5.14 - 10.28m/sec).
- The percentage of time the highest occurring wind speeds happen (c2.5%) is below than the maximum recommended percentage (max permissible, 4%>B4: 5.60-8.25m/sec)

A preliminary qualitative assessment wrt pedestrian thoroughfares suggests that the number of hours exceeding the specified the comfort threshold limits is unlikely to be exceeded.

3. Daylight & Sunlight

When assessing the effects of daylight & sunlight in the context of proposed developments, it is important to recognize the distinction between daylight and sunlight. Daylight is the combination of all direct and indirect sunlight during the daytime, whereas sunlight comprises the direct elements of sunlight only. On a cloudy or overcast day, diffused daylight will still be perceived, even when sunlight is absent.

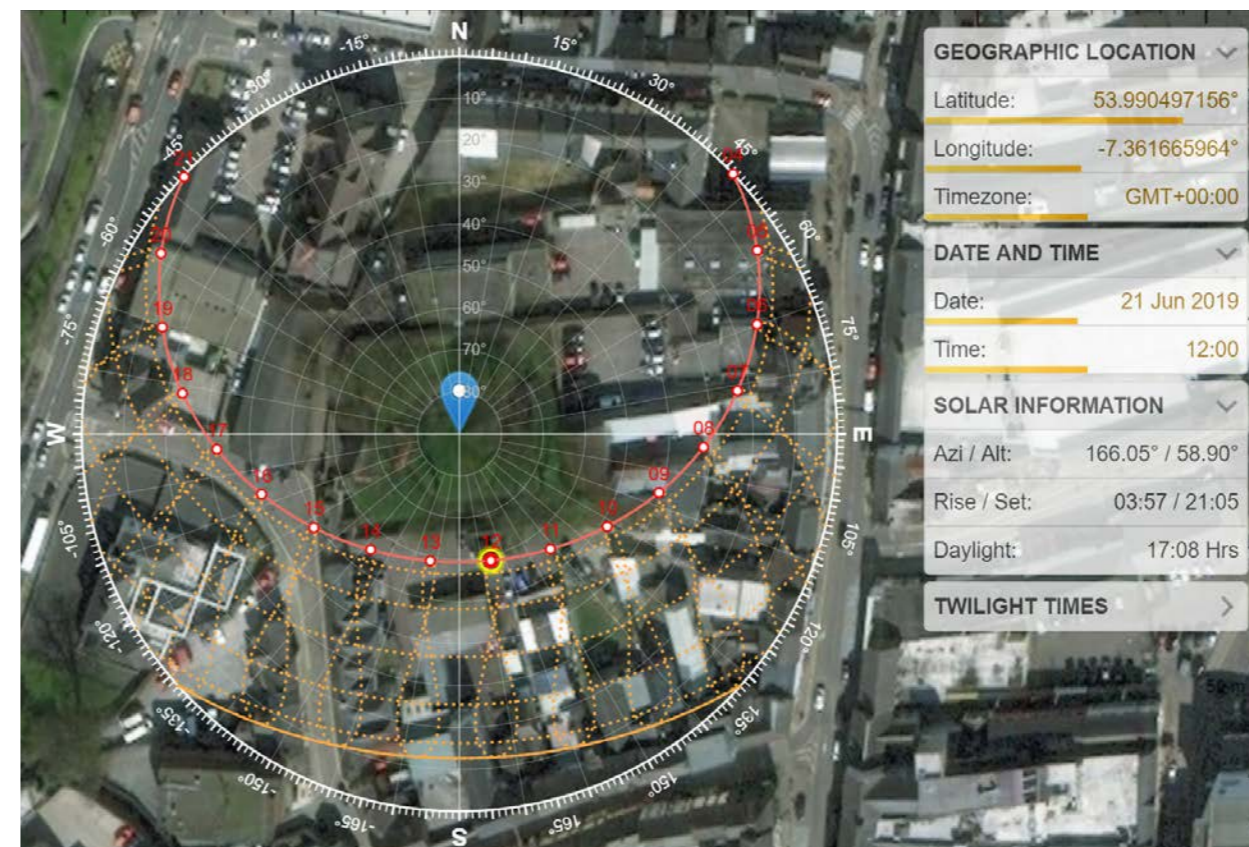
There is no published sun hour data for Ballyhaise AWS, however there is 30 years of published data for the Clones AWS, for the period 1978-2007. In the reference period noted, the Clones mean daily duration is 3.3 hours of sunshine; the greatest daily duration is 16.6 hours and there were on average 74.3 days per annum without direct sun, in the period. The mean daily duration of sunshine hours for March, in the reference period was 3.0 hours & the greatest daily duration for March was 11 hours, while at least 6 days during March saw no direct sunlight.

Guidance on sunlight provision is given in the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'. It recommends that for a space to be considered adequately sunlit, it should receive at least two hours of sun over at least half its area on 21 March (the Spring equinox).

Sunlight at an altitude of 10° or less is discounted, because it is likely to be blocked by planting or other site obstructions. The maximum solar altitude at local noon on the winter solstice is c.13°.

If a space is used all year round, the Spring (vernal) equinox (21 March) is the best date for which to prepare shadow plots as it gives an average level of shadowing. The lengths of shadows at the autumn equinox (September 21) will be the same as those for March 21, so a separate set of plots for September is not required.

As can be seen from Fig.1, at local noon the sun's solar altitude - which refers to the angle of the sun relative to the Earth's horizon - will be almost 360 ensuring that the site has a good solar aspect.



[fig165] Satellite image of summer solstice sun path diagram of Abbeyland.

APPENDIX G MICROCLIMATE

2.4. Shadowing

It must be borne in mind that nearly all structures will create areas of shadow, and some degree of transient overshadowing of any space is to be expected.

In built up areas like towns, it is not uncommon for large areas of the ground to be in shadow in December. If it is proposed to use a particular part of the site only, at certain times of day or year (for example an outdoor performance area) it is prudent, when the design develops, to plot shadows for those specific dates & times.

With regard to landscaping, the Royal Horticultural Society defines areas with less than two hours sun per day as in 'deep shade' where only a limited number of shade tolerant plant species will grow, and this may have an impact on any landscaping proposals for the site. From the Fig.2 it can be seen that both a significant portion of lower Main Street & a significant part of Town Hall street will experience heavy shadowing during Winter. In addition, northern & eastern parts of the site are also heavily shadowed.



Fig 2: Aerial View of site indicating shadowing.
[fig166] A qualitative assessment suggests that the site meets the BRE recommendations referred to elsewhere in this section.

2.5. Rainfall

Cavan town is in an area, which for the purposes of the Driving Rain Index is classified as 'normal exposure'. Nonetheless, in the period 2016-19 the amount of annual rainfall occurring in Ballyhaise varied between 892.8-1114.7mm of precipitation per annum. This rainfall was typically experienced, as low intensity rainfall events on average more than half the year (2019-2017 Incl.) Met Eireann Rainfall data for the 4 year period 2016-2019 is set out in T2. below.

Year	Most rainfall (mm in a day)	Annual rainfall (mm)	No. of rain days (>=0.2mm)	No. of wet days (>1mm)
2019	48.8	1114.7	223	179
2018	25.3	934.5	220	164
2017	23.8	954.1	253	171
2016	24.0	892.8	No Data	No Data

Table 2: Rainfall data, Ballyhaise, 2016-2019 inclusive

The annual average of 17 years of rainfall data for Ballyhaise is 1032mm

However, it should be noted that because heavy rain events are often highly localised, this makes it particularly difficult to estimate their probability.

2.6. Temperature

Thermal comfort is the key indicator to describe people's subjective experience of temperature in open spaces. It summarises the impact of sun, wind, air temperature and humidity on thermal sensation. The effects of meteorological parameters on human thermal comfort in urban spaces varies depending on the season and time. In summer, an increase in

temperature and humidity contributes to the higher perceived temperature, while higher wind speeds contribute to cooling. In winter, the perceived temperature varies with the wind speed and actual temperature in winter. Conversely, however, higher wind speeds will promote convective heat transfer, causing the body to lose heat quickly.

While it will not be possible to control external air temperatures, particularly during winter, the amplifying effects of the wind on perceived temperatures in urban spaces also has to be considered.

A summary of pertinent temperature values recorded at Ballyhaise, over the last 4 years are set out in T3 below. While the mean annual temperature varies between 9.6 - 9.8 oc, the actual temperature throughout each year varies significantly. Temperatures for the 4-year period 2016-2019 inclusive, exhibit considerable variation with values reaching as high as 28.8oc (June 2018) & dropping as low as -5.5oc, a 34.3oc temperature swing. Temperatures over the 30-year period (1978-2007) for Clones exhibit the same kind of variation, with values dropping as low as -15.2oc (Dec.2010) & reaching as high as 28.8oc (June 2018).

Year	T max		T min		T mean	
	Highest (°C)	Lowest (°C)	Highest (°C)	Lowest (°C)	Highest (°C)	Lowest (°C)
2019	24.1	2.9	17.1	-4.1	20	0
2018	28.8	-1.1	16.7	-5.5	20.2	-2.4
2017	25.1	1.7	15.4	-4.6	19.2	-0.3
2016	25.5	1.2	17.9	-4.3	20	-1.5

Table 3: Air Temperature Data, Ballyhaise, 2016-2019, inclusive.

APPENDIX G

MICROCLIMATE

Conclusions

Outdoor human comfort in an urban climate is affected by a wide range of parameters, including wind speed, air temperature, relative humidity, solar radiation, air quality, human activity, clothing level, age, etc.

Two methods are used to evaluate pedestrian comfort: pedestrian wind comfort and outdoor thermal comfort. To accurately assess the outdoor wind environment, wind speed is the only parameter considered.

A preliminary assessment of user wind comfort based solely on an analysis of published Met Eireann annual wind speeds suggests that the site may not be suitable for standing spectator/seated outdoor events, without further mitigation.

To determine the type of mitigation measures needed, further analysis of wind data would be required in order to ascertain when the hours of exceedance are likely to occur. However, specialist wind modelling is outside the scope of works of the design team, and the capital costs of any wind speed design mitigation measures adopted to make sitting/pedestrian standing or spectating more comfortable, may not be economically viable depending on the frequency with which the space is proposed to be used for such outdoor events. Particularly, as one of the main wind mitigation design measures i.e. the strategic use of soft landscaping (mature) is already in situ at the south west of the site.

With regard to thermal comfort, it has been shown that depending on the time of year, the outdoor thermal environment is likely to exhibit considerable variation in temperature, and this may exacerbate &/or be exacerbated by wind comfort conditions at certain times of the year, when low temperatures coincide with higher than average wind speeds.

Thus, a more practical solution may be to consider the use of a large marquee or similar to accommodate seated & standing spectator events in the space.

Microclimate is often neglected in urban design, as designers can have little specific influence on the site microclimate situation. Nonetheless, certain design actions have an important influence in modifying both the wind & thermal microclimates, to make external spaces more comfortable and by extension making conditions more acceptable to the users of urban spaces.

Relevant factors at this scale include:

Design mitigation measure	Wind microclimate	Thermal environment
Consideration of the site wind regime	check	check
Configuration of space and the use of buildings, walls, trees, canopies & arcades for shelter	check	check
Landscape & planting	check	times
Ponds/fountains to enhance natural cooling		check
Positioning of pedestrian paths, trees & other vegetation, walls, fences & other obstructions	check	check
Massing & grouping of buildings, including the spaces between them	check	times

Table 3: Air Temperature Data, Ballyhaise, 2016-2019, inclusive.

APPENDIX H

FLORA & FAUNA

This report provides a preliminary habitat assessment of an urban area within Cavan Town known for the purposes of this project as Abbeyland. The purpose of this report is to inform future plans and designs for this site.

It should be noted that the following is based on desktop survey and on a field visit to those areas of the site that could be accessed. It does not represent a comprehensive survey of the area.

HABITATS

Habitats that were visible and accessible are listed below along with their corresponding code as per Fossitt (2000).

- Buildings and Artificial Surfaces (BL3)
- Stone Walls and Other Stonework (BL1)
- Spoil and Bare Ground (ED2)
- Recolonising Bare Ground (ED3)
- Amenity Grassland (GA2)

In addition to this there are also some mature trees toward the centre of the site. Some historical buildings of stone construction are found in this area also. The remainder of the site is given over to commercial and residential buildings of various ages. There are no known natural or semi-natural habitats within the area under survey. The aerial photograph below shows the built-up nature of the site and the mature trees toward its centre.



[fig167] Drawing of overall area under survey.



[fig168] Satellite image of overall area under

SITES DESIGNATED FOR CONSERVATION

There are no sites designated for the conservation of nature within the area under survey. The nearest such sites are Lough Oughter Special Protection Area (Site Code 04049) and Lough Oughter and Associated Lough Special Area of Conservation (Site Code 00007). These are c. 3.5km to the northwest of the site under survey. At time of writing, it is not considered likely that the proposed development will have any direct or indirect impacts on any designated sites.

BATS

LEGISLATION

All bat species are protected by law in Ireland at a national and European level. Nationally, the Wildlife Act 1976 (amended 2000) provides protection for bats whilst the EU 'Habitats' Directive (92/43/EC; transposed into Irish law by S.I. No. 94 of 1997) also provides legal protection for bats and their roosts at a European Union level. In addition, the Irish government are signatories of the 1979 Bern 'Convention on the Conservation of Migratory Species of Wild Animals' and the 1982 Convention on the 'Conservation of European Wildlife and Natural Habitats'. Ireland must also fulfill commitments under the 1991 'Eurobats Agreement' for the conservation of bats in Europe. Under the EU Habitats Directive, lesser horseshoe bats are listed as an Annex II species (afforded special protection). All other Irish bat species are listed in Annex IV (gener-

al protection) of this directive.

DESKTOP RESEARCH

This urban site is located in tetrad H40C (a tetrad being an area of 2km²). A search of the National Biodiversity Datacentre's database returned no bat records for this tetrad. However, this is very likely due to a lack of record submission rather than a genuine absence of bats from this area. The Bat Conservation habitat suitability index classifies the landscape in this tetrad as moderate to high for bats (36.444402 - 58.55599), indicating that this area provides features of use to bats and therefore they are likely to be present. The adjacent tetrad area, H40H, is ranked as moderate for bat habitat suitability.

Due to an abundance of buildings of varying structural conditions and ages on the site and the suitable landscape index score for this tetrad, bat surveys prior to all building demolition or alteration works are recommended to ensure that no bat roosts are disturbed or destroyed. To ensure adherence to the legislation and to avoid unnecessary delays to the project, bat surveys (both winter and summer) should be undertaken promptly and planned in advance. If bat roosts are confirmed within any of the buildings, derogation licences from NPWS must be obtained. NPWS will only issue derogation licences providing that they are satisfied that the correct surveys have been undertaken and appropriate mit-

APPENDIX H FLORA & FAUNA

igation measures have been proposed. It should also be noted that works may have to cease in the period of time that licences are being sought.

BIRDS

HABITATS FOR BIRDS

A dedicated bird survey could not be carried out, given the seasonal constraints of the project. However, it is likely that the site contains numerous former nesting sites. Species such as Wood Pigeon, Starling, Jackdaw and House Sparrow might all nest in areas such as this. There is also much suitable habitat for migrants such as Swallows and Swifts.

LEGISLATION

All Irish birds are protected to some extent by Irish and EU legislation (e.g. Wildlife Acts, Birds Directive). The refuges and nesting places of birds are similarly protected. It will therefore be necessary to carry out surveys of any of the areas to be affected in order to ensure that there are no impacts on native birds within this site.

MAMMALS

A terrestrial mammal survey of the site could not be carried out as there is not, at time of writing, sufficient access to the site to carry out such a survey. However, it is considered unlikely that there are any protected terrestrial mammal species within the area under survey. Further surveys will be required to confirm this.

TREES

There is a limited number of trees at Abbeyland. Almost all of these are within the amenity grassland area (near the Abbey ruin). There is a large mature Sycamore of greater than 20m in height. This appears to have been damaged in the past.

There are 9 no. semi-mature oaks of similar age which have been planted here and most have tree guards and are in good condition. Typically these are between 6-8 m in height. There is also a small mature Beech and a semi-mature Beech to rear of 'square' here.

Outside the Abbey area, there are a few semi-mature Sycamore and Ash which are all believed to be self-seeded. At the rear of the Bank of Ireland premises there are some more small self-seeded Sycamores.

Finally, there is a stand of Willow (species not identified) growing close to the Town Hall. These are young-semi-mature.

CONCLUSION

A limited number of habitat types occur within the area under survey. All of these have been substantially modified and do not represent natural or semi-natural habitat types. There are no sites dedicated for the conservation of nature within the area proposed for works. However, an Appropriate Assessment Screening is recommended to identify/rule out any potential for impacts on Natura sites.

There are a number of suitable sites for bat roosts within the Abbeyland Project area. Legislation requires that prior to any works, be this alteration, renovation or demolition, a dedicated bat survey must be carried out. Some bird nesting habitat exists within the site. A dedicated survey for birds and their nesting sites will be required prior to commencement of works. While it is unlikely that there are any terrestrial mammal habitats within the area under study, a dedicated survey should be carried out to confirm this.



[fig169] Bell tower and mature trees both offer nesting habitat.



[fig172] Commercial buildings such as this could offer bat roost potential. Note broken window which would allow access.



[fig170] Derelict stone buildings such as this would be unlikely to contain bat roosts but would contain potential nesting habitat.



[fig173] Another former commercial building which, being in good order, would be sufficiently warm and dry for bat roosts.



[fig171] Derelict stone buildings such as this would be unlikely to contain bat roosts but would contain potential nesting habitat.



[fig174] Ledges such as this in an alleyway would offer nesting space for migrants such as Swallows and House Martins.



APPENDIX I

SUSTAINABILITY

The Sustainable Development Goals (SDGs), also known as the Global Goals, were adopted by all United Nations Member States in 2015 as a universal call to action to end poverty, protect the planet and ensure that all people enjoy peace and prosperity by 2030.

The 17 SDGs are integrated—that is, they recognize that action in one area will affect outcomes in others, and that development must balance social, economic and environmental sustainability.

Through the pledge to Leave No One Behind, countries have committed to fast-track progress for those furthest behind first. That is why the SDGs are designed to bring the world to several life-changing 'zeros', including zero poverty, hunger, AIDS and discrimination against women and girls.

Everyone is needed to reach these ambitious targets. The creativity, knowhow, technology and financial resources from all of society is necessary to achieve the SDGs in every context.





Living Building Challenge

The Living Building Challenge is a certification program, advocacy tool, and philosophy defining the most advanced measure of sustainability in the built environment today. As a certification program, it addresses all buildings, landscapes, and infrastructure projects, at all scales, and is an inclusive tool for transformative design. Whether the project is a single building, a renovation or a park, the Living Building Challenge (LBC) provides a framework for design, construction and improvement of the symbiotic relationship between people and all aspects of the built and natural environment.

PLACE

1. ECOLOGY OF PLACE

The intent of this Imperative is to protect wild and ecologically significant places and encourage ecological regeneration and enhanced function of the communities and places where projects are built.

All projects must avoid building on pristine greenfield, wilderness, prime farmland or in a floodplain unless they meet an exception.

Projects must preserve thriving vibrant ecological environments and habitats.

All project teams must document site and community conditions prior to the start of work, including but not limited to identification of the project's "reference habitat(s)".

All projects must demonstrate that they contribute positively to the ecology of their place and restore or enhance the ecological performance of the site towards a healthy ecological baseline. On-site landscape must be designed to mature and evolve, and emulate the functionality of the reference habitat, as appropriate to the project's Transect.

All project teams must assess cultural and social equity factors and needs in the community and consider those identified needs to inform design and process decisions.

No petrochemical fertilizers or pesticides can be used for the operation and maintenance of the on-site landscape, including urban agriculture.

This imperative is addressed through the redevelopment of a

brownfield site which includes backland and underused areas, with the retention and addition of trees and planting to create a balance between hard and soft landscaping.

2. URBAN AGRICULTURE

The intent of this Imperative is to integrate opportunities for connecting the community to locally grown fresh food.

All projects must dedicate a portion of their total project area to growing food, or they must dedicate a smaller portion of their total project area to growing food and must also directly provide weekly community access to healthy local food that address a community need, through farmers markets, CSA programs or other local food producers.

This imperative is not addressed directly in the Masterplan proposals given the restricted nature of this town-centre site.

3. HABITAT EXCHANGE

The intent of this Imperative is to protect land for other species as more and more land is taken for human use.

All projects must set aside land equal to the project area (or 0.4 hectares/1 acre, whichever is greater) away from the project site, in perpetuity, through an approved Land Trust organization or the Institute's Living Future Habitat Exchange Program.

This imperative is not addressed directly in the Masterplan proposals as the development area is not 'new land' and therefore no habitat of significance is being lost as a result of the proposals.

4. HUMAN SCALED LIVING

The intent of this Imperative is to contribute toward the creation of walkable, pedestrian-oriented communities that reduce the use of fossil fuel vehicles.

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All projects must maintain or increase the density of the site and support a human-powered lifestyle.

All projects (except single family residential) must also:

- Be built to a human scale that is appropriate for the neighbourhood.
- Provide places for occupants to gather and connect with the community.
- Provide sufficient secure, weather-protected storage for human-powered vehicles and facilities, such as showers and lockers, to encourage biking.¹²
- Provide at least two electric vehicle charging stations or one per thirty spaces, whichever is greater.
- Minimize impervious surface parking to no more than 20% (Transects 1-3), 15% (Transect 4), 5% for (Transect 5) and 0% (Transect 6) of the Project Area and ensures that any surface parking area larger than 20m x 30m is separated with planted areas.

This imperative is addressed and exceeded through the design proposals. The development area will be fully pedestrian apart from local and service vehicles access. Only a minimal number of on-site parking spaces will be provided for residents and disabled users. The human scale will be the measure for the design proposals at every stage and the needs of the community will be central to the scheme through the integration of public space within the site to the rest of the town.

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WA-

5. RESPONSIBLE WATER USE

The intent of this Imperative is to encourage projects to treat water like a precious resource, minimizing waste and the use of potable water, while avoiding downstream impacts and pollution.

All projects must not use potable water for irrigation, and must use less water for the project's other needs than a baseline regional building of the same type at the following rates:

- New Building: 50%
- Existing Buildings and Interiors: 30%

Affordable housing projects may use water handprinting within the watershed combined with project efficiency to meet water savings goals.

All projects must treat all stormwater on site, through natural or mechanical means and without chemicals, and manage all stormwater based on both pre-development hydrology and current ecological conditions, as determined by a qualified professional.

All projects on a Combined Sewer (CS) system, or in a floodplain (based on an exception) must incorporate stormwater detention and avoid sheet flow off the site.

This imperative will be addressed in relation to the site's capacity to collect and absorb water run-off. As a brown-field, town centre site with significant areas of archaeological potential, a balance will have to be struck between the need to manage water run-off sustainably versus the site's

capacity to absorb it without significant damage to its historical layering.

6. NET POSITIVE WATER

The intent of this Imperative is for project water use and release to work in harmony with the natural water flows of the site and its surroundings.

All projects must supply one hundred percent of the project's water needs through captured precipitation or other natural closed-loop water systems, and/or through recycling used project water, and all water must be purified as needed without the use of chemicals.

No potable water may be used for non-potable uses. If captured precipitation is not adequate to supply the needs of the project after all possible efficiency measures are applied, connection to the municipal water system is allowed.

All projects must address all grey and black water through on-site treatment and management through reuse, a closed-loop system, or infiltration. Projects that are not able to treat and manage on-site may use handprinting within the watershed.

Scale jumping strategies are allowed with some limitations. For example, connecting to a community or municipal facility is allowed. Connection is also allowed where regulations prohibit onsite treatment, or if the municipal system provides greater environmental benefit than onsite treatment. For all scale jumping, pump energy must be accounted for through renewable energy sources.

All projects must incorporate a resilience strategy to provide drinking water for at least a week for all regular building occupants through water storage onsite.

Affordable housing projects may use handprinting within the watershed in lieu of onsite systems to meet the project's water needs.

This imperative will have to be addressed in the wider context of the town and the sustainability of its current water supply since it will not be possible for this relatively small town centre site to meet its own potable water requirements.

ENERGY

7. ENERGY & CARBON REDUCTION

All projects must meter energy used by the project.

New or Existing Building projects must demonstrate a 20% reduction in the embodied carbon of primary materials compared to an equivalent baseline. Existing Buildings may count in-situ materials against the required twenty percent.

All projects (except Landscape + Infrastructure) must select interior materials with lower than industry average carbon footprint for product categories for which embodied carbon data is readily available.

This imperative will be fully met, if not exceeded, through the requirements for good passive design and specification for all the projects included in the Masterplan.

8. NET POSITIVE ENERGY

All projects must be designed to be "zero ready" through strategies such as designating area(s) and pre-installing wiring and connections for both electric vehicle charging and future installation of renewable energy systems.

The intent of this Imperative is to foster the development and use

of carbon-free renewable energy resources while avoiding the negative impacts of fossil fuel use, primarily the emissions that contribute to global climate change.

All projects must supply one hundred and five percent of their project's energy needs through on-site renewable energy on a net annual basis, without the use of combustion.

All projects (except single-family residential) must sub-meter major energy end uses.

All single-family residential projects must develop a method to understand and trouble-shoot energy use.

All projects must account for the total embodied carbon emissions (tCO₂e) from construction (including the energy consumed during construction), through the utilization of carbon-sequestering materials and/or through a one-time carbon offset purchase through an ILFI-approved carbon offset provider.

All projects must develop and incorporate a resilience strategy to allow the building to be habitable for one week, or otherwise participate in support for the local community in a disaster, through the use of batteries, storage etc.

This imperative will be fully met, if not exceeded, through the requirements for each building within the Masterplan area to be a nett contributor to the Grid over its lifespan.

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HEALTH & HAPPINESS

9. HEALTHY INTERIOR ENVIRONMENT

The intent of this Imperative is to promote good indoor air quality and a healthy interior environment for project occupants.

All projects must:

- Comply with the current version of ASHRAE 62, or international equivalent.
- Prohibit smoking within any buildings or enclosed spaces, and within 25' of any building opening, including air supply vents.
- Develop a Healthy Indoor Environment Plan specific to the project's building type and location. The plan must address cleaning protocols, the prevention of particulates and toxins through an entry approach and implementation of at least one strategy to improve air quality.
- Provide views outside and daylight for 75% of regularly occupied spaces.
- Provide direct exhaust for kitchens, bathrooms, and janitorial areas.

This imperative will be fully met, if not exceeded, through the detailed design requirements set out for each building type within the Masterplan.

10. HEALTHY INTERIOR PERFORMANCE

The intent of this Imperative is to demonstrate ongoing high-quality indoor air and a healthy indoor environment.

To promote good indoor air quality performance, all projects must:

- Provide the results from an Indoor Air Quality test one to six months after occupancy, or provide readings from an ILFI-approved continuously monitored indoor air quality system.
- Comply with the CDPH Standard Method v1.1-2010 (or international equivalent) for 90% of interior building products that have the potential to emit volatile organic compounds (VOCs).
- Implement a cleaning protocol that uses cleaning products that comply with the EPA Safer Choice label (or international equivalent, such as Globally Harmonized System [GHS]).

All projects must provide access to views and daylight from 95% of regularly occupied spaces and opportunities for those occupants in the remaining five percent of regularly occupied spaces to move to compliant spaces for a portion of their day.

In addition, all projects must provide at least two of the following:

- Sufficient operable windows to provide natural ventilation for at least six months of the year.
- Ability for the occupants to influence their local airflow and temperature through direct input or controls.
- Flexible options for working and learning such as sit/stand options and/or varied sensory experiences for living, working or learning.

Residential projects must provide operable windows for 100% of the project occupants.

This imperative will be fully met, if not exceeded, through the detailed design requirements set out for each building type within the Masterplan as well as through adherence to best

practice and the Building Regulations..

11. ACCESS TO NATURE

The intent of this Imperative is to provide opportunities for project occupants to directly connect to nature, and to assess the success of the Health + Happiness Imperatives.

All projects must connect people and nature through the provision of sufficient and frequent human- nature interactions in both the interior and the exterior of the project to connect the majority of occupants with nature directly.

All projects must complete a post-occupancy evaluation that addresses the health benefits of the project including the benefits of daylight, fresh air and access to nature at least once within six to twelve months of occupancy.

This imperative will be addressed through the provision of planted areas within the site for the everyday enjoyment of its occupants, as well as good connections by bicycle and

MATERIALS

12. RESPONSIBLE MATERIALS

The intent of this Imperative is to set a baseline for transparency, sustainable extraction, support of local industry and waste diversion for all projects.

All projects must positively impact the building products market by meeting the following materials selection criteria:

- The project must contain one Declare label product per 200 sq m of gross building area, or project area, whichever is smaller, up to twenty distinct products from five manufacturers. All other product manufacturers not currently in Declare must,

at a minimum, receive a letter requesting they disclose their ingredients and identify any Red List content.

- All projects (except residential) must incorporate one product certified under the Living Product Challenge.
- 50% of wood products must be FSC, salvaged, or harvested on site either for the purpose of clearing the area for construction or to restore or maintain the continued ecological function of the site. The remainder must be from low risk sources.

- 20% or more of the materials construction budget must come from within 500 kilometers of construction site.

- The project must divert 80% of the construction waste material from the landfill and provide dedicated infrastructure for the collection of recyclables and compostable food scraps during occupancy.

When a project is targeting all Materials Imperatives, it is not necessary to document this Imperative, since all requirements are superseded by Imperatives 13-16.

This imperative will be addressed by planning conditions requirements, including the requirement in the design guidelines for the reuse of existing stone from the site.

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13. RED LIST

The intent of this Imperative is to foster a transparent materials economy free of toxins and harmful chemicals.

All projects must avoid the following Red List chemical classes in 90% of the project’s new materials by cost. “In situ” materials do not need to be removed or vetted for Red List chemical classes.

This imperative will be addressed by planning condition banning the use of these products within the Masterplan area.

14. RESPONSIBLE SOURCING

The intent of this Imperative is to support sustainable extraction of materials and transparent labeling of products.

All projects must advocate for:

- The creation and adoption of third-party certified standards for sustainable resource extraction and fair labor practices for extraction of rock, metal, minerals, and timber.
- Certification under the Natural Stone Council (NSC) 373 Standard by quarries and/or manufacturers of all dimension stone products used within the project.

All projects must either source 80% or more of all wood, by cost or volume, as Forest Stewardship Council (FSC) certified,³² or as salvaged, or from the intentional harvest of on-site timber for the purpose of clearing the area for construction or restoring/ maintaining the continued ecological function of the on-site bionetwork, and the remaining 20% of wood must be from low-risk sources. Alternatively, the project may achieve FSC Project Certification.

All projects must contain two Declare labelled products per 200 sq m of gross building area, or project area, whichever is smaller, up to forty products, and advocate to all manufacturers that are not in Declare that they register their products in the Declare database.

All projects (except residential) must incorporate one product certified under the Living Product Challenge per 1,000 sq. m of gross building area or project area, whichever is smaller, up to three products.

Residential projects must incorporate one product certified under the Living Product Challenge.

This imperative will be fully met, if not exceeded, through the detailed design and specification requirements to be set out for each building type within the Masterplan area.

15. LIVING ECONOMY SOURCING

The intent of this Imperative is to support local communities and businesses, while minimizing transportation impacts.

The project must incorporate place-based solutions and contribute to the expansion of a regional economy rooted in sustainable practices, products, and services.

Manufacturer location for materials must adhere to the following restrictions:

- 20% or more of the materials construction budget must come from within 500 kilometers of construction site.
- 30% of the total materials construction budget must come from within 1000 kilometers of the construction site or closer.
- An additional 25% of the materials construction budget must

come from within 5000 kilometers of the construction site.

- The remaining 25% of materials may be sourced from any location.

This imperative will be fully met, if not exceeded, through the detailed design and specification requirements to be set out for each building type within the Masterplan area.

16. NET POSITIVE WATER

The intent of this Imperative is to integrate waste reduction into all phases of projects and to encourage imaginative reuse of salvaged “waste” materials.

All projects must strive to reduce or eliminate the production of waste during design, construction, operation, and end of life in order to conserve natural resources and to find ways to integrate waste back into either an industrial loop or a natural nutrient loop.

All projects must feature at least one salvaged material per 500 square meters of gross building area or be an adaptive reuse of an existing structure.

All projects must create a Materials Conservation Management Plan that explains how the project optimizes materials in each of the following phases:

- Design Phase, including the consideration of deconstruction and appropriate durability in product specifications.
- Construction Phase, including product optimization and collection of waste materials for reuse or recycling.
- Operation Phase, including a collection plan for extra consumables and durables.

- End of Life Phase, including a plan for adaptable reuse and deconstruction.

This imperative will be fully met, if not exceeded, through the detailed design and specification requirements set out

EQUITY

17. UNIVERSAL ACCESS

The intent of this Imperative is to allow equitable access to, and protections from negative impacts resulting from the development of, Living Building projects.

All projects must make all primary transportation, roads and non-building infrastructure that are considered externally focused (e.g. plazas, seating or park space) equally accessible to all members of the public regardless of background, age and socioeconomic class—including the homeless—with reasonable steps taken to ensure that all people can benefit from the project’s creation.

Projects in Transects L3-L6 (except single-family residences) must provide for and enhance the public realm through design measures and features that are accessible to all members of society, such as street furniture, public art, gardens, and benches.

All projects must safeguard access for those with physical disabilities through designs meeting either the Principles of Universal design (United States Access Board), the Americans with Disabilities Act (ADA), and the Architectural Barriers Act (ABA) Accessibility Guidelines, or international equivalent.

No project may block access to, nor diminish the quality of, fresh air, sunlight, and natural waterways for any member of society or adjacent developments. Projects must also appropriately address any noise audible to the public.

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- **Fresh Air:** Projects must protect adjacent property from any noxious emissions that would compromise its ability to use natural ventilation. All operational emissions must be free of Red List items, persistent bioaccumulative toxicants, and known or suspect carcinogenic, mutagenic and reprotoxic chemicals.

- **Sunlight:** Projects may not block sunlight to adjacent building facades and rooftops above a maximum height allotted for the Transect. The project may not shade the roof of an adjacent building, unless that building was built to a lesser density than acceptable for the Transect.

- **Natural Waterways:** Projects may not restrict access to the edge of any natural waterway, except where such access can be proven to be a hazard to public safety or would severely compromise the function of the project. No project may assume ownership of water contained in these bodies or compromise the quality of water that flows downstream. If the project's boundary is more than sixty meters long parallel to the edge of the waterway, it must incorporate and maintain an access path to the waterway from the most convenient public right-of-way.

This imperative will be fully met, if not exceeded, through full compliance with Part M of the current Building Regulations and best practice requirements for the design of public and external spaces.

18. INCLUSION

The intent of this Imperative is to help create stable, safe, and high-paying job opportunities for people in the local community, and support local diverse businesses through hiring, purchasing, and workforce development practices.

All projects must have a Just label for at least two project team organizations with an integral role in decisions during both design and construction phases, and an additional five organizations

involved in the project must complete a self-assessment.

In addition, all projects must either:

1) Include diverse stakeholders from vulnerable or disadvantaged populations in the design, construction and operations and maintenance phases at the following levels:

- 20% of design contract and/or construction contracts, and 10% of maintenance contracts must be with JUST organizations that meet required levels for Diversity category, or are registered Minority, Woman, or Disadvantaged Business Enterprises (MWDBE) organizations, or international equivalent; and Workforce development/training/community benefits agreements, registered apprentice programs, and similar programs are employed for 10% of the General Contractor's project contracts, and/or project maintenance contracts.

or,

2) donate 0.1% of total project cost to a regional, community-based nonprofit organization focused on equity and inclusion.

This imperative cannot be guaranteed under the current Masterplan and will depend on engagement with and undertakings from stakeholders, both public and private within the project area.

BEAUTY

19. BEAUTY & BIOPHILIA

There are no current limitations to this Petal other than embracing our connection to nature and what we as a society choose to value.

The intent of this Imperative is to connect teams and occupants with the benefits of biophilia and incorporate meaningful biophilic

design elements into the project.

Projects must be designed to include elements that nurture the innate human/nature connection. Each project team must engage in a minimum of one all-day exploration of the biophilic design potential for the project. The exploration must result in a biophilic framework and plan for the project that outlines strategy and implementation ideas for the following:

- How the project will be transformed by deliberately incorporating nature through Environmental Features, Light and Space, and Natural Shapes and Forms.

- How the project will be transformed by deliberately incorporating nature's patterns through Natural Patterns and Processes and Evolved Human-Nature Relationships.

- How the project will be uniquely connected to the place, climate, and culture through Place-Based Relationships. The project must meaningfully integrate public art and contain design features intended solely for human delight and the celebration of culture, spirit, and place appropriate to the project's function.

This imperative will be fully met, if not exceeded, through an insistence on high-quality design at every scale. Spaces for art as well as the integration of art and craft into the process of making the spaces and places of the project will be a priority of the Masterplan proposals.

20. EDUCATION & INSPIRATION

The framework should include a record of the exploration day and goals for the project, as well as historical, cultural, ecological, and climatic studies that thoroughly examine the site and context for the project. The plan must contain methods

for tracking biophilia at each design phase to ensure sufficient implementation of the framework.

The intent of this Imperative is to provide educational materials about the operation and performance of the project to the occupants and the public in order to share successful solutions and catalyze broader change.

All projects must provide:

- A Living Building Challenge Case Study.
- An annual open day for the public.
- A copy of the Operations and Maintenance Manual.

All projects (except single-family residential) must:

- Provide a simple brochure describing the design and environmental features of the project.
- Install interpretive signage that teaches visitors and occupants about the project.
- Develop and share an educational website about the project.

This imperative will be fully met, if not exceeded, at all stages of the project's development, from stakeholder consultations and the public planning process through the detailed design and site stages, and will include public notices, school talks and explanatory panels on work-in-progress, as well as the history of the site itself.

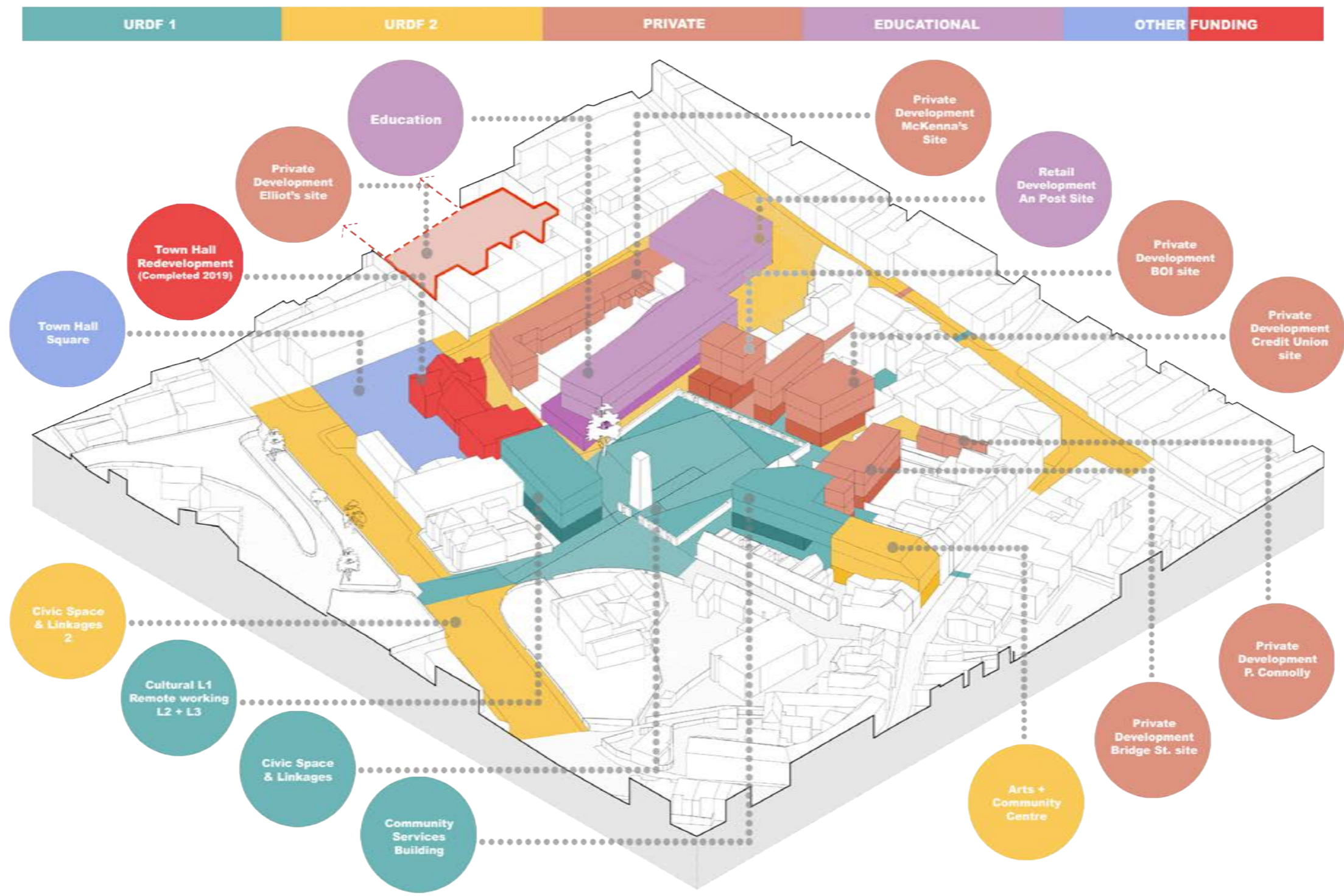
APPENDIX J

URDF ECONOMIC REPORT

APPENDIX J

URDF ECONOMIC REPORT

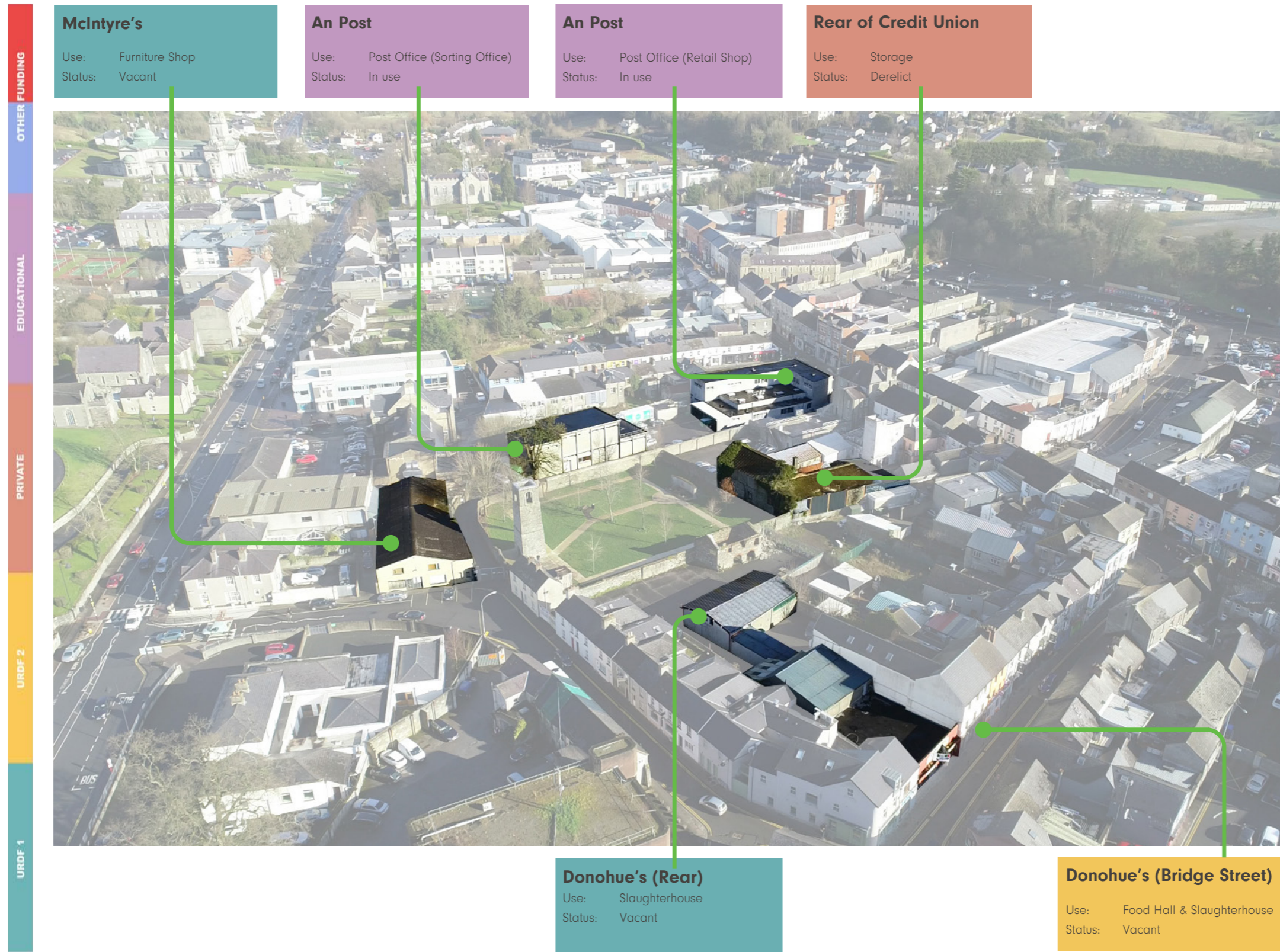
APPENDIX K URDF PHASING GRAPHICS



[fig149] diagram showing phasing and funding or proposed developments

APPENDIX K

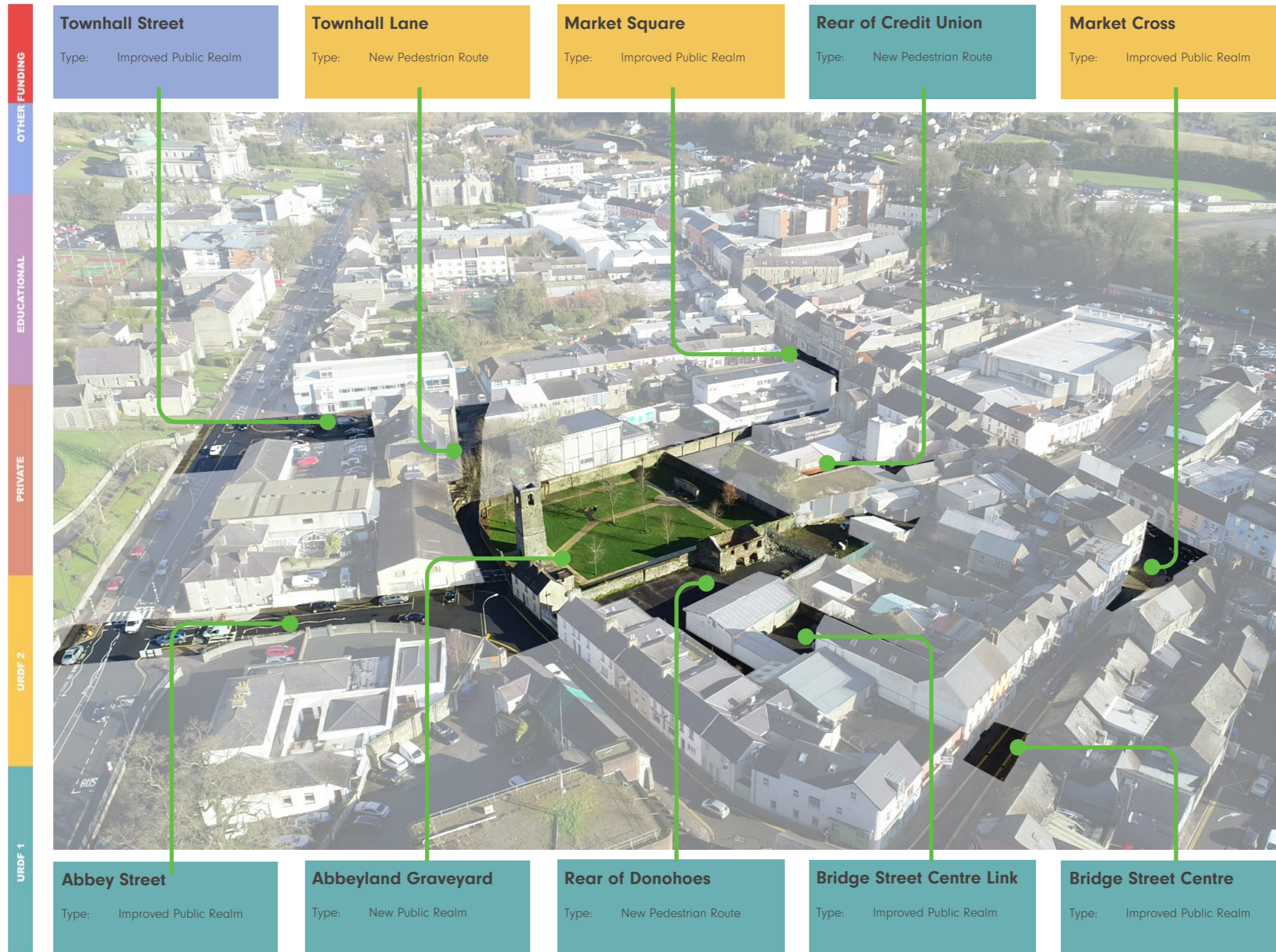
URDF PHASING GRAPHICS



[fig151] aerial image showing phasing and funding and associated sites for new buildings

APPENDIX K

URDF PHASING GRAPHICS



[fig150] aerial image showing phasing and funding and associated sites for new public realm

APPENDIX

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