

Appendix I

Strategic Flood Risk Assessment

A.1 Overview

Following on from the EU Directive 2007/60/EC on the assessment and management of flood risks (known as the Floods Directive), the Department of Environment, Heritage and Local Government (DoEHLG) and the Office of Public Works (OPW) published *The Planning System and Flood Risk Management – Guidelines for Planning Authorities* in November 2009 (henceforth referred to as the Guidelines).

The Guidelines require planning authorities to introduce flood risk assessment as an integral and leading element of their development planning functions. This is achieved by ensuring that the various steps in the process of making a development plan are supported by a Strategic Flood Risk Assessment (SFRA).

A.1.1 The context for Tobercurry LAP Flood Risk Assessment

The preparation of the current CDP was supported by a SFRA (prepared by consultants CAAS), which analysed relevant data available in 2010 in order to identify flood risk management priorities for the County.

A scoring system was used to rank the County's settlements according to flood risk, position in the CDP's settlement hierarchy and the availability and status of recent flood studies in order to prioritise their potential need for detailed flood risk assessment and management studies. Of the settlements not covered by mini-plans, Tobercurry was allocated the second highest score in terms of prioritisation after Enniscrone.

The Tobercurry LAP is accompanied by a SFRA of the Plan area, which should be read in conjunction with the SFRA prepared for the CDP.

It is important to note the limitations of flood risk assessment at a strategic level. The lack of detail and the broad-brush approach used in the preparation of OPW maps (on which this Report's maps are based) makes them less suitable for use at project level. It is the responsibility of each applicant for planning permission to assess the flood risks associated with the development site (refer to the Disclaimer at the end of this Appendix) and to include appropriate flood mitigation measures, if necessary.

A.2 Relevant provisions of the Flood Risk Management Guidelines

The Guidelines set out a process of assessment for flood risk at all stages in development planning and the development management process. They give direction in relation to zoning lands for development in areas at risk of flooding. Section 3 of the Guidelines outlines a sequential approach whereby new development is first and foremost directed towards land that is at low risk of flooding.

A.2.1 Sequential approach - principles

The three principles of the sequential approach to managing flood risk are as follows:

1. **Avoidance:** avoid development in areas at risk of flooding.
2. **Substitution:** if avoidance is not possible, consider another land use, less vulnerable to flooding.
3. **Mitigation:** when neither avoidance nor substitution can be achieved, consideration should be given to mitigation and management of risks.

Inappropriate types of development that would create unacceptable risks from flooding should not be planned for or permitted. Exceptions may be made following a justification test. This test must demonstrate both the planning need and the sustainable management of flood risk to an acceptable level.

A.2.2 Flood zones and land use vulnerability

The Guidelines define three flood zones – A, B and C – based on the probability of flooding, with zone A having the highest probability and zone C having the lowest probability.

The vulnerability of different land uses is also taken into consideration: these are divided into “highly vulnerable”, “less vulnerable” and “water-compatible”.

A.2.3 Zoning justification test

This test, explained in Section 4 of the Guidelines, has been designed to assess the appropriateness of developments that are being considered in areas of moderate or high flood risk. The test sets out three criteria which must all be met when zoning lands that are at moderate or high risk of flooding, for uses or developments which are vulnerable to flooding. These criteria are:

1. The settlement is targeted for growth under the National Spatial Strategy, Regional Planning Guidelines or certain statutory plans or guidelines.
2. The zoning is required to achieve the proper planning and sustainable development of the settlement.
3. A flood risk assessment carried out to an appropriate level of detail demonstrates that flood risk to the development can be adequately managed and there will be no adverse impacts elsewhere.

A.2.4 The flood risk assessment process

The Guidelines recommend that a staged approach is adopted when undertaking a Flood Risk Assessment, carrying out only such appraisal and or assessment as is needed for the purposes of decision-making at the relevant level.

Stage 1: Flood risk identification – This stage determines whether there are any flooding or surface water management issues related to a plan area or a proposed development site that may warrant further investigation.

Stage 2: Initial flood risk assessment – If at Stage 1, a flood risk issue is deemed to exist, the assessment proceeds to Stage 2, which confirms the sources of flooding, appraises the adequacy of existing information and determines the extent of additional surveys and the degree of modelling that will be required. Stage 2 must be sufficiently detailed to allow the application of the sequential approach (described above under A.2.1) within the flood risk zone.

Stage 3: Detailed risk assessment – Where Stages 1 and 2 indicate that an area proposed for zoning or development may be subject to a significant flood risk, a Stage 3 Detailed Flood Risk Assessment must be undertaken. This involves a quantitative appraisal of the flood risk, of its potential impact elsewhere and of the effectiveness of any proposed mitigation measures. This generally requires the use of a hydraulic model across a wide enough area to appreciate the hydrological processes and their impacts.

A.3 Flood risk assessment of the Tobercurry LAP area

Tobercurry is located inland, over 20 km from the Atlantic coastline. The landscape surrounding Tobercurry is generally flat and low-lying. Most of the town lies at an altitude of 80–90 m above sea level, with the land gently rising to the north-east, reaching 104 m.

Notable landscape features such as the Ox Mountains, Knocknashee Hill and Muckelty Hill are all located within a 10-km radius. The nearest significant bodies of surface water are the River Moy (4 km west of the town), the River Owengarve (5.5 km south-west) and several lakes, including Lough Talt and Templehouse, all located more than 10 km away from Tobercurry.

A small stream, locally known as Maiden River, crosses the town. This water course, which is a tributary of the River Moy, receives the effluent from the wastewater treatment plant and most of the town's surface water run-off.

Pluvial flooding occurs when the amount of rainfall exceeds the absorption capacity of the ground. This excess water flows over land, ponding in natural hollows and low-lying areas or behind obstructions.

Fluvial flooding occurs when the flow in a river exceeds the capacity of the river channel, whether defended or otherwise, and causes overtopping or a breach. It can happen, for example, when heavy rain falls on an already waterlogged catchment.

Given the town's inland location, **coastal flooding** does not occur in the Plan area.

According to available data, the main cause of flooding in Tobercurry is pluvial flooding. Fluvial flooding within the development limit occurs in a limited area, along the banks of the Maiden River.

The next section of this assessment provides an appraisal of available data and an assessment of the flood risk associated with the lands within the boundary of the Tobercurry Local Area Plan, in accordance with the relevant provisions of the Guidelines.

A.3.1 Stage 1 - flood risk identification

In this stage, it is necessary to identify locations with historic or possible flooding/surface water management issues within the Plan area that may warrant further investigation.

The following sources of information were used to identify possible flood risk in the Tobercurry LAP area: the Office of Public Works (OPW); six-inch Ordnance Survey maps; aerial photography; public consultation; and the Preliminary Flood Risk Assessment (PFRA) maps.

A.3.1.1 Office of Public Works (OPW) – historical data

The OPW developed the www.floodmaps.ie website, which contains mapped information concerning past flood events. Several flood events within the LAP area are recorded on this website:

1. Flooding at Carrowntober, CR443 (2009)
2. Flooding at Powellsbrough CR430 (2009)
3. Flooding at Leitrim South CR511C (2009)
4. Land flooding in Chaffpool (recurring)
5. Land flooding in Carrowntober and GAA Park (recurring)
6. Land flooding at Turlough More, Castleloye
7. Tobercurry Town (recurring)
8. Powellsborough (recurring)
9. Carrowntober 1, 2 and 3 (recurring)

Seven of the nine listed flood events are located outside the development area, in the Buffer Zone (flood events 1, 2, 3, 4, 6, 8, 9). Therefore they are not considered to be a constraint on land use zoning.

Flood event no. 5 occurs at the northern end of the LAP development zone. The area that floods is located in a hollow and is subject to overland flow from adjoining areas. It is considered that such a problem could be addressed through advanced drainage techniques and therefore it is not necessary to exclude this area from development.

Flood event no. 7 was due to the limited capacity of the storm water drainage system within the town centre. Due to works carried out in recent years, it is considered that the risk of such event re-occurring is minimal.

There are two turloughs to the east of the town. These naturally occurring features in the landscape are located within the buffer zone of the LAP. The turloughs do not represent a flood risk to the area zoned for development. Any individual development proposal in the Buffer Zone, in the vicinity of the turloughs, will be assessed in accordance with the Guidelines.

A.3.1.2 Six-inch (1:10,560) Ordnance Survey maps

Six-inch Ordnance Survey maps show areas which are marked "liable to floods". The exact areas are not delineated, but the markings give an indication of places which have undergone flooding in the past. The OS maps relevant for the Tobercurry LAP area do not show any 'liable to flood' areas within or in the vicinity of the development zone.

A.3.1.3 Aerial photography

Orthophotography from two sources – the Ordnance Survey (2005) and Bing Maps, www.bing.com/maps (November 2011- March 2012, supplied by Digital Globe) – does not give any indications of flooding events within the Plan area.

A.3.1.4 Public consultation

As part of the plan-making process, public consultation was carried out by the Planning Authority and written submissions were invited from the public. Flooding was not mentioned in any of the submissions received during public consultation.

A.3.1.5 Preliminary Flood Risk Assessment (PFRA) maps 2011

The Preliminary Flood Risk Assessment (PFRA), carried out in 2011, was a requirement of the EU Floods Directive. The objective of the PFRA was to identify areas where the flood risk might be significant (referred to as Areas for Further Assessment, or AFAs). A more detailed assessment of AFAs has been undertaken through Catchment Flood Risk Assessment and Management (CFRAM) studies. Tobercurry is not an area subject to further CFRAM studies.

The PFRA also produced a series of maps for the entire country, indicating the projected extent of flooding for a given probability based on different types of flooding. The methodology used to produce these flood maps was "broad-brush".

The relevant maps for Tobercurry indicate projections for fluvial flooding (extreme, defined as one event in 1000 years, and indicative, defined as one event in 100 years) and pluvial flooding (extreme, defined as one event in 1000 years, and indicative, defined as one event in 100 years).

The report accompanying the said maps states that they may be used in the Stage I Flood Risk Assessment to identify areas where further assessment would be required if development is being considered within or adjacent to the flood extents shown on the maps. However, these maps are not meant to be used as the sole basis for determining Flood Zones nor for making decisions on planning applications.

The PFRA map highlights areas in Tobercurry which may be prone to fluvial and/or pluvial flooding. The majority of these areas are located outside the development limit, within the buffer zone of the Tobercurry LAP. Please refer to Map A.1 (PFRA Map) at the end of this Appendix.

Pluvial flooding risk

Historically, the centre of the town was identified with a potential pluvial flooding risk. However, works carried out in recent years have minimised this risk.

To the north-east of the town, a greenfield site zoned for mixed uses has been identified as having a potential risk of pluvial flooding. This risk could be easily overcome with remedial works. Please see Section A.3.2.2 below for further details

Fluvial flooding risk

There is a small area within the development limit shown on these maps as being at risk of fluvial flooding. This area stretches along the Maiden River on the north-western edge of the development limit and into the Buffer Zone.

A.3.2 Stage 2 – Initial flood risk assessment

If, following Stage 1 Flood Risk Identification, the planning authority considers that there is a potential flood risk issue, it should move on to Stage 2. The purpose of a Stage 2 assessment is to ensure that all relevant flood risk issues are assessed in relation to the decisions to be made and that the potential conflicts between flood risk and development are addressed to the appropriate level of detail.

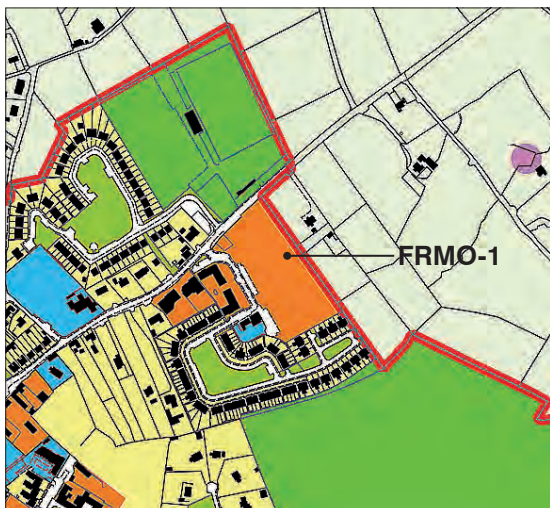
A.3.2.1 Flood zones and land use zoning

Using the information available from the PFRA maps, a Flood Zone Map has been compiled for the Plan area. The map indicates that most of the land within the development zone is located in Flood Zone C, where the probability of flooding is low. Please refer to **Map A.3** (Flood Zones Map) at the end of this Appendix.

A.3.2.2 Assessment of flood risk in the LAP area

The areas susceptible to flooding in Tobercurry have been highlighted in Section A.3.1 of this Appendix. The main risk is from pluvial and fluvial flooding, both indicative (within the development limit) and extreme categories (at certain locations in the Buffer Zone), as shown on the PFRA maps.

Only one of the areas that may be prone to pluvial flooding according to the PFRA maps, at the north-eastern town edge, is zoned for development. It is considered that the indicative pluvial flood risk in the area can be successfully managed by the future operators of any potential development. Therefore it is not considered necessary to proceed to the Justification Test in this case. However, adopting a precautionary approach, it is considered advisable to insert a specific flood risk management objective in the LAP concerning this site as follows:



OPW flood risk mapping indicates a potential risk of pluvial flooding in the vicinity of the site on the N-17 at Tobercurry Td, designated for mixed-use development. Any applications for developments on this site (see illustration below) shall be assessed in accordance with the Flood Risk Management Guidelines for Planning Authorities (DoEHLG and OPW, 2009) and may be required to be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

A.3.3 Stage 3 – Detailed risk assessment

Having regard to the outcome of the assessment undertaken in Section A.3.2 of this Appendix, it is considered that the avoidance principle of the sequential approach has been applied in an appropriate manner and it is not necessary to proceed to Stage 3 in the case of the Tobercurry LAP.

A.4 Conclusion

The Tobercurry LAP has been assessed in accordance with the *Flood Risk Management Guidelines for Planning Authorities* (2009).

The avoidance principle of the sequential approach has been applied in order to locate future development away from areas at risk of flooding and to ensure that flood risk will not be increased elsewhere.

The specific flood risk management objective recommended for the site at Tobercurry Td, identified as being at risk from pluvial flooding, will ensure that development is only permitted if it is in accordance with the Guidelines.

This Flood Risk Assessment finds that the LAP does not require a Stage 3 Detailed Flood Risk Assessment. These recommendations have been incorporated into the preparation of the Tobercurry LAP.

Disclaimer (as per CDP 2011–2017, p. 159)

It is important to note that compliance with the requirements of the Guidelines on flood risk management, and those of the Floods Directive 2007/60/EC, is a work in progress and is currently based on emerging and incomplete data, as well as on estimates of the locations and likelihood of flooding.

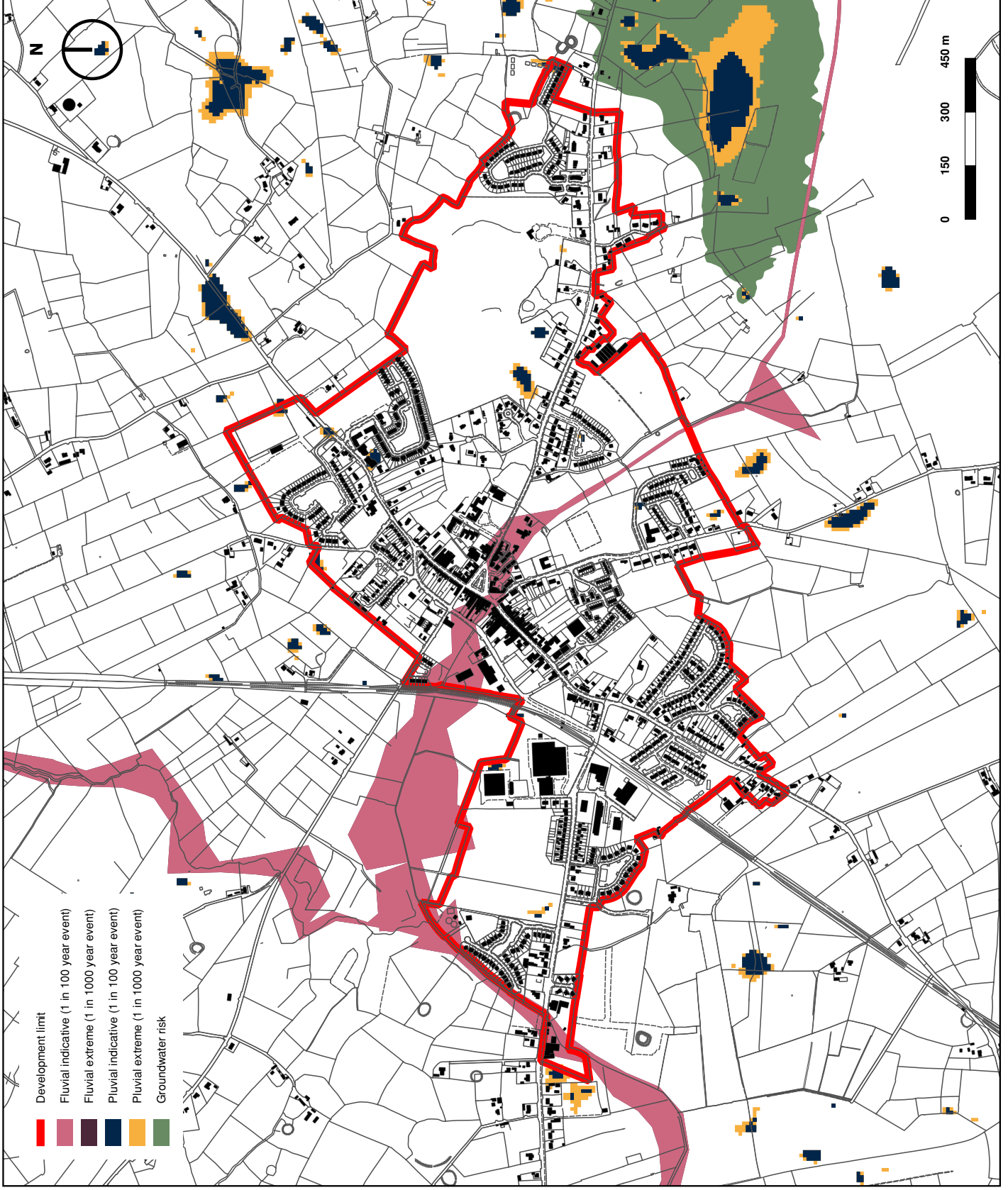
Accordingly, all information in relation to flood risk is provided for general guidance only. It may be substantially altered in light of future data and analysis. As a result, all landowners and developers are advised that Sligo County Council and its agents can accept no responsibility for losses or damages arising due to assessments of the vulnerability to flooding of lands, uses and developments. Owners, users and developers are advised to take all reasonable measures to assess the vulnerability to flooding of lands in which they have an interest prior to making planning or development decisions.

Map A1 Preliminary Flood Risk Assessment

Source: PFRA indicative
extents and outcomes map
- draft for consultation (OPW,
July 2011)

Important user note
(as inserted on the OPW
map):

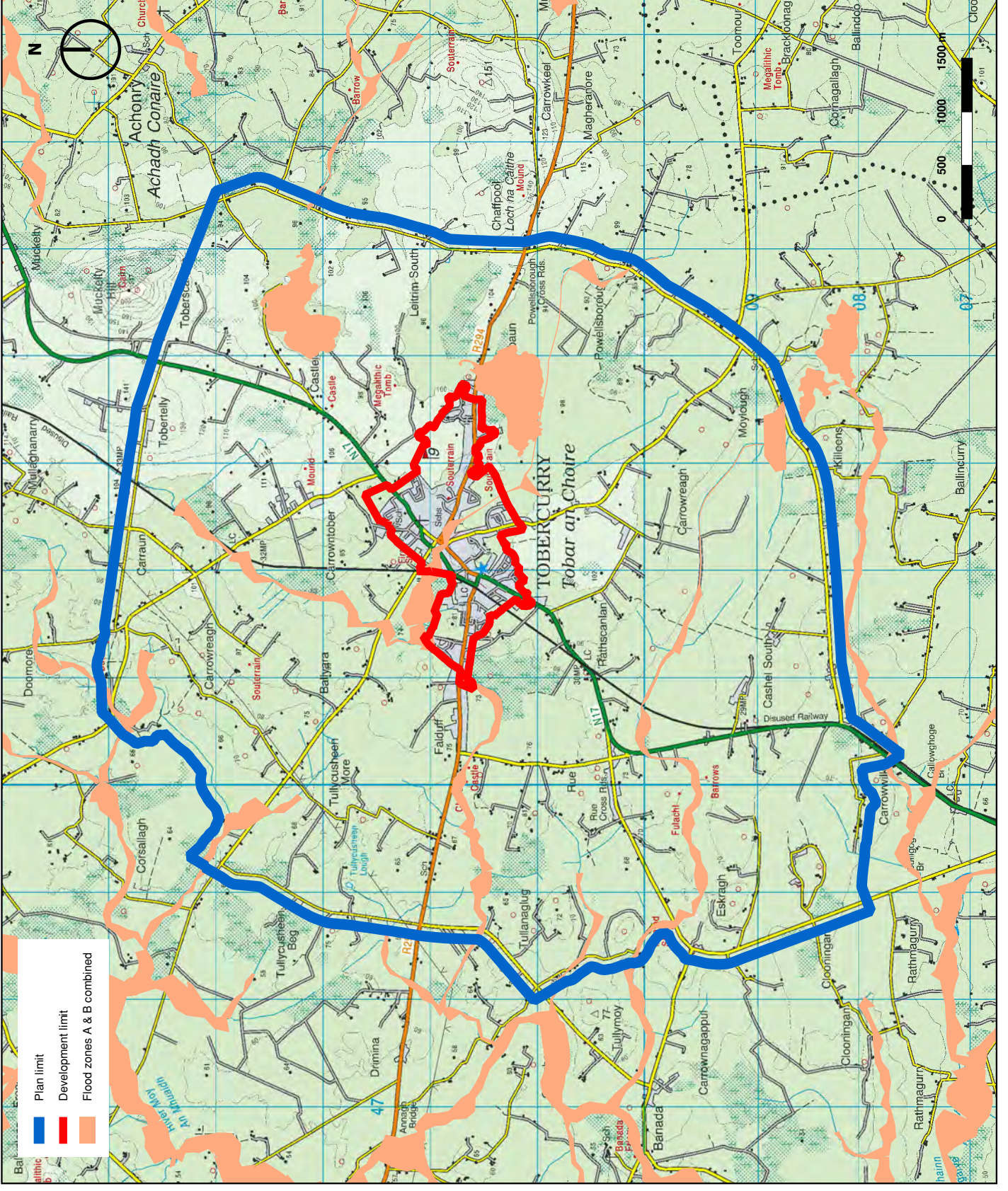
The flood extents shown on
these maps are based on
broadscale simple analysis
and may not be accurate for
a specific location.
Information on the purpose,
development and limitation
of these maps is available in
the relevant reports (see
www.cfram.ie). Users should
seek professional advice if
they intend to rely on these
maps in any way.



Map A2 Flood zones A and B

Source: PFRA indicative extents and outcomes map - draft for consultation (OPW, July 2011)

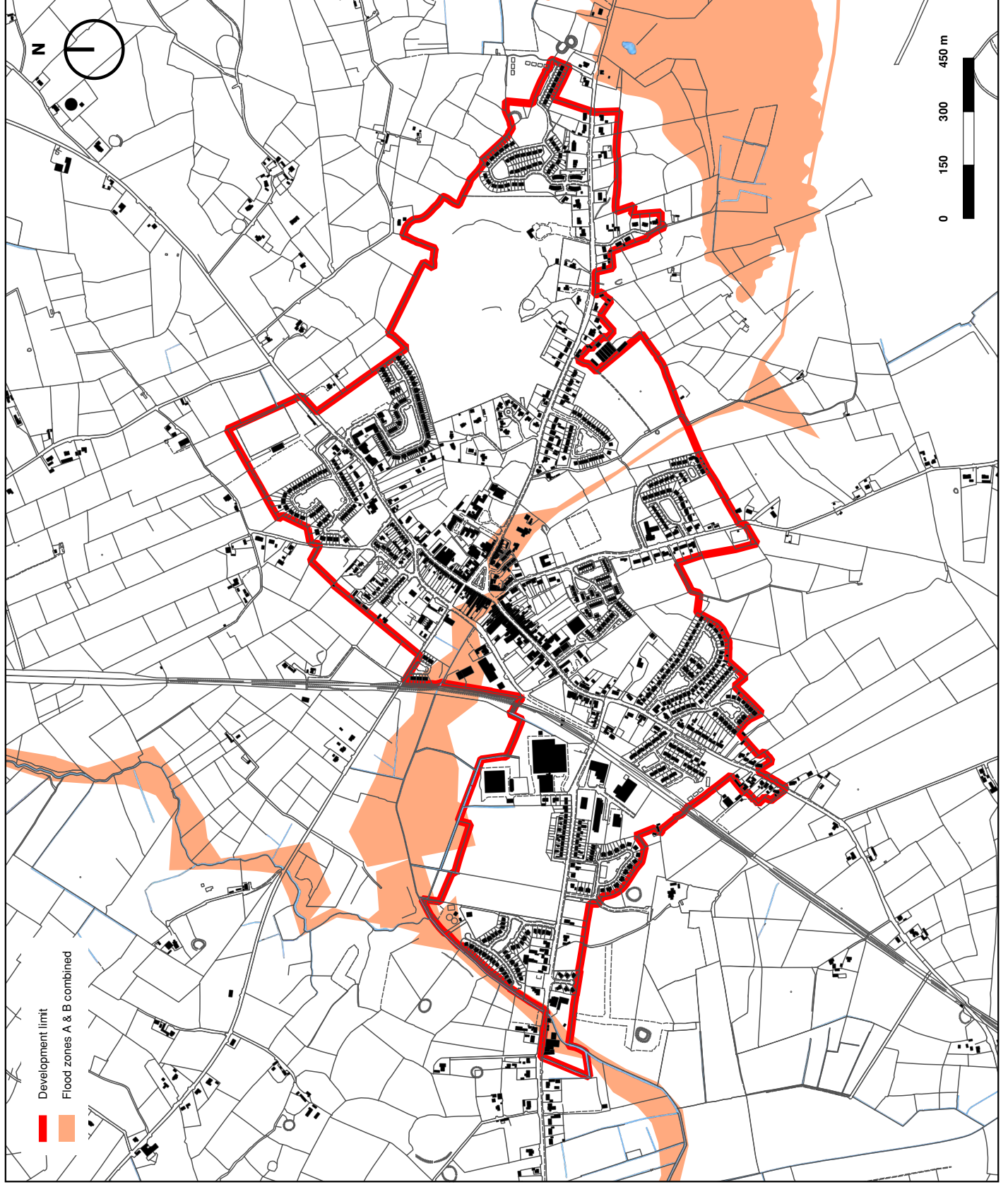
Important user note: Please refer to user notes on Map 1



Map A3 Flood Zones A and B

Source: PFRA indicative
extents and outcomes map
- draft for consultation (OPW,
July 2011)

Important user note:
Please refer to user notes on
Map 1




Appendix II

Protected Structures in Tobercurry


The information given in this Appendix for each of the protected structures comprises an extract of County Sligo's Record of Protected Structures 2011 and a brief description and assessment provided on the website of the National Inventory of Architectural Heritage (NIAH) at www.buildingsofireland.ie.

RPS No. 310– Old National School

<p>310</p>	<p>Old National School 1880-1900</p> <p>NIAH Reg. No. 32403801 Rating: Regional</p>	<p>Moylough, Tobercurry</p>	<p>E-154279 N-308286</p>	
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This eight-bay, single-storey, rendered former National School, built c.1890, is now in use as private dwelling. This National School has received a new lease of life as a private dwelling through a reasonably sympathetic conversion that has retained most of the main external features, including windows and entrance door. The building undoubtedly has many associations for the community in which it is set.

RPS No. 311– St Patrick's Church

<p>311</p>	<p>St Patrick's Church (RC) 1890-1910</p> <p>Not included in the NIAH</p>	<p>Moylough, Tobercurry</p>	<p>E-154012 N-308918</p>	
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This is a four-bay, rendered church.

RPS No. 377 – Saint George’s Church of Ireland, N-17

377	St George’s Church (Col) 1820-1860 NIAH Reg. No. 32316003 Rating: Regional	Tobercurry	E-152434 N-312092	
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This is a three-bay church erected in 1830 by the aid of a gift of £900 from the late Board of First Fruits. It was built of limestone (procured in a quarry in the parish), in the Gothic style. It sits nicely in the church yard and has well-detailed windows and stonework.

RPS No. 378 – Marist Convent

378	Marist Convent (original convent building, built 1906, to include front façade only) 1890-1910 NIAH Reg. No. 32316010 Rating: Regional	Tobercurry	E-152502 N-311903	
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This building is an eleven-bay, two-storey, rendered convent with dormered attic, built c.1905, now in use as apartments and offices. Of particular interest are the curvaceous barges, unusual moulded gutters, mansard roof and well-detailed dormers.

RPS No. 379 – Saint John the Evangelist Church (RC)

379	St John the Evangelist Church (RC) 1900-1940 NIAH Reg. No. 32316013 Rating: Regional	Tobercurry	E-152432 N-311754	
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Catholic church, built c. 1932. This splendid, well-composed church contains some fine craftsmanship in its ashlar stonework. Some of the excellent leaded light windows appear to pre-date the church by up to twenty years. The tower and spire dominate the skyline to the east of the town, adding greatly to its architectural character.

RPS No. 380 – Parochial House

380	Parochial House 1900-1920 NIAH Reg. No. 32316012 Rating: Regional	Tobercurry	E-152462 N-311769	
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The three-bay, two-storey, rendered parochial house was built c.1910. This villa, with close associations with the nearby Catholic church and convent, is a good example of a typical early-twentieth-century parochial house. Understated but nicely-proportioned and well-detailed, with grounds and outbuildings completing the whole.

RPS No. 381 – House

381	House 1850-1870 NIAH Reg. No. 32316007 Rating: Regional	Emmett Street, Tobercurry	E-152357 N-311881	
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Terraced two-bay two-storey rendered house, built c. 1860, one of an unmatched pair. This pleasing and modestly-detailed house is of an entirely appropriate scale for Emmett Street in which it is located. The retention of the original fenestration and panelled door, combined with attractive rendered details, further enhances its contribution to the streetscape.

RPS No. 382 – Allied Irish Bank

382	A.I.B. building 1900-1920 NIAH Reg. No. 32316009 Rating: Regional	Emmett Street, Tobercurry	E-152385 N-311868	
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Corner-sited, attached, multi-bay, two-storey, rendered bank, built c.1910. This prominent bank premises, sited on a corner of the town's main square, is a good example of a bank building dating from the early years of the twentieth century. It has good render detailing, including particularly interesting treatment of window architraves. Original sash windows survive. The building makes a positive contribution to the townscape in terms of form and massing.

RPS No. 383 – House

383	House 1850-1870 NIAH Reg. No. 32316006 Rating: Regional	Emmett Street, Tobercurry	E-152353 N-311885	
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Terraced three-bay two-storey rendered house, built c. 1860, one of an unmatched pair. This pleasing and modestly-detailed house is of an entirely appropriate scale for Emmett Street in which it is located. The retention of the original fenestration, combined with attractive rendered details, further enhances its contribution to the streetscape.

RPS No. 384 – Bank of Ireland

384	Bank of Ireland 1900-1920 NIAH Reg. No. 32316014 Rating: Regional	Teeling Street, Tobercurry	E-152118 N-311730	
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Detached five-bay two-storey rendered bank, built c. 1910. This building is a good example of an early-twentieth century banking establishment, a period in which banks competed against each other to be the dominant architectural presence in a town. It retains many original features including sash windows and well-formed moulded details.

RPS No. 385 – Former House/Shop - Leonard's

385	Former House/ Shop – Leonard's 1860-1880 NIAH Reg. No. 32316015 Rating: Regional	Teeling Street, Tobercurry	E-152100 N-311715	
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Detached, six-bay, three-storey, rendered shop, built c.1870, formerly with dwelling over. The building dominates the street at this point. The retention of much original or early fabric adds to the character. The well-detailed shopfront also adds considerably to the architectural quality.

RPS No. 386 – Water Tower

386	Water tower 1850-1870 NIAH Reg. No. 32316016 Rating: Regional	Tobercurry	E-152462 N-311769	
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This two-storey stone water tower, built c.1860, is now disused. It has a cast-iron water tank with moulded panels and rounded corners on corbelled brick eaves. This example of railway architecture well illustrates how functional requirements were married with pleasing design to achieve quality in even the most modest of buildings. The use of stone and brick (an unusual combination in Tobercurry) adds to the character. It is now an important element of the industrial heritage of the area.

RPS No. 387 – House – The Mount

387	The Mount 1900-1920 NIAH Reg. No. 32316004 Rating: Regional	Tobercurry	E-152592 N-312074	
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Multi-bay, two-storey, rendered house, built c.1910. This asymmetrical house sits away from the town in its own landscaped grounds. It retains some original features, including roughcast walling broken up by smooth-rendered strings and quoins.

Appendix III

Buildings of note in Tobercurry

A close examination of some of Tobercurry's older buildings reveals a wealth of vernacular building tradition and craftsmanship that still remains intact to this day. Elevation elements with subtle variations, such as window reveals and decorative plaster cornices, are evident throughout Tobercurry, reflecting the work of different local craftsmen.

This Appendix provides a list of the buildings of note (BoN) in Tobercurry along with a photograph and a description of the architecturally valuable features of each building. A short appraisal of each building's character and contribution to the streetscape is followed by recommendations regarding potential improvements that should be carried out by those seeking to enhance or bring these noteworthy buildings back into use.

BoN No. 1 – Two-bay, two-storey house at Sligo Road (N-17)



Architecturally valuable features

- brick chimneys on the ridge of the roof;
- sliding sash windows of a vertical emphasis.

This building, while in poor repair, is a good example of vernacular architecture at the turn of the 20th century or earlier. If sensitively restored, it would be a positive feature at the entrance to the town.

Recommendation: The character of this building is intact. However, it is vacant and derelict. Refurbishment and reuse would ensure its continued viability into the future.

BoN No. 2 – Nine-bay, single-storey former school building at Sligo Road (N-17)



Architecturally valuable features

- vertical-emphasis windows;
- 1940s decorative parapets.

This former school building retains its original art-déco style features.

Recommendation: The character of this building could be enhanced by reinstating the original type windows, i.e. timber sliding sash windows with art-déco-style glazing bars.

BoN No. 3 and 4 – Pair of two-bay, two-storey houses at the Sligo Road (N-17)**Architecturally valuable features**

- chimney on ridge of roof; roof pitch; decorative ridge tiles; rose-coloured slates laid in a diamond pattern; vertical-emphasis windows; bay windows; curved roof porches; straight banded quoins.

These houses are attractive in their proportionality and symmetry.

Recommendation: The character of these buildings could be restored by cleaning and painting the external walls, restoring original type windows, repairing decorative ridge tiles and removing moss from slates.

BoN No. 5 – Two-bay, two-storey former funeral home at Humbert Street**Architecturally valuable features**

- integral carriage arch; parapet; straight banded quoins;
- moulded render cornice; hand-written signage;
- timber shutters.

This building is unusual and special in the context of Tobercurry for its roof parapet and trompe-l'oeil paintwork, which cleverly suggests raised bands around openings, quoins and plinth. The sign writing is also of interest and represents an almost-lost traditional skill.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sliding sash windows, painting the walls, repairing the timber shutters and restoring the painted signage which gives this building its distinctive character.

BoN No. 6 – Two-storey, two-bay former house/shop at Humbert Street**Architecturally valuable features**

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; decorative chimneys;
- decorative window reveals;
- straight banded quoins.

This former house/shop presents an attractive frontage to the street.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sliding sash windows.

BoN No. 7, 8 and 9 – Teach Laighne and adjacent buildings**Architecturally valuable features**

- modern extension and faithful restoration of two original 19th Century properties.

This is an interesting example of adaptive reuse incorporating older buildings. The building makes a dramatically positive modernist statement in the context of a modest country town.

Recommendation: The character of these buildings could be enhanced by repainting the front elevations of the former townhouses and painting the timber sash windows white.

BoN No. 10 – Corner-sited, one-bay former shop/house at Humbert Street**Architecturally valuable features**

- roof pitch; chimneys on ridge of roof; shop-front with smooth rendered fascia and moulded cornice;
- cast-iron gutters; straight banded quoins; painted one-over-one timber sash windows on gable.

This property has a well-executed moulded render shopfront. Original sash windows survive. Massing and detail combine to make this building a valuable component of the streetscape.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate for a building like this, i.e. timber sliding up-and-down sash windows, by painting the building, replacing blocked-up windows, installing a timber double door and removing unsightly overhead wires.

BoN No. 11 – Corner-sited, six-bay, two-storey shop/house at Masshill Road**Architecturally valuable features**

- decorative chimneys on ridge of roof; vertical emphasis windows; decorative reveals; scrolls under cills; render shop-front; fanlight above the doors; timber doors to side elevation.

This imposing corner building is enlivened by the decorative window surrounds. The shopfront, which is original, is attractive in its simplicity.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. vertical-emphasis, timber sliding sash windows.

BoN No. 12 – Corner-sited, three-bay, three-storey house at Wolfe Tone Square**Architecturally valuable features**

- pitched roof, hipped at corner; decorative chimney on ridge of roof; smooth-rendered fascia with moulded cornice over ground floor;
- decorative window reveals.

This house is sited on a prominent corner of the town's main square and forms an important element of the streetscape.

Recommendation: The character of this building could be restored by reinstating timber sliding up-and-down sash windows in lieu of the PVC windows and by removing the pebble-dash finish from the upper walls and the white uPVC guttering.

BoN No. 13 – Three-bay, two-storey house at Wolfe Tone Square**Architecturally valuable features**

- roof pitch; chimney on ridge of roof;
- vertical-emphasis windows and decorative reveals;
- smooth render fascia, cornice and consoles; fanlight above doors; central double door, quoins.

This simple building retains many original features and is an important element of the terrace.

Recommendation: The character of this building could be restored by reinstating timber sliding sash windows in the upper floors.

BoN No. 14 – Four-bay, two-storey house at Wolfe Tone Square**Architecturally valuable features**

- roof pitch; chimneys on ridge of roof; vertical-emphasis windows and decorative reveals;
- smooth render fascia, cornice and consoles; integral archway; straight banded quoins.

While much modified, this building retains some original features and is important as part of a terrace of buildings fronting Wolfe Tone Square.

Recommendation: The character of this building could be restored by reinstating timber sliding sash windows in the upper floors and reinstating the original pattern and style of the ground floor windows.

BoN No. 15 – Three-bay, two-storey garage/former house at Wolfe Tone Square**Architecturally valuable features**

- roof pitch;
- chimneys on ridge of roof;
- vertical-emphasis windows and decorative reveals;
- half-round guttering.

While much modified, particularly on the ground floor, this building retains some original features and is important as part of the terrace of buildings fronting onto Wolfe Tone Square.

Recommendation: The character of this building could be enhanced by reinstating timber sliding sash windows in the upper floors, and by replacing all existing signage and lighting with elements appropriate to the style and age of the building.

BoN No. 16 – Three-storey, four-bay hotel at Emmett Street**Architecturally valuable features**

- roof pitch;
- wide chimneys at gable ends;
- vertical-emphasis windows; quoins.

This is a well-proportioned building, which dominates the streetscape and is visible from Wolfe Tone Square. Both socially and in terms of its impact on the streetscape, it is a landmark building in the town.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sliding sash windows, by replacing the pebble-dash finish with a painted smooth render and by removing the canopy over the ground floor.

BoN No. 17 – Two-storey, three-bay shop at Wolfe Tone Square**Architecturally valuable features**

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows and decorative reveals; timber sash windows; straight banded quoins;
- smooth render fascia, cornice and consoles.

This building retains many original features and is important, along with its neighbours, in framing the space of Wolfe Tone Square.

Recommendation: The character of this building could be enhanced by reinstating original features (such as timber sliding sash windows).

BoN No. 18 – Three-bay, three-storey public house/shop at Wolfe Tone Square**Architecturally valuable features**

- roof pitch; chimneys on ridge of roof and flush to the gable; decorative window reveals;
- decorative advertising panel on gable elevation;
- render shopfront on both facades; smaller timber shopfront on northern facade.

The building plays an important urban design function in framing two public spaces and “book-ending” the terrace of buildings facing Wolfe Tone Square.

Recommendation: This building could be enhanced by installing timber sliding sash windows, repainting it and removing all inappropriate signage which detracts from the character of the façade.

BoN No. 19 – Two-bay, two-storey former house/shop at Teeling Street**Architecturally valuable features**

- roof pitch; natural slate and clay ridge tiles; chimneys on ridge of roof;
- vertical-emphasis window openings; quoins;
- smooth render fascia and cornice; wooden lettering; cast-iron gate; fanlights; recessed doorway.

This building, although derelict, still has many original features. Its retention and enhancement is important for the streetscape.

Recommendation: The character of this building would be enhanced if the shop unit were occupied and a live shop window replaced the painted board. The reinstatement of timber sliding sash windows and repair of the natural slate roof would also greatly enhance the character of the building.

BoN No. 20 – Three-bay, two-storey house at Mountain Road**Architecturally valuable features**

- roof pitch; decorative chimneys on ridge of roof; quoins;
- decorative plaster work beneath eaves;
- vertical-emphasis windows and decorative reveals; fan light above and to sides of front door; bay windows.

This is an attractive example of the domestic vernacular building tradition in Tobercurry.

Recommendation: The character of this building could be enhanced by the reinstatement of timber sliding sash windows.

BoN No. 21 and 22 – Pair of two-bay, two-storey houses at Mountain Road**Architecturally valuable features**

- roof pitch; chimneys on ridge of roof;
- fanlight above front door;
- bay windows; decorative plasterwork and quoins; front boundary walls and gates.

These buildings are attractive examples of the domestic vernacular building tradition in Tobercurry.

Recommendation: The character of these buildings could be enhanced by reinstating painted timber sliding sash windows and removing the pebble-dash and uPVC door on the northernmost building's front elevation (the building on the right in the above image).

BoN No. 23 – Three-bay, three-storey house/shop at Teeling Street**Architecturally valuable features**

- roof pitch; chimneys on ridge of roof; straight banded quoins; cast-iron rain-water goods and bell hopper;
- timber sash windows on first floor;
- shopfront including smooth render cornice and fascia, double entrance doors, window frame and glazing bars.

This building makes a positive contribution to the streetscape due to the many surviving original features of the shopfront, as well as the first-floor sash windows.

Recommendation: The character of this building could be enhanced by the reinstatement of timber sliding sash windows on the second floor, repairing and painting the sash windows on the first floor and repainting the upper walls of the building.

BoN No. 24 – Three-storey, two-bay house/shop at Teeling Street**Architecturally valuable features**

- roof pitch;
- painted timber sliding sash windows;
- cast-iron rain-water goods and bell hopper;
- shop door handle bar.

The timber sash windows on this building make a positive contribution to the streetscape.

Recommendation: The character of this building could be enhanced by the construction of a shopfront and by replacing the side door with a traditional-style door.

BoN No. 25 – Three-bay, two-storey former house with shop at Teeling Street**Architecturally valuable features**

- vertical-emphasis windows and decorative reveals;
- traditional shopfront; quoins;
- decorative window railings on adjacent two storey building; fanlights above doors.

This building boasts an attractive shopfront and makes a positive contribution to the Tobercurry streetscape.

Recommendation: The character of this building could be restored by reinstating the timber sliding sash windows and chimneys on the ridge of the roof.

BoN No. 26 – Three-bay, two-storey former house with shop at Teeling Street**Architecturally valuable features**

- vertical-emphasis windows and decorative reveals;
- smooth render fascia;
- decorative cornice and consoles;
- fanlight above front doors; quoins.

This building has some interesting decorative features, which contribute to the character of the streetscape.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. sliding sash windows.

BoN No. 27 – Two-bay, two-storey café/shop at Teeling Street**Architecturally valuable features**

- roof pitch; chimney on ridge of roof; quoins;
- smooth render cornice and fascia; cast-iron rainwater goods; vertical-emphasis windows;
- decorative plasterwork.

This building adds colour and interest to the streetscape and is reflective of a local tradition in building façade decor.

Recommendation: The character of this building could be enhanced by replacing the inappropriate signage board with hand-painted signage, reinstating timber sash windows on the upper floors and traditional shopfront windows and door on the ground floor.

BoN No. 28 – Three-bay two-storey house at Teeling Street



Architecturally valuable features

- roof pitch; chimneys on ridge of roof; cast-iron down-pipe and bell hopper;
- vertical-emphasis windows and decorative reveals; decorative cornice under eaves;
- integral arch; fanlight above door; stone threshold.

This well-proportioned building dominates the streetscape at this location.

Recommendation: The replacement of the uPVC windows with timber sliding sash windows would enhance the character of this building.

BoN No. 29 – Three-bay two-storey house and shop at Teeling Street



Architecturally valuable features

- elegant hipped roof pitch; decorative chimneys on ridge of roof; natural slate roof;
- vertical-emphasis windows; decorative front door with a spider web fanlight; shopfront.

Despite some inappropriate interventions, this building is an attractive feature on the street.

Recommendation: The reinstatement of timber sliding sash windows on the front elevation and removal of the canopy and lighting fixtures over the shopfront would enhance the character of this building.

BoN No. 30 – Terrace of 12 three-bay, two-storey houses at Galway Road (N-17)



Architecturally valuable features

- chimneys on ridge of roof; hipped roof pitch;
- vertical-emphasis windows;
- fanlight above door and windows to either side.

This is an important terrace at the entrance to Tobercurry, which has a sense of proportion and symmetry that is visually pleasing.

Recommendation: The character of these buildings would be enhanced by the reinstatement of timber sliding sash windows.

BoN No. 31 – Springmount: three-bay, two-storey house at Masshill Road



Architecturally valuable features

- chimneys on ridge of roof; front gate and pillars; painted two-over-two timber sash windows; stone cills;
- fanlight above door and windows to either side.

This handsome, self-contained house retains its original fenestration and much original fabric. The outbuilding to the rear complements the setting. The modestly-detailed gate-screen is well-executed and enhances the roadside.

Recommendation: Maintenance of the sash windows and joinery is important to ensure their continued life into the future.

BoN No. 32 – Three bay, two-storey house at Ballina Road



Architecturally valuable features

- hipped roof pitch and decorative chimneys on ridge of roof;
- windows with a vertical emphasis; straight banded quoins;
- natural slate roof; front boundary wall.

This is a handsome, well-proportioned farmhouse, which retains some original fabric.

Recommendation: The reinstatement of timber sliding sash windows and the removal of the flat roof porch to the front would greatly enhance the character of this building.

Appendix IV

Shopfronts of note in Tobercurry

Traditional shopfronts, constructed in the 19th and early 20th centuries, are becoming increasingly rare in towns across Ireland. Such shopfronts contribute to the individual character of a town and provide a link to the history and heritage of the place. This Plan promotes the protection and enhancement of the remaining historic shopfronts in Tobercurry, as detailed in Section 7.3.5.

This Appendix provides a list of the shopfronts of note (SoN) in Tobercurry, along with a photograph, a description of the architecturally valuable features of each shopfront and recommendations regarding potential improvements that should be carried out by those seeking to enhance or bring the buildings back in use.

The recommendations contained within this Appendix, together with the recommendations contained in **Appendix III Buildings of note**, could form the basis of a community or Tidy Towns project aimed at restoring and enhancing the character of the town.

In general, all shopfront joinery should be regularly inspected and maintained by cleaning, painting and replacing of specific elements where timber rot may be evident. No joinery should be removed without prior consultation and agreement with the Planning Authority.

Any restorative work or alterations to these shopfronts should be discussed and agreed with the Planning Authority prior to commencement.

SoN no.1 – Shop at Wolfe Tone Square end of Humbert Street



Valuable features

- ◆ corner shopfront;
- ◆ smooth render fascia;
- ◆ moulded cornice;
- ◆ double door opening;
- ◆ stone cills.

This is a well executed shopfront in a corner of the main square of the town. Its refurbishment would be positive for the visual appeal of the square.

Recommendations:

- Replace existing aluminium double door with a timber double door.
- Reinststate timber windows.
- Any signage on the fascia should be hand-painted.
- Repaint the building.
- Relocate the street sign above the shopfront.

SoN no. 2 – Murphy & Sons Auctioneers at Wolfe Tone Square



Valuable features

- ◆ smooth render fascia;
- ◆ moulded cornice and pilasters;
- ◆ painted render plinth;
- ◆ fanlight above door;
- ◆ chamfered corner at ground floor.

This is a simple but pleasing rendered shopfront on the corner of the square.

Recommendations:

- Replace the sign board with hand-painted signage or a sign board which fits into the fascia.
- Replace the timber door with a traditional timber door with no in-built glass panels.

SoN no. 3 – O’Connor’s at Wolfe Tone Square



Valuable features

- ◆ smooth render fascia;
- ◆ mosaic lettering;
- ◆ window opening;
- ◆ bars across window;
- ◆ double doors;
- ◆ fanlight.

This shopfront is pleasing in its simplicity and delicacy.

Recommendations:

- Remove adhesive advertising on window and internal blinds.
This shop would benefit from being occupied.

SoN no. 4 – Foleys Bar & Lounge at Wolfe Tone Square



Valuable features

- ◆ corner shopfront;
- ◆ moulded cornice, consoles and pilasters;
- ◆ timber shopfront and double doors;
- ◆ timber architraves surrounding doors on each elevation;
- ◆ fanlights above doors;

Recommendations:

- Any additional signage on this building should be hand-painted.
- Remove the lighting fixtures over the shopfront and the projecting box sign.
- Remove the signage affixed to the northern wall of this building.

Detail of the shopfront



Valuable features

- ◆ timber pilasters;
- ◆ joinery details;
- ◆ stone plinth;
- ◆ timber vents;
- ◆ fixtures for original shutters;
- ◆ stone cills.

Recommendations:

- Remove the signage box over this shopfront, the adhesive signage on the window and the signage above the entrance.
- Replace with hand-painted signage on the original fascia.
- Paint the shopfront in a brighter colour to highlight the detailed craftsmanship.

SoN no. 5 – Shop at Wolfe Tone Square

**Valuable features**

- ◆ smooth render cornice;
- ◆ render consoles and pilasters;
- ◆ render plinth;
- ◆ fanlight above doors;
- ◆ window openings;
- ◆ double doors.

Recommendations:

- Any signage on this shop front should be hand-painted.
- Windows to either side of central door should be lowered to their original cill level - likely to be to the top of the pilaster plinth.

SoN no. 6 – Ozanam Shop at Teeling Street

**Valuable features**

- ◆ recessed doorway;
- ◆ clerestory window arrangement and joinery to shop window;
- ◆ window opening;
- ◆ bars across fanlight;
- ◆ window mullions;
- ◆ ironmongery to door.

Recommendations:

- Replace the recently removed historic opaque glass on the clerestory.
- Replace the modern shopfront with a traditional shopfront.
- Re-tile the entrance lobby appropriately.

SoN no. 7 - T. Brennan's Bar and Lounge at Teeling Street



Valuable features

- ♦ render pilasters, cornice and consoles;
- ♦ fanlight above door;
- ♦ window openings;
- ♦ hand painted signage;
- ♦ timber double external doors;
- ♦ ironmongery to internal door.

Recommendations:

- Remove adhesive advertisements from the windows.
- Replace the recently removed single and double sash windows from the upper floor. These windows are considered integral to the appearance of the shopfront.

SoN no. 8 – Vodafone at Teeling Street



Valuable features

- ♦ render cornice and fascia;
- ♦ double doors;
- ♦ cast iron internal columns;
- ♦ fanlight.

Recommendations:

- Replace the sign board with hand-painted signage or a signage board which fits into the render fascia.

SoN no. 9 – Barry’s Pharmacy at Teeling Street



Valuable features

- ◆ smooth render fascia;
- ◆ moulded cornice, pilasters and plinth;
- ◆ fanlight above doors;
- ◆ delicate timber corner fan details to windows;
- ◆ double doors.

Recommendations:

- Remove crude lighting over shopfront.
- Clean rendered cornice above shopfront.

SoN no. 10 – McCarrick & Sons at Teeling Street



Valuable features

- ◆ moulded decorative cornice and consoles.

Recommendations:

- This shopfront is in good condition. If further enhancements are sought, the configuration and treatment of the window and door openings should be restored in a traditional style.

SoN no. 11 – Jewel in the crown



Valuable features

- ◆ moulded cornice frame;
- ◆ decorative double doors;
- ◆ clerestory window arrangement to main window;
- ◆ fanlight above door; render plinth;
- ◆ stone hearth at entrance;
- ◆ cast iron downpipe.

Recommendations:

- Remove signage boards and replace with hand-painted signage.
- Projecting signage should be at fascia level and limited to one per building.
- Remove inappropriate lighting fixtures.
- Replace upper floor uPVC windows with timber sliding sash windows.
- Replace non-traditional doors with solid framed door without fake Georgian arch.

Appendix V. Extract from the Urban Design Manual - A Best Practice Guide (DoECLG, 2009)

The 12 criteria with indicators

NEIGHBOURHOOD	01 CONTEXT How does the development respond to its surroundings? <ul style="list-style-type: none"> The development seems to have evolved naturally as part of its surroundings Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users Form, architecture and landscaping have been informed by the development's place and time The development positively contributes to the character and identity of the neighbourhood Appropriate responses are made to the nature of specific boundary conditions 	02 CONNECTIONS How well connected is the new neighbourhood? <ul style="list-style-type: none"> There are attractive routes in and out for pedestrians and cyclists The development is located in or close to a mixed-use centre The development's layout makes it easy for a bus to serve the scheme The layout links to existing movement routes and the places people will want to get to Appropriate density, dependent on location, helps support efficient public transport
	05 EFFICIENCY How does the development make appropriate use of resources, including land? <ul style="list-style-type: none"> The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems Buildings, gardens and public spaces are laid out to exploit the best solar orientation The scheme brings a redundant building or derelict site back into productive use Appropriate recycling facilities are provided 	06 DISTINCTIVENESS How do the proposals create a sense of place? <ul style="list-style-type: none"> The place has recognisable features so that people can describe where they live and form an emotional attachment to the place The scheme is a positive addition to the identity of the locality The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout The proposal successfully exploits views into and out of the site There is a discernable focal point to the scheme, or the proposals reinforce the role of an existing centre
SITE	09 ADAPTABILITY How will the buildings cope with change? <ul style="list-style-type: none"> Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation The homes are energy-efficient and equipped for challenges anticipated from a changing climate Homes can be extended without ruining the character of the types, layout and outdoor space The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office Space in the roof or garage can be easily converted into living accommodation 	10 PRIVACY AND AMENITY How does the scheme provide a decent standard of amenity? <ul style="list-style-type: none"> Each home has access to an area of useable private outdoor space The design maximises the number of homes enjoying dual aspect Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units. The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables.
HOME		

03 INCLUSIVITY How easily can people use and access the development? <ul style="list-style-type: none"> New homes meet the aspirations of a range of people and households Design and layout enable easy access by all There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all. New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers 	04 VARIETY How does the development promote a good mix of activities? <ul style="list-style-type: none"> Activities generated by the development contribute to the quality of life in its locality Uses that attract the most people are in the most accessible places Neighbouring uses and activities are compatible with each other Housing types and tenure add to the choice available in the area Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood 	INTRODUCTION
07 LAYOUT How does the proposal create people friendly streets and spaces? <ul style="list-style-type: none"> Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around. The layout focuses activity on the streets by creating active frontages with front doors directly serving the street The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers Traffic speeds are controlled by design and layout rather than by speed humps Block layout places some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts 	08 PUBLIC REALM How safe, secure and enjoyable are the public areas? <ul style="list-style-type: none"> All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use The public realm is considered as a usable integrated element in the design of the development Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighborhood There is a clear definition between public, semi private, and private space Roads and parking areas are considered as an integral landscaped element in the design of the public realm. 	
11 PARKING How will the parking be secure and attractive? <ul style="list-style-type: none"> Appropriate car parking is on-street or within easy reach of the home's front door. Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation. Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces Materials used for parking areas are of similar quality to the rest of the development Adequate secure facilities are provided for bicycle storage 	12 DETAILED DESIGN How well thought through is the building and landscape design? <ul style="list-style-type: none"> The materials and external design make a positive contribution to the locality The landscape design facilitates the use of the public spaces from the outset Design of the buildings and public space will facilitate easy and regular maintenance Open car parking areas are considered as an integral element within the public realm design and are treated accordingly Care has been taken over the siting of flues, vents and bin stores 	