

Architectural Heritage Impact Assessment (AHIA)

APPENDIX 14.1 of EIAR



CAVAN REGIONAL SPORTS CAMPUS

Survey – Dec 2023
Report – Mar 2024

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1.0 INTRODUCTION

1.1 SCOPE

This Architectural Heritage Impact Assessment has been written to inform the development and approval process of the proposed Cavan Regional Sports Campus, located to the South of the town, for Cavan County Council.

It is intended that the report will highlight the important Architectural Heritage within and close to the development land which is situated close to the centre of the town. This includes a review and assessment of Protected Structures and Architectural Conservation Areas.



Aerial View – Context of Sports Campus to the South of the town centre

The Lead Consultant for the work is McAdam design, who along with the design team are working on behalf of Cavan County Council.

The initial findings of the heritage analysis were prepared in parallel with completing the design work, in order that the findings could inform the design and be factored into the decisions made to ensure that the heritage is protected.

Consarc Conservation, an RIAI Grade 1 Conservation Architectural Practice, has been appointed as Heritage Consultant on the team to assess the heritage and has completed this AHIA as a technical report.

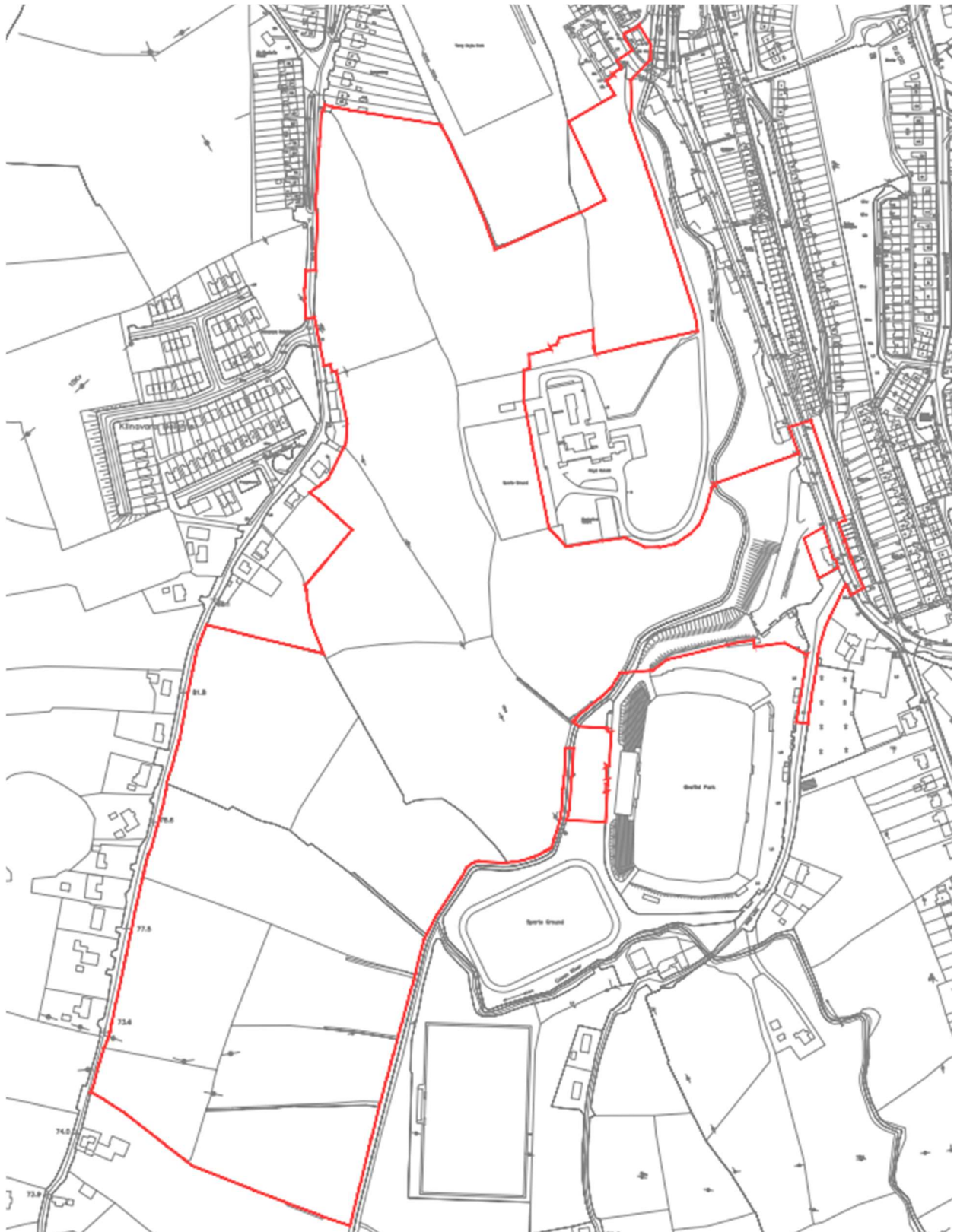
The site visit was carried out by Graeme Moore - RIBA Accredited Specialist Conservation Architect (RIBA SCA) on Friday 8th December 2023. This site inspection assessed the Heritage of the immediate surroundings of the proposal, Protected Structures and important views for the purposes of this report.

This report has been prepared to:

- Outline the context of the area, its heritage and contribution.
- Comment on Protected Structures
- Comment on the Architectural Conservation Areas (ACA)
- Comment on Relevant Cavan County Council Policy for Cultural Heritage

1.2 STUDY AREA & EXTENT OF WORKS

The proposed works will be carried out on existing green space to the south of the town centre and the West of Breffni Stadium. The land is currently designated for 'Sports & Recreation' and 'Community Use' within the Cavan County Development Plan. The works are in close proximity to The Royal School Cavan, a Protected Structure.



Location Map / Planning 'Red Line' of Sports Campus – Grounds to Royal School excluded (NTS)

1.3 DESCRIPTION OF PROPOSALS

The proposals will provide a Regional Sports Campus for County Cavan consisting of Sports pitches and Sports buildings as per the application submission information.



Key:
1. Proposed Site
2. Royal School
3. Breffni Stadium

Aerial View – Sports Campus, Royal School and Stadium

1.4 METHODOLOGY

The AHIA has been carried out by a process of:

- Study of background Information and research
- Communications with Design Team and Lead – McAdam Design
- Site visit and survey to consider the existing Protected Structures and Heritage within the context and consideration of any likely impacts by the proposed scheme.
- Consideration of the context of any proximal Architectural Conservation Areas (ACA)
- Consideration of the Conservation principles and policies contained within the **Cavan County Development Plan 2022-2028 – ‘Built & Cultural Heritage’ – (Chapter 11)** as published by Cavan County Council.
- Assessment of design proposals
- Culminating in this AHIA Report and EIAR Chapter to include:
 - Identification of key heritage assets. Particularly Protected Structures.
 - Comment on the proposals and views with the potential to be affected.
 - How any potential negative effects have been eliminated or mitigated.
 - How the final proposals align to Cavan County Council Heritage Policy.

2.0 HERITAGE POLICY CONTEXT & DESIGNATIONS

2.1 BUILT & CULTURAL HERITAGE POLICY INTRODUCTION

Information on Heritage is provided in the Cavan County Development Plan 2022-2028.

'Built and Cultural Heritage' policy is provided in Chapter 11 and the following information is extracted from the document.

2.2 COUNCIL VISION

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

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

*There are two principal mechanisms within this legislation for the protection of these assets namely, the **Record of Protected Structures (RPS)** and **Architectural Conservation Areas (ACAs)**.*

The Department of Arts, Heritage and the Gaeltacht's publication - Architectural Heritage Protection: Guidelines for Planning Authorities (2011) provide policy and direction on the implementation and management of architectural heritage, including Protected Structures and Architectural Conservation Areas.

2.3 PROTECTED STRUCTURES

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

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

The location of these structures and the laying out of the lands were often deliberately designed to complement the appearance of the principal structure or to assist in its function.

*Therefore, the setting of a Protected Structure may contribute significantly to its special character. **Any works that would materially affect or impact the character of a Protected Structure requires planning permission.***

***An assessment of the special character of the structure is required as part of a Protected Structure Impact Assessment** which should accompany the planning application. The detail of the assessment should be proportionate to the overall character of the structure and its curtilage and scale and complexity of the works proposed.*

NB: The Record of Protected Structures is included in the Protected Structures Appendix 19 of the Cavan County Development Plan.

The Royal School and other proximal Protected Structures referred to appear on this Record.

2.4 GENERAL PROTECTED STRUCTURE POLICY

The general Protected Structure in the Cultural Heritage Chapter is as follows:

BCHPO 01 | Undertake to preserve, conserve, enhance and promote understanding of the cultural heritage of County Cavan by:

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

2.5 SPECIFIC PROTECTED STRUCTURES POLICY

The Protected Structure Policies from the Cavan County Development Plan are listed below:

NB: Relevant policies to this application are indicated in bold.

RPS 1 ***Protect, conserve and manage the built heritage of County Cavan and to encourage sensitive and sustainable development to ensure its preservation for future generations.***

RPS 2 *Review and update the Record of Protected Structures on an on-going basis. (Council responsibility).*

RPS 3 *Positively consider proposals to improve, alter, extend or change use of Protected Structures so as to render them viable for modern use, subject to suitably qualified Conservation Architects and / or other relevant experts, suitable design materials and construction methods. (not relevant).*

RPS 4 ***Quality contemporary and innovative designs will be supported. These designs should not detract from the historic fabric of a Protected Structure.***

RPS 5 ***Ensure all development works on or at the sites of Protected Structures, including site works necessary are carried out using best heritage practice for the protection and preservation of those aspects or features of the structures /site that render it worthy of protection. The form and structural integrity of Protected Structures should be retained as part of any redevelopment proposal and the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or designed views and vistas from to the structure should be considered.***

RPS 6 *Support the re-introduction of traditional features on Protected Structures where there is evidence that such features previously existed. (not relevant).*

RPS 7 *Applications for works to Protected Structures will be assessed in accordance with the Architectural Heritage Protection Guidelines 2011. Works should ensure that the special character and integrity of the Protected Structure is preserved. (not relevant).*

RPS 8 *Resist the demolition and inappropriate alteration of Protected Structures. (not relevant).*

- RPS 9 Support the rehabilitation, renovation and re-use of existing Protected Structures for their own economic benefit and that area in which they are located. (not relevant).
- RPS 10 Proposals for large scale developments and infrastructure projects should consider the impacts on the architectural heritage and seek to avoid them. The extent, route, services and signage for such projects should be sited at a distance from Protected Structures, outside the boundaries of designed historic landscapes, and not interrupt specifically designed vistas. Where this is not possible the visual impact must be minimised through appropriate mitigation measures such as high-quality design and/or use of screen planting.**
- RPS 11 Carry out an audit of Protected Structures within the council's ownership and devise a management / maintenance plan for these structures. (Council responsibility).
- RPS 12 Identify Protected Structures in council ownership that are under threat directly or indirectly through climate change. (Council responsibility).
- RPS 13 Seek to integrate climate adaptation measures into future conservation and management plans for Protected Structures. (not relevant).
- RPS 14 Support owners / occupiers of Protected Structures seeking to upgrade energy efficiency and climate resilience measures. Works to upgrade the environmental performance and the implementation of measures to address the impacts of climate change will be encouraged to ensure the sustainability of Protected Structures and buildings sited within an ACA. Such works should not adversely impact the special character of a structure. (Council responsibility).
- RPS 15 Support schemes which encourage the conservation of Protected Structures e.g. Built Heritage Investment Scheme, Historic Structures Fund, Historic Towns Initiative. (Council responsibility).

2.6 INITIAL HERITAGE COMMENT

NB: The works are primarily concerned with the setting and curtilage of the Protected Structures.

Works do not include:

- Proposals to improve, alter, extend or change use of Protected Structures
- Reintroduction of traditional features
- Demolition and inappropriate alteration of Protected Structures
- Rehabilitation, renovation or re-use of existing Protected Structures
- Integration of climate adaptation measures, upgrade of energy efficiency or climate resilience measures to a Protected Structure.

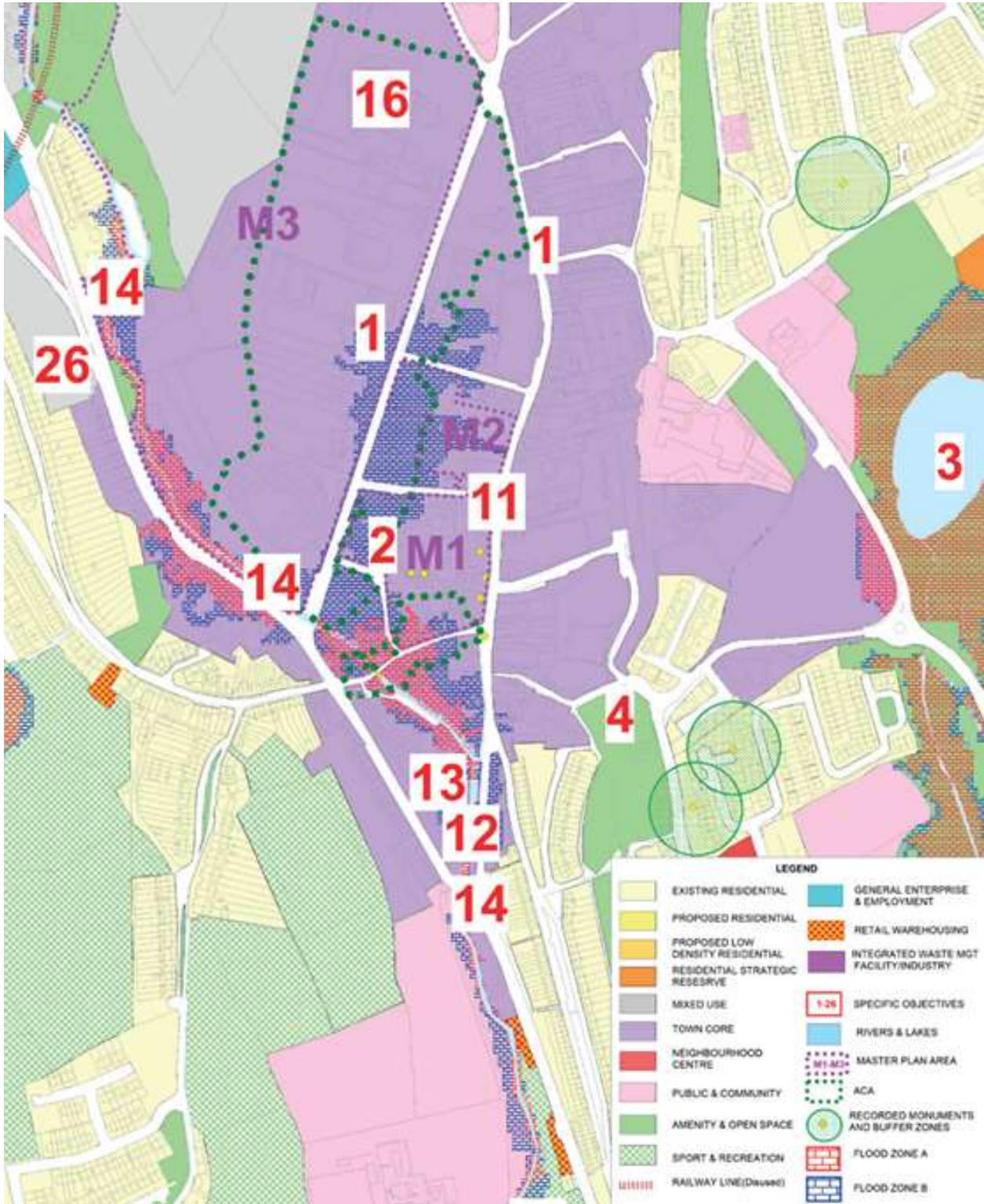
NB: The Conservation Architects comments on the relevant policies indicated are provided in Section 4.0 of this Report.

2.7 ARCHITECTURAL CONSERVATION AREAS & POLICIES

The Subject site is close to the bottom of the plan below. The existing land use is indicated as:

- Sport & Recreation
- Public & Community

NB: The Subject site does not fall within either of the town centre Architectural Conservation Areas as indicated (ACA) with dotted green outlines.



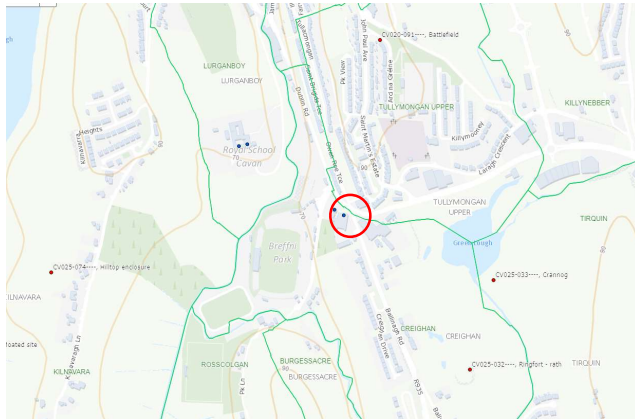
Cavan Town Core | Local Area Plan 2022-2028 (NTS)

2.8 PROTECTED STRUCTURES IN PROXIMITY TO THE PROPOSED DEVELOPMENT

The following section includes analysis from the Protected Structure Database, the following structures have been assessed as being close to the proposed development and therefore with the potential to be affected by the works. **Assessment of these effects is provided in detail within the views (3.0) and policy (4.0) sections which follow.**

2.9 PROTECTED STRUCTURE SURVEY DATA | Cavan School, Dublin Road

The following information has been sourced from:
<https://www.buildingsofireland.ie/buildings-search/building/40000449/cavan-school-dublin-road-lurganboy-upper-loughtee-by-cavan-cavan>



Reg No: 40000449	Rating: Regional
Categories of Special Interest: Archifectural, Social	Previous Name: Cavan School
Original Use: School Historical Use: Office	Date: 1850 - 1870
Coordinates: 242172, 303895	Date Recorded: 31/07/2012.

Description

Detached three-bay two-storey school with gabled central breakfront, built c.1860, later in use as offices, now disused. Single-storey extension to north.

Pitched slate roof with banded ashlar chimneystacks in each gable, ashlar barge stones and kneelers, and uPVC rainwater goods.

Roughcast rendered walls with flush block-and-start ashlar quoins, plinth and platband to smooth-rendered gable pediment.

Square-headed openings with ashlar block-and-start surrounds with uPVC casement windows.

Appraisal

This former school occupies a prominent site at the entrance to the town and makes a strong architectural impression on its surroundings.

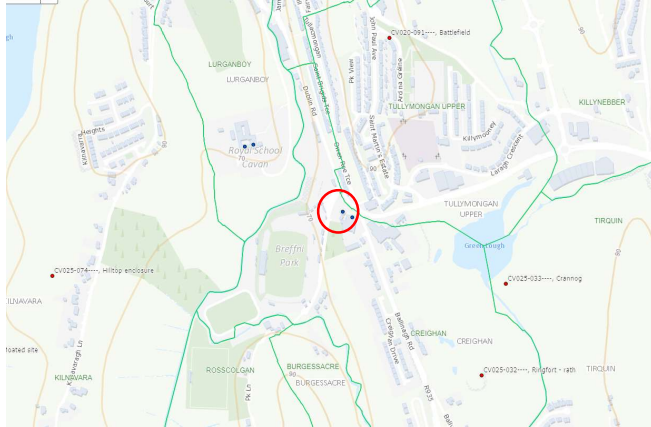
It is detailed in a solid robust manner with ashlar dressings, and the pedimented breakfront following the neo-classical tradition seen in the earlier architecture of Cavan town.

As a former school it provides insight into the social history of education in the count

2.10 PROTECTED STRUCTURE SURVEY DATA | St. Clare's Cottage, Dublin Road

The following information has been sourced from:

<https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436c8f60f8>



Reg No 40000448	Rating Regional
Categories of Special Interest Architectural	Previous Name St. Clare's Cottage
Original Use House	Date 1840 - 1880
Coordinates 242150, 303911	Date Recorded 31/07/2012

Description

Detached three-bay two-storey house, built c.1860, with two-storey single bay return to rear and flat-roofed porch to front c.1930.

Hipped slate roof with dressed sandstone chimneystacks, decorative chimney pots, and cast-iron rainwater goods.

Squared-rubble sandstone walls with dressed quoins, red brick block-and-start surrounds to windows, roughcast render to porch with channel-jointed quoins, interrupted by impost moulding to door opening.

Square-headed openings with uPVC sash windows. Shallow segmental-arched door opening to porch with recent glazed door. Two-storey slated outbuilding to rear having squared rubble sandstone walls, brick dressings and dressed stone quoins, with extensive recent alterations.

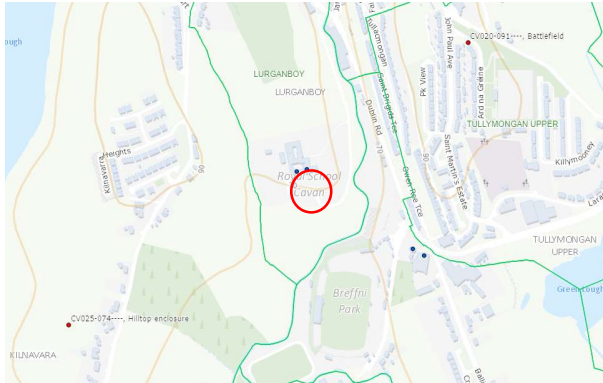
Bounded by limestone wall.

Appraisal

A good example of a mid-nineteenth century house built of well executed local sandstone and complemented by an outbuilding in the same stone. The house has good proportions and a balanced design.

2.11 PROTECTED STRUCTURE SURVEY DATA | Royal School, Cavan

The following information has been sourced from: <https://www.buildingsofireland.ie/buildings-search/building/40001142/royal-school-cavan-college-street-lurganboy-upper-loughtee-by-cavan-cavan>



Reg No 40001142	Rating National
Categories of Special Interest Architectural, Historical, Social	In use as: School
Original Use School	Date 1815 - 1820
Coordinates 241926, 304079	Date Recorded 06/06/2012

Description

Detached neo-classical E-plan five-bay three-storey over basement school, built 1819, comprising gable-ended entrance block linked to parallel three-storey block of equal volume, without basement, forming formal side elevation to the east, flanked by pedimented gables, with a lower hip-roofed two-storey return to rear. Recent extension to the east.

Pitched slate roofs with cast-iron and uPVC rainwater goods. Smooth-rendered ruled-and-lined walls with cut-limestone string course to ground level plinth and first floor cill level, cut-limestone eaves corbel and gable pediments. Roughcast rendered basement walls to front. Square-headed openings in diminishing heights from ground to attic level with limestone cills and aluminium windows. Six-over-six sliding-sash windows to first floor of north elevation.

Square-headed tripartite window at ground level of north-east gable in segmental recess with aluminium windows to centre and side lights divided by panelled pilaster mullions and moulded head profile. Tripartite entrance door opening with limestone surround set within elliptical-headed recess, side-lights and double-leaf panelled door. Smooth-rendered ruled-and-lined plinth wall with ashlar coping, ashlar steps on brick cantilever to front door with cast-iron railings. Courtyard and former outbuildings to the west

Appraisal

The Cavan Royal School was founded in 1608 as one of five Royal Schools established by King James I. The present purpose-built neo-Classical school was designed by Francis Johnston. The design of austere simplicity is well proportioned and balanced in all its three principal elevations. The eastern elevation is articulated by pedimented end bays with tripartite windows of precise architectural detail, one of which survives.

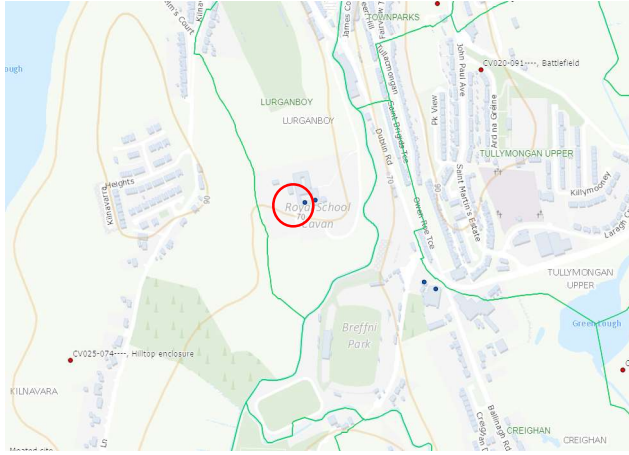
Despite many changes which have devalued this excellent design, the school remains a very important example from the work of one of Ireland's leading neo-classical architects. As an institution the school is of great historical significance and the building deepens our insight into the education of the Protestant ruling class from the beginning of the nineteenth century.

NB: Notes on the compromised current setting are provided in sections 3.0 which follows.

2.12 PROTECTED STRUCTURE SURVEY DATA | Royal School Outbuildings

The following information has been sourced from:

<https://www.buildingsofireland.ie/buildings-search/building/40001143/royal-school-cavan-college-street-lurganboy-upper-loughtee-by-cavan-cavan>



Reg No 40001143	Rating Regional
Categories of Special Interest Architectural, Social	In use as: Dormitory building
Original Use Outbuilding	Date 1815 - 1820
Coordinates 241904, 304075	Date Recorded 06/06/2012

Description

Multiple-bay two-storey former outbuildings in three ranges, built 1819, comprising six-bay south elevation adjoining west of school front elevation with advanced pedimented end bay, nine-bay western elevation and four-bay northern range.

Now in use as school accommodation and catering. Pitched slate roof with rendered chimneystack, stone eaves corbel and ashlar platbands to pediment, cast-iron and uPVC rainwater goods.

Roughcast rendered walls, with arched recess to pedimented bay. Square-headed openings with cut-stone to historic openings and concrete cills to modern openings in west elevation.

Five six-over-six sliding sash windows to courtyard elevation of southern range. Aluminium casements elsewhere. Two elliptical-headed openings to western elevation.

Appraisal

A neo-classical complex of former outbuildings, which retain a number of historic architectural features, including some windows and a gabled end bay, forming a continuity of design with the significant Cavan Royal School.

Despite extensive alterations the former outbuildings retain considerable interest due to the design by Francis Johnston and the association with the main building as part of a unified overall design.

NB: Notes on the compromised current setting are provided in sections 3.0 which follows.

3.0 VIEWS, CONTEXT OF BUILDINGS & ADJACENT ENVIRONS

3.1 VIEWS INTRODUCTION

Approaches to and views out from the proposed works are important to be considered as part of this assessment to ensure that there is no detrimental impact to any existing heritage features within the townscape or into the distance.

The Architects drawings showing the extent of the works are included in the planning submission and summarised earlier in this document.

The views in the section below consider potential impacts on the Protected Structures identified in the previous section.

3.2 APPROACH BY ROAD FROM SOUTH

Approaching the town from the South on the Ballinagh Road, the site is approached turning to the left onto the Dublin Road, towards the town centre. St. Clare's Cottage and The Cavan School are both Protected Structures on the Left-hand side of the road.

Cavan School to LHS and Clare's Cottage are unaffected by the proposed works as they are too distant with proposals screened from view by existing buildings and mature trees.



Cavan School to LHS



Clare's Cottage to LHS – No view of subject site

As the viewer approaches the subject site, views of the Protected 'Royal School' are only glimpses as the building is screened by mature trees and existing buildings to the west (LHS) and already compromised by existing entrance structures associated with Breffni Park.



Royal School screened by trees and planting



Glimpse only of Royal School over entrance gates



Glimpse of Royal School over entrance gates and structures associated with Breffni Stadium



Royal School behind fencing and trees



Glimpse of Royal School on elevated site

Continued 'glimpses' of the Royal School looking west, descending the hill, on the Dublin Road on the approach to the town.



Typical glimpse of Royal School between buildings which already impact on this view. The proposed works will not be visible as they are behind the school buildings at a lower level.

Due to the elevated site of the school buildings, the sports pitches and buildings behind will not be visible from this viewpoint and not compromise the Protected Structure to a greater degree than the current situation of existing buildings.



Additional glimpses through trees and between buildings

3.1 VIEWS OF ROYAL SCHOOL FROM SOUTH ACROSS EXISTING PITCHES

Any views of the Royal School are already framed and concealed by a clutter of ad hoc structures associated with the existing pitches and these prevent clear views of the Protected Structure.



View of Royal School across pitches compromised in existing situation by sports structures, nets, lighting etc.



View of Royal School across pitches compromised by sports stands, dug outs, nets, lighting etc.

The proposed works will rationalise the structures and give a feeling of more open space to enhance existing views.



View of School and outbuildings across existing car park and behind structures

3.2 VIEWS – APPROACH TO ROYAL SCHOOL – Driveway approaching from North

The vehicular approach to the Royal School is from the north close to the town heading South before the driveway curves West to approach the building towards the south facing front façade.



Gated entrance to Royal School



Tree lined driveway heading South



Driveway parallel to the Dublin Rd. to the East (LHS)



Proposed pitches concealed behind topography



View of School on elevated site

The driveway approach to the school is an important aspect of the setting of the building and this will be unaffected by the proposals.

The proposed pitches (SW) cannot be viewed as they are too distant and screened off by trees.

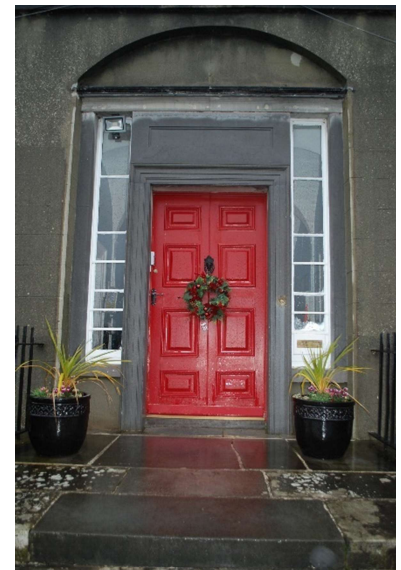
The access to the proposed sports campus is from elsewhere (as application drawings) and this will therefore have no impact on the Protected Structure of the School.

3.3 SETTING OF SCHOOL TO SOUTH & WEST

As the driveway curves around, the formal front of the Georgian School comes into view with the outbuildings to the West (LHS when viewed from front).



Drive curves to head North towards front of school



Traditional formal front entrance



School to RHS (East) and Outbuildings to LHS (West) – Both Protected Structures with separate designations

As the School will maintain its landscaped setting to historic boundaries, these views of the school in close proximity (within a setting of hard surfaces) will be unaffected by the proposed works.

More distant views are considered in the following section.



SW corner of Protected outbuildings



Heading North along side of outbuildings



Freestanding prefab buildings to rear of outbuildings



Modern buildings to rear (N) of outbuildings



Rear (North) of School buildings unaffected by proposed works

Again, these views in close proximity to the school will be unaffected by the proposed works due to the elevated position on natural topography with the sports pitches concealed behind on naturally lower lying land.

3.4 SETTING OF SCHOOL TO WEST FROM BOUNDARY

The setting of the school when viewed from the west is one of a flat landscape of dark all weather pitch. This area includes proposals for the new sports buildings.



View to North



View to North and East



View across all weather pitches to the east towards the school behind outbuildings

Any views towards School to the South and the West are dominated by hard surfacing of the existing 'all weather' pitches as the proposed location of the sports buildings.

The impact of these buildings on the Protected Structures is mitigated by the natural topography which will see these set at a lower height than the School and Outbuildings, between rising land to both sides, thereby maintaining the School's dominance within an already compromised landscape.

3.5 VIEWS OUT FROM SCHOOL

Views to the South into landscape are already compromised by the existing Breffni Stadium on the horizon, however the school has a landscaped buffer as a setting all around which will be protected as part of the setting to the school.



Views to south on driveway with landscaped buffer to Breffni Stadium behind



School all weather basketball court and adjacent stadium behind

Views out are already impacted by existing sports structures with no further harm caused by the proposals which will improve and rationalise the existing situation.

Additional landscaping is provided within the proposals to the south maintaining the natural buffer beyond the school's ownership boundary.



Additional landscaping provided to the south as a buffer between the setting of the school within its own boundary and that of Breffni Stadium (NTS)



Views to south into landscape currently compromised by existing Breffni Stadium behind. Landscaped setting at this location to be maintained.



View to natural landscape to SW



Existing view across parking to West



Prefabricated buildings to rear (North)



Landscape beyond to North

The curtilage of the school will be maintained within its landscaped setting to historic boundaries and this provides a 'buffer' between the Protected Structures and the proposals.



School 'all weather' pitch to west with high fenced boundary to south



'All weather' pitch to west as proposed location for sports buildings on lower land

Any views out from the School to the South and the West are dominated by hard surfacing of the existing 'all weather' pitches. This is the proposed location of the sports buildings.

The impact of these buildings on the Protected Structures is mitigated by the natural topography which will see these set at a lower height than the School and Outbuildings, between rising land to both East & West with the school buildings maintaining their dominance within an already compromised landscape.



View of the town to the East. The driveway to the school and the Dublin Road sit between the elevated topography of the school and the buildings visible to the East.

Any views out from the School to the East are unaffected by the proposed developments which will be located to the South & West. This means that the historic driveway approach to the school remains unaffected (see earlier section on approach) along with the natural setting to the East.

4.0 IMPACT ASSESSMENT OF WORKS & RESPONSE TO POLICY

The Following Relevant Architectural Conservation Area Policies have been extracted from the Cavan County Development Plan | 2022 - 2028 – Chapter 11- Built & Cultural Heritage.

Relevant Protected Structure Policy relating to the works in close proximity to a Protected Structure are as follows.

Specialist Conservation Architects (SCA) comments are provided below:

RPS 1 *Protect, conserve and manage the built heritage of County Cavan and to encourage sensitive and sustainable development to ensure its preservation for future generations.*

SCA Comment:

NB: The works are primarily concerned with the setting and curtilage of the Protected Structures in relation to proposed development adjacent. Comments are primarily focused on potential impacts to the Royal School and Outbuildings.

Works do not include:

- Proposals to improve, alter, extend or change use of Protected Structures or reintroduction of traditional features to protected Structure.
- Demolition and inappropriate alteration of Protected Structures.
- Rehabilitation, renovation or re-use of existing Protected Structures.
- Integration of climate adaptation measures, upgrade of energy efficiency or climate resilience measures to a Protected Structure.

The existing built heritage is **adjacent to** the proposed development within its own landscaped setting which includes natural landscape and hard surfacing.

This landscape provides a buffer to the proposed development rather than it being immediately adjacent. Additional natural landscape beyond the school boundary will be maintained and enhanced as part of the works.

The proposed development is sustainable in environmental terms as is dealt with in other technical reports.

The proposals will develop county wide sports facilities for the health of the community and future generations.

RPS 4 *Quality contemporary and innovative designs will be supported. These designs should not detract from the historic fabric of a Protected Structure.*

SCA Comment:

The majority of the development is in the form of sports pitches with low impact that will not further detract from the Protected School and Outbuildings as there are already existing precedents to be enhanced. The nature of the proposals are flat surfaces located on lower ground to the elevated school which will remain dominant.

The proposals for buildings are in the form of new sports buildings. The designs are deliberately contemporary in style in order that these are legible from the Protected Structures in order that they will be read as contemporary elements, 'of their time' and not detract from the historical nature of the Protected Structures.

RPS 5 *Ensure all development works on or at the sites of Protected Structures, including site works necessary are carried out using best heritage practice for the protection and preservation of those aspects or features of the structures / site that render it worthy of protection. The form and structural integrity of Protected Structures should be retained as part of any redevelopment proposal and the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or designed views and vistas from to the structure should be considered.*

SCA Comment:

It is clear from the Planning documents that extensive works are proposed, the majority of which will be site works associated with sports provision.

As the protected Structures are surrounded by their own landscaped setting, none of the site works will affect the Protected Structures themselves as they are some distance away.

The form and structural integrity of Protected Structures will be retained in their entirety as works are adjacent.

Best practice environmental and heritage practice will however be employed as will be specified in the planning documents.

A Landscape Architect has been appointed as part of the team to carefully consider historic and appropriate boundary treatments. Designed landscape features within the curtilage of the Protected Structures will be maintained and also enhanced by maintaining the natural landscape beyond, particularly to the South.

Designed views and vistas (some of which are already compromised), have been considered in detail in section 3.0 of this report to ensure that the potential effects are removed or mitigated.

As has been discussed, the Protected Structures themselves do not form part of the proposed development, although the development will bring enormous economic benefit to the region. This will ultimately benefit the ongoing use of the Protected Structures.

RPS 10 *Proposals for large scale developments and infrastructure projects should consider the impacts on the architectural heritage and seek to avoid them. The extent, route, services and signage for such projects should be sited at a distance from Protected Structures, outside the boundaries of designed historic landscapes, and not interrupt specifically designed vistas. Where this is not possible the visual impact must be minimised through appropriate mitigation measures such as high quality design and/or use of screen planting.*

SCA Comment:

The infrastructure associated with this project has been carefully considered in this and other technical reports in order that impacts are avoided.

With a design team on board, the extent, route, services and signage has been considered to be sited at a distance from the identified Protected Structures and outside the boundaries of designed historic landscapes as these have been retained.

Specifically designed vistas are not interrupted as has been demonstrated in section 3.0.

The input of a detailed landscape design will ensure that visual impact will be minimised through appropriate mitigation measures including high quality design and the use of screen planting to boundaries as well as the retention of the natural landscape beyond the Protected Structure curtilage.

5.0 CONCLUSION

This report has been completed to assist in informing the design work for the sports buildings, pitches and associated public realm spaces for the benefit of the community.

The process has analysed the proposals to ensure that the Protected Structures are not adversely affected by the proposed works.

As the works of this project are related to works *beside* Protected Structures, which have a surrounding landscaped setting, we are content that there will not be any harm to these.

Individual Structures and views which may have vulnerabilities have been identified in the analysis section of this report.

Any works to the site should be carried out in accordance with best conservation and environmental practice.

As the works are focussed on site works adjacent to the buildings, rather than to the buildings themselves, it is anticipated that the impacts on the Protected Structures will not be significant and that the scheme as a whole will be hugely positive upon completion for the community.

References:

NIAH Website: <https://www.buildingsofireland.ie/>
Cavan County Council Planning Documents
Cavan County Development Plan 2022-2028