

Aim: To protect Cork's architectural and archaeological heritage and reinforce the distinctive character and identity of the City



Introduction

- 9.1** This chapter includes an introductory section on the overall heritage of the city and the Heritage Plan and then proceeds to focus on policies for archaeology and the conservation of the built environment.

Overall Objectives

- To promote the protection of the heritage of the city and the implementation of the Heritage Plan;
- Ensure that elements of archaeological, architectural and other cultural significance are identified, retained and interpreted wherever possible and the knowledge placed in the public domain;
- Promote the retention, reuse and enhancement of buildings and other elements of architectural or other significance;
- Ensure that development reflects and is sensitive to the historical importance and character of the city, in particular the street layout and pattern, plot sizes, building heights and scales;
- Improve and encourage access to and understanding of the architectural heritage of the city.

Heritage

- 9.2** Heritage is defined under the Heritage Act 1995 as items such as monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage gardens and parks and inland waterways.

- 9.3** The importance of heritage was recognised by the Government by the publication of the National Heritage Plan in 2002. This Plan sets out a vision for the management of the national heritage. It recognises that conservation and management of our heritage plays an essential role in maintaining a high quality of life and recognises that our heritage is economically important particularly because of the role it plays in the tourist industry. The aim of the National Heritage Plan is to “ensure the protection of our heritage and to promote its enjoyment by all”. A key objective of the National Heritage Plan is to promote the role that local communities play in protecting and enhancing local heritage. This is achieved through the preparation and adoption of Local Heritage Plans by the Local Authority.

- 9.4** The *Cork City Heritage Plan (2007-2012)* sets out a series of realistic and practical actions to protect, conserve and manage the heritage of Cork City over the next five years. The aim of the Plan is “to secure the heritage of Cork City, to enrich the lives of its people and to ensure that the care of our heritage; past, present and future is at the heart of the development of the City”. The Plan identifies four objectives/themes to focus on for the lifetime of the Plan. These are:

- To protect and enhance the natural, cultural and built heritage of Cork City;
- To promote awareness, appreciation and enjoyment of the heritage of Cork City;
- To promote interest and knowledge in heritage through education and training;
- To collect and research information on the heritage of Cork City.



- 9.5** There are 47 actions in the Plan and each of these is listed under each of these objectives. Many of these actions will help achieve more than one objective however it is hoped that all of these actions will contribute to the aim of the plan and the sustainable management of the heritage of Cork City.

POLICY 9.1

Conservation of Heritage in City

To ensure that consideration and the conservation of heritage is an integral part of Cork City Council's plans and programmes for the physical, economic and social planning and development of the city, and that the appropriate training and education is provided to enable the City Council to achieve Heritage Objectives.

POLICY 9.2

Heritage Plan

To implement the Natural, Built and Cultural Heritage Actions from the Cork City Heritage Plan.

Historical Development of Cork

- 9.6** Cork City's unique character derives from the combination of its plan, topography, built fabric and its location at a point where the River Lee divides to form a number of waterways. Medieval Cork developed on islands in the River Lee and its original layout survives in the historic core of the city. Medieval Cork was a walled city and the shadow of the wall remains today, influencing the streetscape and street pattern.



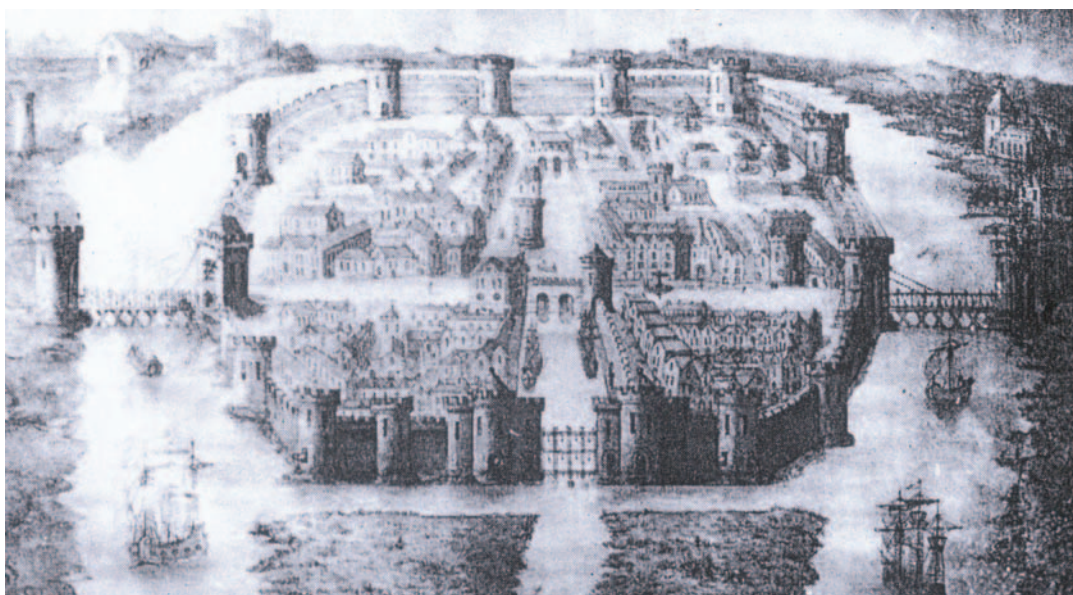
- 9.7** The medieval street layout is largely retained in the modern street plan of the central core. The walled enclosure of medieval Cork extending from South Gate Bridge to North Gate Bridge was bisected by the long spine of the main street - today's South and North Main Streets. Many laneways and alleys led off the street at right angles. A large number of laneways still exist. Others are incorporated into the layout of later buildings, e.g. giving access to backyards usually at either side of a pair of houses. The size of property units is generally retained as in medieval times.
- 9.8** Historically Cork extended from the medieval walled city in a number of directions. The roads from the south and north were developed contemporaneously with the walled town (indeed the area around St. Fin Barre's Cathedral predates it). From the later 17th century, the city gradually reclaimed the river marshes to the west and east. The newly reclaimed areas were separated by river channels which were used by the expanding shipping trade. As trade grew, and as ships grew larger, the port activities moved downriver to the east and many of the river channels were covered over, becoming the wider streets and urban spaces like St. Patrick's Street, Grand Parade, South Mall, Cornmarket Street and Emmet Place. In the early 19th century Washington Street was created, cutting through the densely built up former medieval city, to connect the newly developed City Centre with the western suburbs. At the same time, the villas and country houses on the hills to the north and south were giving way to the blocks of terraced Georgian-style houses, many associated with the military barracks and navy.

- 9.9** The mills, warehouses, distilleries, breweries and other industrial buildings which survive in many parts of Cork bear witness to the great economic expansion of the 18th and 19th centuries. Many of these buildings, as well as being of industrial archaeological importance, are also of significant architectural and social interest, and contribute greatly to the city's character. The lanes of small single and two-storey houses for example provided homes for the industrial workers.

Archaeology

Introduction

- 9.10** Archaeology is the study of past societies through the material remains left by those societies and the evidence of their environment. All remains and objects and any other traces of humankind from past times are considered elements of our archaeological heritage. Only through an understanding of the past obtained from the study of archaeology, history and cartography can the factors (topography, location at a point where the River Lee formed a number of waterways, built fabric etc) which have influenced the shape of the city be appreciated.



- 9.11** Cork City is one of the oldest cities in Ireland and has a rich archaeological record. In addition to the historic core described above, there are a range of archaeological monuments present in the suburbs of the city. A number of prehistoric features, such as a shell midden and a standing stone are present in the south-side of the city. The ridge to the north of the city provides evidence of ringforts which are typical monuments of the Early Christian Period. There are also the remains of medieval castles in Dundanion and Blackrock. The post-medieval period was a time of great prosperity in the city and the many houses of the merchant princes are present on the north-side of the city in Montenotte and Tivoli.

POLICY 9.3

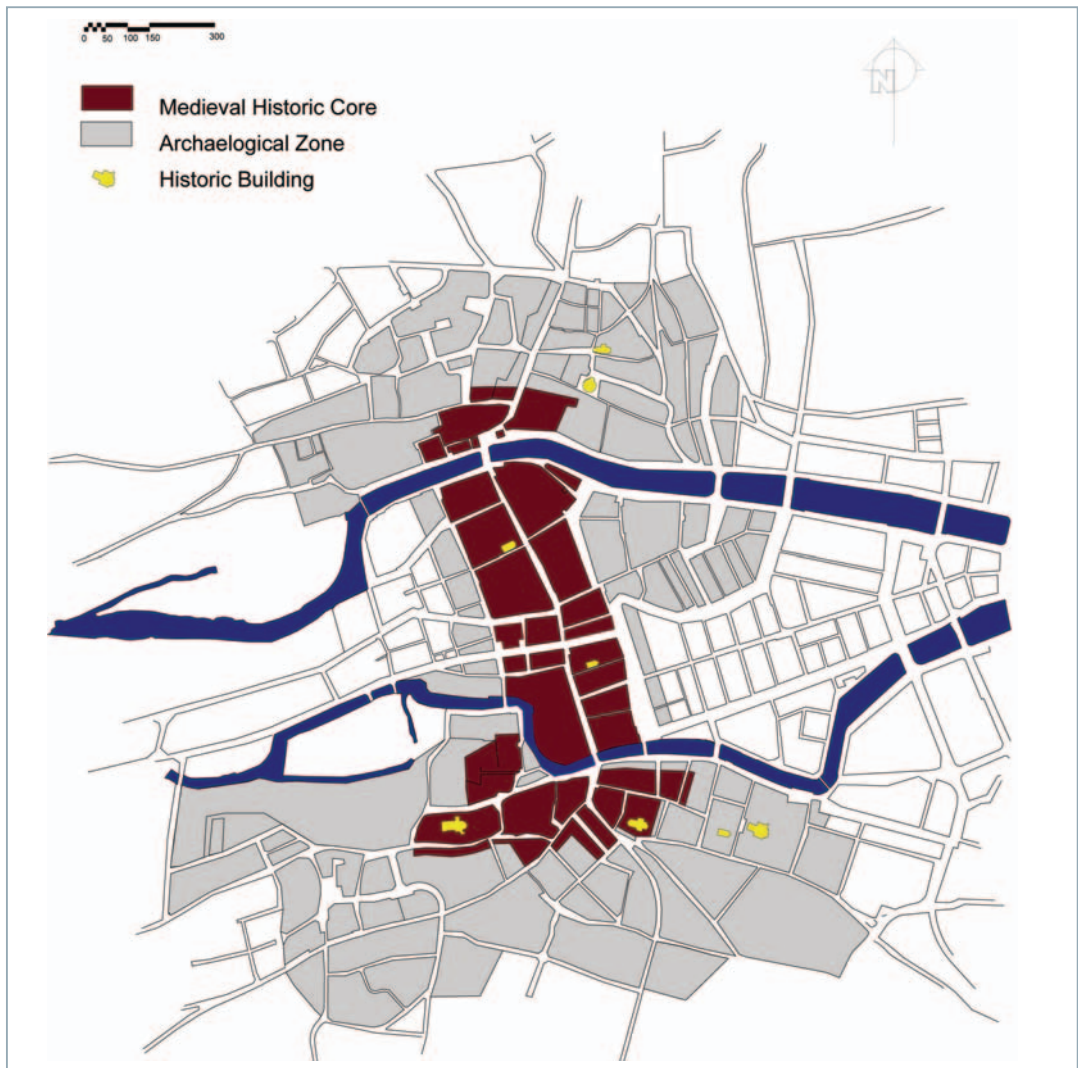
City Archaeology

It is the policy of Cork City Council to protect the rich archaeological heritage of the city.

Record of Monuments and Places (RMP)

- 9.12** Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The record of Monument and Places (RMP) is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD. The RMP is accompanied by a set of maps on which the monuments are numbered and marked by a circle (Zone of Archaeological Potential).

Figure 9.1 Zone of Archaeological Potential (CO074-122)



9.13 The City Centre Zone of Archaeological Potential (CO074-122) is identified in the inventory and includes the medieval historic core (See Fig. 9.1). There are 54 RMP sites located within this Zone and these include the site of the original monastery of Saint Finbarre and the medieval walled city. Sites within the suburbs at the northern (Shandon) and southern (Barrack Street environs) approaches to the historic core are also included. In this zone archaeological remains lie within a metre of the modern surface, particularly in the North and South Main Street areas, and these strata can be present to a depth of 3 to 4m in places. The city wall also survives beneath the modern street surface and in some places is present less than 30cm below the present ground surface to a depth of 2.5m. Outside the historic core, the zone covers the un-walled medieval suburbs, known sites of medieval religious houses (Red Abbey), and parts of the city which were developed in the seventeenth and eighteenth centuries when marshes were reclaimed and new streets laid out.

9.14 In addition, there are 59 RMP sites located outside the Zone of Archaeological Potential for the city. These are listed in the inventory in Volume 3 of the Plan.

POLICY 9.4

Sites of Established Archaeological Interest

The City Council will protect and enhance the archaeological value of the sites (and their settings) listed in the Record of Monuments and Places (RMP). In assessing proposals for development the City Council will have regard to the recommendations of the Department of the Environment, Heritage and Local Government.

Preservation of archaeological remains in-situ

- 9.15** Archaeology in its various forms ranging from fragmentary buried remains to the fabric and contents of modern domestic and industrial buildings is a vital component of the culture, conservation and redevelopment in the city. The in-situ preservation of undisturbed archaeological material is a fundamental tenet for the protection of the archaeological heritage. Preservation in-situ refers to the actual physical preservation of archaeological sites and monuments (which include archaeological deposits, features and structures).
- 9.16** In the absence of standing buildings from the earlier periods of Cork's existence the buried archaeological remains take on increased significance. A presumption in favour of the retention of the existing built environment is the best way of protecting the buried archaeological strata. This is most effectively achieved by the refurbishment of existing buildings, in situations where it is possible to retain the greater part of existing structures without the need for new foundations.
- 9.17** Archaeological remains are a non-renewable resource and so it is essential that they are properly safeguarded and managed. Most of these remains are fragile and vulnerable in the face of current construction methods and development proposals (such as bulk excavation for basement excavations).

POLICY 9.5

Preservation of Archaeological Remains In-situ

In accordance with national policy (*Framework and Principles for the Protection of the Archaeological Heritage, Dept. of the Environment, Heritage and Local Government*) and in the interests of sustainability, impacts on the buried archaeological environment should be avoided where possible. For this reason developments that compromise the in-situ record of the past will be discouraged.

POLICY 9.6

Development within the Historic Core

Where large-scale opportunity sites within the medieval historic core are available for development a policy of minimising the impact on the archaeological resource will be promoted. Any proposed developments will be assessed on the level and amount of undisturbed archaeology present on the site.

Protection of Cork's historic street pattern

- 9.18** The historic street pattern of Cork is an intrinsic part of the city defining in large measure its unique layout and form. The laneways are of special significance to the character of the medieval core. In addition to their historic interest, the laneways are of immense value in terms of aiding permeability in the City Centre by providing routes through larger City Centre blocks. These lanes also provide a sense of discovery and interest to the visitor and help give a human scale to the City Centre. Examples of these lanes include Saint Peter's Avenue and Coleman's Lane which link the North Main Street and Grattan Street (the Marsh area). The retention and enhancement of existing laneways within new developments will be encouraged. The preservation of the post-medieval streetscape (including traditional laneways) will also be promoted.
- 9.19** The physical integrity of the medieval core should be respected through the retention of plot sizes which can be achieved by the refurbishment of existing buildings.

POLICY 9.7

Protection of Cork's Historic Street Pattern

The City Council will seek to protect Cork's historic street pattern, and in particular, seek to conserve and enhance the laneways within the setting of the streetscape.

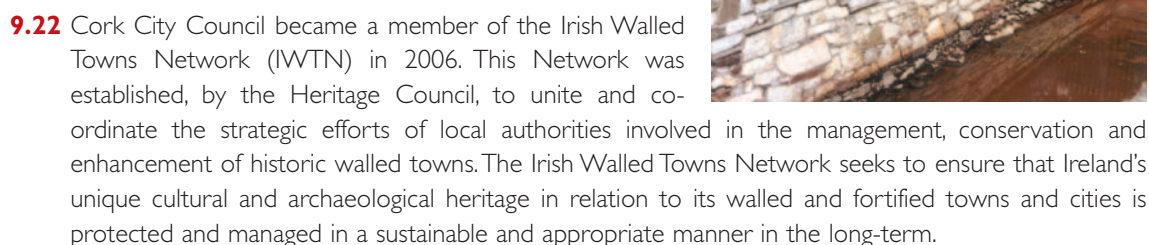
The City Council will seek to retain and protect historic building lines and traditional plot widths where these derive from medieval origins.

9.20 Above ground there are only a few surviving medieval and early post medieval structures such as Red Abbey Tower (15th century), Elizabeth Fort (early 17th century). Far more numerous are components of medieval buildings, incorporated into the walls of later buildings. Where such material is known the structures are recorded monuments or protected structures. Elsewhere, the potential for the occurrence of elements of ancient structures within more modern buildings necessitates pre-development architectural survey and vigilance in demolition works.

POLICY 9.9

Detailed archaeological survey of buildings proposed for demolition will be required, where in the opinion of the City Council medieval fabric may be present.

9.21 Sources from the late sixteenth century show the medieval walled city of Cork as an impressive elliptical area characterized by towers and battlements. As evidenced by various archaeological excavations, the below ground level preservation of the city wall is unique and this stems from Cork's location in an estuarine marsh.



9.23 A Management Plan for Cork's City Walls was completed in 2008. A need was identified for increased awareness of the importance of the city walls amongst the public and particularly in relation to informing future development in the historic core.

POLICY 9.10

The City Council will secure preservation in-situ of the historic medieval city walls (CO074-03402) and will have regard to the preservation and enhancement of the line of the city wall when considering development proposals in its vicinity. Disturbance, removal and alteration of the line of the city wall will not be permitted.

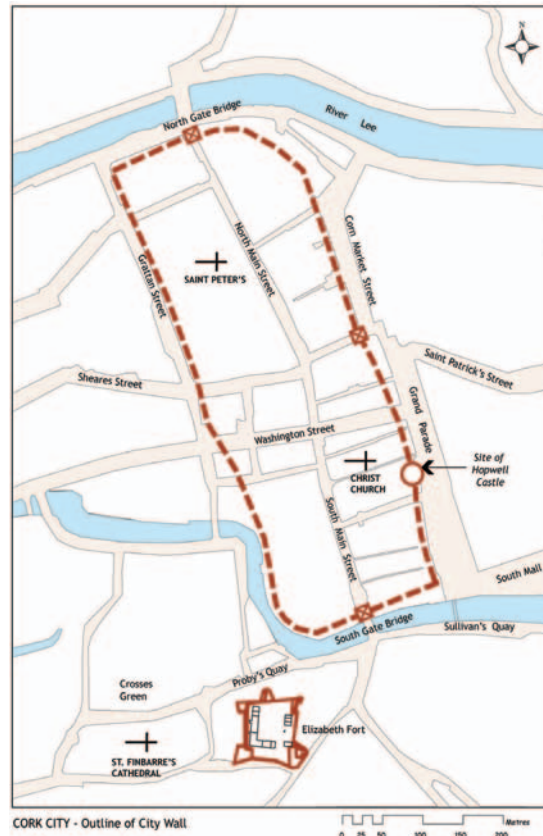
POLICY 9.11

The City Council will seek to improve public awareness and increase knowledge and appreciation of the medieval city walls. This will be achieved through the implementation of the recommendations of the Management Plan for Cork's City Walls.

Archaeological Survey, Monitoring and Excavation

- 9.24** Preservation in-situ and preservation by record are the two approaches applied in the protection of the archaeological heritage. Archaeological assessment (to include the results of a test trenching programme where possible) is the first step in ensuring that the above approaches are applied appropriately. The results of the assessment will determine the archaeological conditions required for the site. Archaeological monitoring or excavation may subsequently be recommended.
- 9.25** A number of important archaeological excavations have been carried out in the City Centre over the last decade particularly in the historic core. These have yielded significant results which have increased our knowledge of how the city developed.
- 9.26** Procedures required to protect the archaeological heritage in the context of development are contained in Chapter 17 Development Management.

Figure 9.2 Outline of City Wall



POLICY 9.12

Surveys, Test Trenching and Monitoring

Archaeological surveys, test excavation and/or monitoring will be required for development proposals in areas of archaeological importance, if the application is likely to impact upon in-situ archaeological structures or deposits.

POLICY 9.13

Large-scale Developments (outside the boundaries of a Recorded Monument or Place)

Outside the Zone of Archaeological Potential of a Recorded Monument (RMP), where in the opinion of the City Council a development involves major ground disturbance; archaeological conditions may be applied particularly in the vicinity of known monuments.

POLICY 9.14

The Value of Archaeological Knowledge

The acquisition and dissemination of knowledge is a core principle of the policy for archaeological heritage. To this end all appropriate archaeological excavations should be undertaken to the highest possible standards and the information made publicly available.

Burial Grounds

- 9.27** Outside of the historic core, numerous sites, especially church sites and burial grounds, are also of important archaeological significance. In particular many old burial grounds covered areas greater than their contemporary enclosures, consequently human burials occur beneath some of the streets and



houses of the city. In these areas, new buildings may not be appropriate, or may require extensive archaeological excavations in order to obtain maximum archaeological information from the site. A Survey of the Burial Grounds within Cork City has been undertaken by Cork City Council.

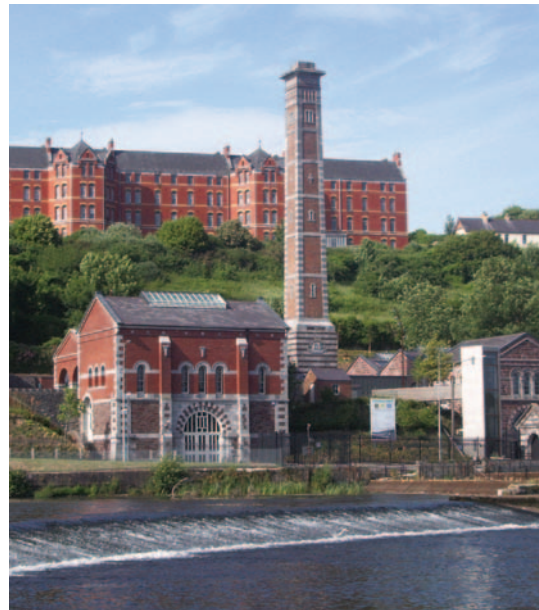
POLICY 9.15

Development on Burial Grounds

The City Council will seek to protect and enhance historic burial grounds and their settings. Development in and adjacent to these areas will be limited and may also be subject to archaeological conditions.

Industrial Archaeology

9.28 Cork's development as a significant industrial centre in the 18th and 19th centuries has created an important record of historic archaeological remains still surviving in the contemporary city. Today many of the buildings that housed the industries and the associated warehouses, grain-stores, malt-houses, etc. still survive. Many of these buildings have been demolished in recent years, some are derelict or ruinous, some are converted but scarcely recognisable as historic buildings while an exceptional few have been sympathetically converted and refurbished. Associated features, such as millraces, are particularly vulnerable as they may extend for considerable distances from the core building. Intact machinery and fittings rarely survive but structural elements designed to accommodate machinery can be extremely informative.



POLICY 9.16

Industrial Archaeology

All development proposals for industrial buildings and sites of industrial archaeological importance must be accompanied by an archaeological assessment of the building(s) and their surrounding environment. All development proposals should be designed in sympathy with existing features and structures. Where in exceptional circumstances demolition is permitted, a detailed building report will be required.

Protection of Underwater Archaeology

9.29 Under the National Monuments (Amendment) Act 1930-2004 all shipwrecks over one hundred years, underwater archaeological structures, features and objects are protected. Cork was built on estuarine islands in the marshy valley of the River Lee at a point where it formed a number of waterways. The marshland areas to the east and west of the medieval city were reclaimed in the eighteenth century. It is possible that archaeological riverine-related features may survive. These may take the form of walkways, fish-traps, timber jetties or simple mooring posts.

POLICY 9.17

Underwater Archaeology

All development proposals which will impact on riverine, intertidal and sub-tidal environments should be accompanied by an archaeological assessment.

Conservation of the Built Heritage

Conservation Principles

- 9.30** Sympathetic maintenance, adaptation and re-use can allow the architectural heritage to yield aesthetic, environmental and economic benefits even when the original use may no longer be viable. Conservation can be recognised as a good environmental choice as the reuse of buildings rather than their demolition contributes to sustainability through retaining the embodied energy of buildings and reducing demolition waste. In some cases it is also more cost effective to renovate than demolish and rebuild. Conservation also supports employment and skills, and provides for good quality jobs for artisans. *Architectural Heritage Protection - Guidelines for Planning Authorities* was published in 2004 by the Department of the Environment, Heritage and Local Government, and whilst primarily aimed at planning authorities, they are also of assistance to owners and occupiers of protected structures, proposed protected structures and other buildings within Architectural Conservation Areas.

POLICY 9.18

Reuse and Refurbishment of Historic Buildings and Protection of Archaeological Resource.

The City Council will positively encourage and facilitate the careful refurbishment of the historic built environment for sustainable and economically viable uses. In addition, it is recognised that the protection and retention of historic buildings within the medieval city, has the dual advantage of protecting the rich archaeological resource and the Recorded Monument of the City Wall.

Protected Structures

- 9.31** Our architectural heritage is a unique resource and reflects the history of our commercial and social development, and our lifestyles over time, and also demonstrates the different building techniques and materials and designs. Such heritage gives each local area its own character and history. The Planning and Development Acts 2000 - 2006 introduced legislation and methods for protecting the Architectural Heritage and introduced the Record of Protected Structures to ensure that each Local Authority must include policy objectives in its Development Plan for protected structures or parts of structures of special interest.





- 9.32** A protected structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Further information on protected structures is available in the recent publication 'A Guide to Protected Structures in Cork City' while the Record of Protected Structures is contained in Volume 3 of this Plan.

Designation

- 9.33** The effect of the designation of protected structure status is to ensure that any changes or alterations to the character of the building are carried out in such a way that the existing special character is retained and enhanced. Therefore works which would in the opinion of the City Council, have a material effect on the character of the structure, require planning permission.

POLICY 9.19

Record of Protected Structures (RPS)

Cork City Council will maintain a Record of Protected Structures within the Cork City Development Plan, which shall include structures or parts of structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, and which it is an objective to protect.

Section 57 Declarations

- 9.34** Owners of protected structures can seek a declaration from the Planning Authority (under section 57b of the Planning and Development Acts 2000 - 2006) to set out the type of work the authority considers would or would not materially effect the character of the protected structure. This declaration can be referred to An Bord Pleanála by the owner for review if so wished.

Demolition

- 9.35** Demolition of a protected structure will not be permitted except in exceptional circumstances. Most structures can generally and practically be repaired, once an economical and viable use can be found.

POLICY 9.20

Demolition of Protected Structures

Proposals for demolition of a protected structure shall not be permitted except in exceptional circumstances and where it can be showed that a greater public interest will be served which outweighs the loss to the architectural heritage.

Recording

- 9.36** Where it is proposed to alter or demolish a protected structure, either partially or totally, a full record of the structure and its significant elements shall be prepared to best conservation practice.

POLICY 9.21

Recording of Protected Structures

Any alteration or demolition of a protected structure shall require a full record to Best Conservation Practice.

Alterations and Extensions

- 9.37** Any proposals for alterations or extensions to a protected structure should ensure that there is no damage to the special character of the protected structure. Any extensions should be appropriate in terms of architectural design, treatment, character, scale and form to the existing protected building/structure.

Curtilage and attendant grounds - Setting of protected structures

- 9.38** Curtilage is normally taken to be the parcel of grounds associated with the protected structure. Attendant grounds are those areas that may not be immediate to the protected structure but are associated with them. Both the curtilage and attendant grounds of a protected structure are included for their protection within the definition of a protected structure as they are defining elements of the building/structure.

Historic Landscapes

- 9.39** Historic landscapes and gardens associated with protected structures are also an important amenity and contribute to the setting and character of protected structures. It will be the policy of the City Council to protect these unique historic gardens, landscapes and settings from inappropriate development.

POLICY 9.22

Historic Landscapes

Cork City Council will ensure the historic landscapes and gardens throughout the city are protected from inappropriate development.

Enabling Development

- 9.40** Development which would not conflict with the general planning objectives for the area in which a protected structure is located will be considered on its merits and on the impact such development would have on the character of the protected structure.

POLICY 9.23

Enabling Development

Cork City Council will consider permitting the following, notwithstanding the zoning objectives of the area:

- The restoration of a protected structure, or other buildings of architectural or other merit, currently in poor condition, to conservation best practice standard for any purpose compatible with the character of the building.
- The conservation of a protected structure or other building of architectural merit or other merit, independent of its current condition, to a tourist related use, in cases where, in the City Councils opinion, the converted building is capable of functioning as an important additional tourist attraction or facility, and the use is compatible with the character of the building.

Proposed Additions to protected structures of buildings owned by Cork City Council

- 9.41** Cork City Council has a number of buildings in its ownership which it is considered appropriate to add to the Record of Protected Structures. These are listed in Volume 3 of the Development Plan. This record includes City Hall and a number of bridges in the City Centre.

Funding and Assistance for protected structures

- 9.42** There are a number of sources of funding for the repair of protected structures, such as the Civic Structures Conservation Grants Scheme, Heritage Council Buildings at Risk Scheme, Irish Georgian Society Grants Scheme, Section 482 of the Consolidated Taxes Act, and exemption of development contributions. Cork City Council also administers the protected structures Grant Scheme.

Protected Structures Grant Scheme

- 9.43** The National Annual Scheme of grants for Conservation of protected structures is administered in Cork City by the City Council. The objective of the Scheme is to assist the owner or occupier of the protected structure to undertake the works necessary to secure the conservation of the structure or



part of the structure. Applications are assessed on the importance and urgency of the works and the appropriateness of materials and standards of workmanship, according to a Scheme of Priorities agreed. Owners or occupiers can avail of a grant amounting to a maximum of 50% of the approved cost, subject to a maximum of €13,000.

National Inventory of Architectural Heritage (NIAH)

- 9.44** The NIAH is an inventory being prepared by the Department of the Environment, Heritage and Local Government. The work of the NIAH involves identifying and recording the architectural heritage of Ireland through a series of building surveys. These surveys are ongoing and are carried out on a county-by-county basis. Their purpose is to highlight a representative sample of the architectural heritage of each county, and raise awareness of the wealth of architectural heritage in Ireland.
- 9.45** Buildings highlighted on the NIAH are recommended for inclusion by the Minister on the Record of Protected Structures. The NIAH has completed a survey of Cork City Centre and the City Council are progressively making additions to the RPS, reflecting the Minister's recommendations where considered appropriate and as resources permit.



Architectural Conservation Areas (ACAs)

Purpose

- 9.46** Cork's historic areas can be protected by means of Architectural Conservation Areas (ACAs) under Section 81 of the Planning and Development Acts 2000 - 2006. The aim of designating areas is to protect their special characteristics and distinctive features from inappropriate actions. External works that would affect the character as described by the Planning Authority will require planning permission, whereas repair or refurbishment which does not materially affect the external character will not require planning permission.

Criteria and selection

- 9.47** The City Council is committed to the designation of additional Architectural Conservation Areas in the city but is mindful that the extent of such designations will occur as resources allow. In assessing whether an area should be designated as an Architectural Conservation Area, the following criteria will be employed:
- whether there is a distinctive character of architectural, historical, archaeological, artistic, cultural, scientific, social or technical special interest, or must contribute significantly to the setting of an important protected structure

- there must be evidence of usefulness of designation for the proper planning and sustainable development of the area
- they should meet with the requirements of the Planning and Development Acts 2000 - 2006 and the criteria set out in the Department of the Environment's Architectural Heritage guidelines
- sufficient resources must be available to successfully survey the areas selected, and formulate the appropriate development policies

The current and proposed Architectural Conservation Areas are listed below and further details are contained in Volume 3 of this plan.

Current Architectural Conservation Areas

9.48 There are 32 Architectural Conservation Areas (see Policy 9.24 below) in the city.

POLICY 9.24

Architectural Conservation Areas

To preserve and enhance the following Architectural Conservation Areas:

- Wellington Road, St. Lukes Area
- North Main Street - historic centre
- Grattan Hill/Mahony's Avenue
- Coburg Street (including St. Patrick's Hill, Richmond Hill)
- Paul Street
- South Parish
- Blackpool
- Shandon
- 1-6 Annville, Ballinlough Road
- Albert Road and adjacent terraces
- 39-43 Bandon Road
- Barretts Buildings, Blarney Street
- 1-4 Bethesda Row, Old Blackrock Road
- 1-11 Castleview Terrace, Lower Glanmire Road
- Corporation Buildings, St. Paul's Avenue
- Douglas Road (Northwest)
- 1-4 Franconia, Evergreen Road,
- Friar Street Area
- Greenmount, (Buildings that line Gould Street, St. Mary's Terrace and St. Finbarre's Terrace to the fine two-storey with attic houses on Centenary Crescent.)
- Lower Glanmire Road (ACA is bounded by Kent Railway Station and marshalling yards to the south, by the railway overbridge to the east and by the original line of the former to Cobh and Midleton railway to the north)
- 1-34 Maiville Terrace, Evergreen Road
- 1-12 Marie Place, Windmill Road
- 1-3 Mulgrave Place, Dominick Street
- 1-13 Railway Cottages, Anglesea Street
- 18-20 Rockboro Road, off Blackrock Road
- 1-16 Ryan's Buildings, Old Market Place, off Blarney Street
- 1-5 St. Josephs Villas Blackrock Road
- 1-14 St. Vincent's Place, Blarney Street
- 1-5 St. Johns Villas, Lower John Street
- 1-4 Vandeville, Ballinlough Road.
- Victoria Road
- 1-11 Walsh Square, Devonshire Street West

9.49 It is envisaged that further Architectural Conservation Areas will be designated in the lifetime of the plan as resources permit in:

- Sunday's Well
- College Road area
- Blackrock Village
- Mardyke
- Marina
- Fitzgerald's Park
- Laneways off Gerald Griffin Street
- Parts of the City Centre



Demolition in Architectural Conservation Areas

9.50 The reuse of existing buildings is preferable to replacement. Applications for demolition of buildings, or parts of buildings, that contribute to the character of an ACA will only be granted in exceptional circumstances. The onus will be upon the applicant to justify the demolition of the building. The Council will always start from the premise that the structure should be retained. Where buildings are considered to have a negative impact on the character of an ACA, demolition of existing and replacement with buildings of more appropriate design may be desirable. The replacement buildings should always respect their setting. Where in exceptional circumstances a structure or a part of a structure which is considered to contribute to the special character, is to be demolished, it should first be recorded prior to demolition, and where appropriate, should be monitored during demolition.

POLICY 9.25

Demolition in Architectural Conservation Areas

Demolition of structures and parts of structures will in principle only be permitted in an Architectural Conservation Area where the structure, or parts of a structure, are considered not to contribute to the special or distinctive character, or where the replacement structure would significantly enhance the special character more than the retention of the original structure.

POLICY 9.26

Recording of Structures in Architectural Conservation Areas

Where in exceptional circumstances a structure or a part of a structure which is considered to contribute to the special character of the area, is permitted to be demolished, it should first be recorded prior to demolition, and where appropriate should be monitored during demolition.

POLICY 9.27

Development in Architectural Conservation Areas

Development in ACAs should take account of the following:

- Works that impact negatively upon features within the public realm such as paving, railings, street furniture, kerbing etc. shall not be generally permitted;
- Acceptable design, scale, materials and finishes for new developments;
- Original materials and methods of construction should be retained. For example, timber barge boards, windows and doors should not be replaced with PVC, original roofing material types should be retained along with original forms and locations of openings etc.;
- Features of historic or architectural value should not be removed.

- 9.51** The City Council will produce an information leaflet detailing permitted development in Architectural Conservation Areas including good practice guidelines regarding external material alterations to buildings.

Areas of Special Planning Control (ASPC)

- 9.52** Under the Planning and Development Acts 2000 - 2006, where a planning authority considers that all or part of an Architectural Conservation Area (ACA) is of special importance to, or respects, the civic life or the architectural, historical, cultural or social character of a city or town in which it is situated, it may prepare a scheme setting out development objectives for the preservation and enhancement of that area, or part of that area. The Act provides powers to planning authorities not only to conserve the character of certain areas but also, in urban areas of special importance, to enhance that character; that is to restore it and to require owners and occupiers to conform to a planning scheme.



- 9.53** A scheme may include objectives for:
- promotion of a high standard of civic amenity and civic design;
 - preservation and protection of the environment, including the architectural, archaeological and natural heritage;
 - renewal, preservation, conservation, restoration, development or redevelopment of the streetscape, layout and building pattern, including the co-ordination and upgrading of shop frontages;
 - control of layout of areas, density, building lines and height of structures and the treatment of spaces around and between structures;
 - control of the design, colour and materials of structures in particular the type or quality of building materials used in structures;
 - promotion of the maintenance, repair or cleaning of structures or other land;
 - control of any new or existing uses of structures or other land;
 - the promotion of the development or redevelopment of derelict sites or vacant sites;
 - the regulation or restriction or control of the erection of advertisement structures and exhibition of advertisements.
- 9.54** Cork City Council may use the Areas of Special Planning Control provisions to devise policies for the protection and improvement of selected ACAs.

Local and Neighbourhood Centres of Historic Character

- 9.55** Local and Neighbourhood Centres are identified in Chapter 4 Retail Strategy and generally provide local/neighbourhood shopping and service functions for surrounding residential areas. Some of these centres have a distinctive character in terms of building and streetscape design, layout and form which can be of significant architectural, cultural and social value. Examples of such centres include St. Luke's, Blackpool Village and Ballintemple. The city council will seek to protect and enhance these centres.

POLICY 9.28

Local and Neighbourhood Centres of Historic Character

To protect and enhance local and neighbourhood centres of historic character which have a distinctive 'sense of place' by:

- Protecting and enhancing the existing distinctive architectural character of these areas, discouraging insensitive alterations and promoting new development sympathetic to their character where appropriate;
- Promoting and enhancing their commercial vitality and vibrancy by supporting business functions of appropriate scale, form and design;
- Promoting both public and private investment in the high quality refurbishment of existing buildings and public realm.

9.56 In order to achieve this policy, the City Council will:

- Promote the creation of a stronger "sense of place" with an emphasis being placed on their history, notable buildings and amenity areas etc;
- Consider the development and use of special signage to mark the boundaries of the villages to strengthen the sense of place;
- Protect and improve the public realm e.g. retaining existing historic street furniture, developing amenity areas etc;
- Implement traffic calming measures within these areas to reduce the impact of traffic on residential amenity and enhance their attraction as local/neighbourhood centres.

Street Improvement Areas

9.57 Street Improvement Areas include a number of older residential areas, which have been identified as having street frontages and groups of buildings of architectural interest. It will be an objective of the City Council to protect the character, use and amenities of these groups of buildings and streets. Street Improvement Areas are illustrated on the Zoning Objectives Maps in Volume 2 of the Plan.

POLICY 9.29

Street Improvement Areas

- To promote the protection of residential uses within these areas. Local service and other uses will be permitted only in exceptional circumstances and where they do not detract from the areas character.
- Protect the physical and architectural character of these areas, avoiding insensitive alterations which would detract from their character.

Individual Houses of Character

9.58 There are some examples of vernacular or historic properties such as former farmhouses, cottages, stone walls which all predate suburban development and contribute to the character of the area. There will be a presumption against demolition of individual properties of vernacular or historic interest that contributes to the character of an area.

9.59 There are also individual houses of character in suburban areas/villages. They may not be worthy of individual protection but they do contribute to the character of an area, and demolition or loss would have a negative impact.



POLICY 9.30

Individual Houses of Character in Suburban Areas/Villages

There will be a presumption against the demolition of buildings of Historic or Vernacular character in suburban areas/villages.

Other Elements of Built Heritage

- 9.60** Many non-structural elements such as curtilage features, historic gardens, stone walls, historic ironwork, historic plaques and street furniture (post boxes, horse troughs etc.) contribute to our built heritage. These items are often an integral part of the urban landscape or provide significant historic references which contribute to the character of an area. These elements can be vulnerable to needless, partial or total destruction as well as poor reconstruction due to carelessness and a lack of awareness.
- 9.61** Of immense importance are the 19th century elements associated with the north and south channel. Important features include quay walls, bollards, kerbing etc.

POLICY 9.31

Elements of the Built Heritage

To ensure the protection of important elements of the built heritage and their settings as appropriate.