

Second Manager's Report
on submissions and observations
relating to the Draft CDP 2011-2017

VOLUME 3

**Responses to submissions
relating to the Draft RPS**

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**Responses to issues raised in submissions
relating to the Draft Record of Protected Structures**

Appendix: List of persons and organisations
that made submissions on the Draft CDP

Response to submissions relating to the Draft Record Of Protected Structures

RPS Submission no. 1

13 July 2010

Kevin Healy

RPS Item No. P86

Issue no. 1

The submission describes the dilapidated and vandalised state of the building P86 (detached multi-bay two-storey rendered house) which is currently proposed for protection on the Draft Record of Protected Structures for County Sligo 2011-17 (RPS). The letter seems to be suggesting that this structure should not be included on the RPS.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH). This building has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *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.*

The dilapidated state of the building is not considered to be an adequate reason to omit the structure from the RPS. The building may not be currently in use, however the form and setting of the building remains intact. Elements such as the original windows have been replaced over time, but these changes are reversible.

Based on the above appraisal from both the NIAH and the Planning Section, it is considered that this building merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 2

14 July 2010

Commissioner of Irish Lights

RPS Items No. P12, P20, P21

Issue no. 1

This submission objects to the inclusion of P12, P20 & P21 (lighthouses and beacons) on the Draft Record of Protected Structures on the basis that the Commissioner of Irish Lights (CIL) has a statutory

duty to ensure the safety of mariners at sea and the structures may be subject to the necessary operational changes to comply with the obligations under the Merchant Shipping Acts. It is argued that it is not appropriate that the CIL be restricted in any way in exercising their powers and fulfilling their statutory duties.

Opinion

The decision to include these buildings on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH). These three structures have been given a Regional rating in the NIAH based on their architectural interest.

The NIAH appraisal of the structures read as follows:

P12 - The Blackrock Lighthouse is an important element in the maritime history of Co. Sligo. The construction of the beacon attests to a high quality of stone masonry and now, as a lighthouse since 1834, forms a dramatic landmark on Blackrock within Sligo Bay. The lighthouse is well maintained and retains its original form and fabric with the electric lantern being of technical interest.

P20 - This figurative navigation beacon, cast in 1819 by Thomas Kirke in London, forms an important element of the maritime history of County Sligo. The sturdy construction of the podium attests to the high quality of the stone masonry while the cast-iron statue raises the interest of the beacon above the ordinary.

P21 - This squat little lighthouse was rebuilt in 1932 as a rear leading-light to the Metal Man beacon to the north-west at the entrance to the straight between Oyster Island and Rosses Point. It is a prominent landmark of architectural and technical interest.

Based on the above appraisal from the NIAH and following consideration of the submission and the structures by the Planning Section, it is considered that these structures merit protection.

Recommendation

No change to the Draft RPS is recommended.

RPS Submission no. 3

16 July 2010

John P Hoey

RPS Items No. P68 & P69

Issue no. 1

This submission objects to the inclusion of P68 and P69 (attached single storey and two storey houses) on the Draft Record of Protected Structures on the basis that the two buildings possess no architectural or historical merit. A report on P69, which was prepared in 2004, has also been submitted. This report states that the structure is in a poor state of repair and cannot be repaired without demolishing most of the building.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage. These two structures have been given a Regional rating in the NIAH based on their architectural interest.

The NIAH appraisals of the structures read as follows:

P68 - *This modest house with its slate roof and original windows, is an attractive addition to the streetscape. Sparing of detail, its stark simplicity is one of its most appealing qualities.*

P69 - *This modest house is unique in the context of Ballymote for the survival of a thatched roof below a corrugated-iron covering. Sparing of detail, its stark simplicity is one of its finest qualities.*

Having regard to the report submitted in 2004 which is submitted again with this submission, it is considered that the buildings are not worthy of protection having regard to the irreversible structural condition of the buildings.

Recommendation

Omit P68 and P69 from the Draft RPS.

RPS Submission no. 4

31 August 2010

Plan Design

on behalf of Michael and Louise Walsh

RPS Item No. P132

Issue no. 1

This submission proposes that the front façade only of this house be included on the Record of Protected Structures 2011-17.

Opinion

The decision to include the building on the RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH). This structure has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *This simple unpretentious dwelling adds to the character of Easky and acts as a reminder of the style of rural houses once ubiquitous throughout Ireland. The house retains some good features such as sash windows, fanlight and wrought-iron gates.*

According to Part 1, Section 2 of the Planning and Development Act 2000, a proposed protected structure or a protected structure includes:

- (I) the interior of the structure,
- (II) the land lying within the curtilage of the structure,
- (III) any other structures lying within the curtilage of the structure,
- (IV) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in paragraph (I) or (II).

A proposal to remove the interior of structure from the RPS is a proposal to delete a part of the structure from the RPS and should therefore be accompanied by a detailed report proving that such a deletion would be in accordance with the above mentioned guidance document, i.e. that protection of the structure or part of the structure is no longer warranted or that the special interest value was initially incorrectly attributed.

No such report has accompanied this submission.

Based on the above appraisal from the NIAH, the DOE guidance in relation to deletion of structures or part of structures from the RPS and the lack of a comprehensive submission with regard to the interior of the structure, it is considered that the protected structure status of this building should continue to extend to the building and curtilage as described above.

Section 57 of the Planning and Development Act 2000 establishes the legislation with the regard to the carrying out of works to a protected or proposed protected structure: *Notwithstanding Section 4(1)(h), the carrying out of works to a protected structure or proposed protected structure, shall be exempted development only if those works would not materially affect the character of (a) the structure or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*

Issues regarding internal modifications can be dealt with easily through the pre-planning process and via comprehensive discussions with local authority planners and architects prior to any submission of a planning application or prior to the commencement of development if it is deemed that planning permission is not required.

The Planning Authority respects the requirement for older buildings to be repaired and re-used and will adopt a flexible approach to proposed works to the above building, however, it is considered that there should be no change to the status of the structure.

Based on the appraisal from the NIAH and following consideration of the submission and the structure by the Planning Section, it is considered that this structure merits protection in full.

Recommendation

No change to the Draft RPS.

RPS Submission no. 5

25 July 2010

Jim Hickey

RPS Item No. 146

Issue no. 1

This submission proposes and supports the inclusion of RPS Item No. 146 (Mullaghmore Harbour) on the RPS 2011-17.

Opinion

There is no change proposed to the status of this structure. It is currently on the existing RPS 2005-11 and it is proposed to leave this structure as a protected structure on the RPS 2011-17.

Recommendation

No change to the Draft RPS.

RPS Submission no. 6

6 August 2010

Dorothy Cunningham

RPS Item No. 231

Issue no. 1

This submission objects to the inclusion of RPS Item No.231 (single storey thatched cottage) on the Draft Record of Protected Structures 2011-17 on the basis that part of the roof of the cottage has fallen in, the building is unsafe and is subject to flooding on account of the floor level of the house being below ground.

Opinion

This building is currently a protected structure on the County RPS 2005-11.

The building has been given a Regional rating in the National Inventory of Architectural Heritage (NIAH) based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *This fine example of the Irish vernacular linear house with outbuildings attached to its gable end and ranged around the farmyard with white limewashed walls contrasting with thatch and red corrugated iron roofs all act as a reminder of the type of small farming settlement that once characterised the Irish rural landscape.*

The DoE 'Architectural Heritage Protection – Guidelines for Planning Authorities' advises that deletions of structures from the RPS will only take place where the planning authority considers that the protection of a structure, or part of a structure, is no longer warranted. This will generally take place only when the structure has entirely lost its special interest value through major accident or where new information has come to light which proves that the special interests value was mistakenly attributed.

This building has been listed since 2005 and has significantly deteriorated since then two thirds of the thatched roof falling in. However it is not irrecoverable and the farm outbuildings surrounding the building are equally of value and contribute to the special character of the complex.

Having regard to the submission and based on the above appraisal from both the NIAH and the Planning Section and having regard to the 'Architectural Heritage Protection – Guidelines for Planning Authorities', it is considered that this building merits protection and that the above criteria for deleting a structure from the RPS have not been met.

Recommendation

No change to the Draft RPS.

RPS Submission no. 7

6 August 2010

John Kilcullen

RPS Item No. P143

Issue no. 1

This submission objects to the inclusion of P143 (single storey thatched cottage) on the Draft Record of Protected Structures 2011-17 on the basis that both the exterior and the interior of the house have been significantly altered over the years.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH). The building has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *This house is a good example of a vernacular building still in use and retaining many of its original features. It makes a vital contribution to the visual character of the area.*

Listing ensures that the architectural character of the building is retained and that any alterations/extensions are carried out sympathetically and without detriment to the inherent quality of the building. This thatched cottage is an increasingly rare example of the vernacular architecture of County Sligo and it should remain on the Draft RPS.

Based on the above appraisal from both the NIAH and the Planning Section, it is considered that this building merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 8

11 August 2010

Orlagh Cawley – Plan Design

On behalf of Fr Kevin Loftus PP

Issue no. 1

This submission queries why St James RC Church in Easkey is not on the Draft Record of Protected Structures nor is it on the NIAH records either. It states that the church is of a similar structure, design and era as some of the churches which are proposed for inclusion.

Opinion

This current review of the RPS was focused on identifying those structures which received a regional rating in the NIAH but were not included in the existing RPS. Having undertaken this assessment and on foot of the information provided in submissions received on the Draft RPS, it is acknowledged that there are other buildings in the County which may merit inclusion on the County RPS. It is the intention of the Planning Section, within the lifetime of the 2011-17 Development Plan, to review the RPS with a view to adding further buildings/structures that it is considered merit protection and have not been proposed for protection to date.

Recommendation

Consider St James RC Church in Easkey for inclusion on the RPS at a future date.

RPS Submission no. 9

18 August 2010

Henry Wynne and Co Solicitors
On behalf of Mrs Sylvia Rogers

RPS Item No. P171

Issue no. 1

The submission objects to the inclusion of P171 (Hollybrook House – gate lodge) on the Draft Record of Protected Structures 2011-17. No reasons for this objection have been given.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage. This structure has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: This tiny gate lodge has a most unusual, heavily pillastered front elevation. As an oddity it is of some interest.

Based on the above appraisal from the NIAH, following consideration of this submission and the structure by the Planning Section, it is considered that this building should be included on the RPS for County Sligo.

Recommendation

No change to the Draft RPS.

RPS Submission no. 10

19 August 2010

Mullaney's Solicitors

RPS Item No. P61

Issue no. 1

This submission proposes that given the complete redevelopment of the property several years ago, the front façade only of P61 (Kingsfort House) should be included on the Record of Protected Structures 2011-17.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage. This structure has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *This house is distinctive for its unusual elongated plan form. It occupies a prominent location at the heart of the village. Surviving features such as sash windows further enhance its appeal.*

According to Part 1, Section 2 of the Planning and Development Act 2000, a proposed protected structure or a protected structure includes:

- (I) the interior of the structure,
- (II) the land lying within the curtilage of the structure,
- (III) any other structures lying within the curtilage of the structure,
- (IV) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in paragraph (I) or (II).

A proposal to remove the interior of structure from the RPS is a proposal to delete a part of the structure from the RPS and should therefore be accompanied by a detailed report proving that such a deletion would be in accordance with the above mentioned guidance document, i.e. that protection of the structure or part of the structure is no longer warranted or that the special interest value was initially incorrectly attributed.

No such report has accompanied this submission.

Based on the above appraisal from the NIAH, the DOE guidance in relation to deletion of structures or part of structures from the RPS and the lack of a comprehensive submission with regard to the interior of the structure, it is considered that the protected structure status of this building should extend to the building and curtilage as described above.

Section 57 of the Planning and Development Act 2000 establishes the legislation with the regard to the carrying out of works to a protected or proposed protected structure: *Notwithstanding Section 4(1)(h), the carrying out of works to a protected structure or proposed protected structure, shall be exempted development only if those works would not materially affect the character of (a) the structure or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*

Issues regarding internal modifications can be dealt with easily through the pre-planning process and via comprehensive discussions with local authority planners and architects prior to any submission of a planning application or prior to the commencement of development if it is deemed that planning permission is not required.

Recommendation

No change to the Draft RPS.

RPS Submission no. 11

20 August 2010

Patrick Culkin

RPS Item No. P142

Issue no. 1

This submission objects to the inclusion of P142 (thatched cottage) on the Draft Record of Protected Structures on the basis that the owner is living in a demountable dwelling supplied by Sligo County Council and has no means to maintain the property. A further letter states that the dwelling is structurally unsound.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH). The structure has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structures as follows: *This vernacular cottage, although abandoned, remains almost totally intact. These buildings are rapidly disappearing from the Irish countryside with which they were once synonymous.*

Listing ensures that the architectural character of the building is retained and that any alterations/extensions are carried out sympathetically and without detriment to its inherent quality. Culkin's thatched cottage is an increasingly rare example of Sligo's intact vernacular architecture. In general, a building of poor condition may still retain all historic building fabric and would merit inclusion on the RPS. It is considered that poor condition alone is not a criterion for delisting. Based on the above appraisal from both the NIAH and the Planning Section, it is considered that this structure merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 12

26 August 2010

Mary Barrett

RPS Item No. P112

Issue no. 1

This submission objects to the inclusion of P112 (a detached multi bay two storey house) on the Draft Record of Protected Structures on the basis that the dwelling has been much modified and altered such that it neither warrants designation as a protected structure, nor does it require the additional statutory controls that this status affords.

Opinion

The decision to include the building in the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH). The structure has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structures as follows: *Despite some modifications this superbly located building is well integrated with the natural contours of the land and merges into the surrounding trees.*

This building, due to its imposing position on the landscape and its length and number of chimneys (5 in total) centrally placed on the roof ridge is unusual and is considered to be worthy of protection. Based on the above appraisals from both the NIAH and the Planning Section, it is considered that this structure merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 13

26 August 2010

Bridget Mc Gettrick

RPS Item No. P52

Issue no. 1

This submission objects to the inclusion of P52 (a terraced four-bay two-storey rendered house) on the Draft Record of Protected Structures on the basis the dwelling has been much modified. It is argued that the charm of the street depends on the continuity of the terrace and not on any individual unit.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH). The structure has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structures as follows: *This substantial house presents a fine example of the plain façade enlivened through the application of stucco detailing. The original windows and doors survive and combine to make it a vital component of the streetscape.*

It is considered that the building makes an important contribution to the streetscape, more so than the buildings on either side of the terrace by reason of the surviving original windows and doors, the traditional doorway to the arch and the stucco detailing around the window. Inappropriate modern interventions to this traditional façade would not be desirable and hence its proposed protected structure status is merited. Further internal alterations may be dealt with via pre planning discussions and may not necessarily be impeded by its protected structure status.

Based on the above appraisal from both the NIAH and the Planning Section, it is considered that this structure merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 14

26 August 2010

Mary Willis

RPS Item No. P101

Issue no. 1

This submission objects to the inclusion of P101 (a detached three-bay two-storey rendered house) on the Draft Record of Protected Structures on the basis that the dwelling does not warrant the status of Protected Structure.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH). The structure has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structures as follows: *This plain house is typical of mid-size Irish country houses. The farmyard to the north is intact and the large barn, further north, is of special interest because of its structure which adopts round wood support columns.*

Based on the above appraisal from the NIAH and following consideration of the submission and the structure by the Planning Section, it is considered that this structure merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 15

26 August 2010

Paul Brennan

RPS Item No. P96

Issue no. 1

This submission objects to the inclusion of P96 (a detached four-bay two-storey rendered house) on the Draft Record of Protected Structures on the basis that the dwelling was removed from the RPS 2005-11 and this decision does not now warrant re-visiting. The owner has not been notified of the reasons for revisiting the subject of including this building in the new RPS.

Issue no. 2

The structure of the building has been in a state of disrepair for over 20 years and would require major renovation and investment to make it habitable, the total cost of which would be 5-10 times in excess of the biggest conservation grant available.

Opinion

1. The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The structure has been given a Regional rating in the NIAH based on its architectural interest.

The Local Authority is obliged to consider all such regionally rated structures for inclusion in the Record of Protected Structures. At the time of making the current RPS 2005-11, the NIAH had not published its final report and hence the Minister for the DoE had not yet made his recommendations with respect to the building. The Planning Section considered the Minister's recommendation and considered that the building merited protection despite its non inclusion on the current RPS.

2. The NIAH appraisal of the structures is as follows: *Although this farmhouse has not been occupied for a number of years, its development can be discerned in the various extensions and*

The dilapidated state of the building is not considered to be an adequate reason to omit the structure from the RPS.

Based on the above appraisal from the NIAH and following consideration of the submission and the structure by the Planning Section, it is considered that this structure merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 16

27 August 2010

Joseph Masterson

on behalf of the A.I.B.

RPS Item No. P84

Issue no. 1

This submission objects to the inclusion of P84 (a corner-sited, attached multi-bay two-storey rendered bank building in Tobercurry) on the Draft Record of Protected Structures on the basis that the NIAH assessment is based on an external visit only. The original interior of the building is no longer intact. The building has been altered considerably to accommodate modern retail banking and security arrangements. There are almost no significant original features internally.

Issue no. 2

It is submitted that the exterior of the building is protected by the general need to apply for planning permission for material changes.

Opinion

1. The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The structure has been given a Regional rating in the NIAH based on its architectural and artistic interest.

The NIAH appraisal of the structures as follows: 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.

Based on the above appraisal from the NIAH and following consideration of the submission and the structure by the Planning Section, it is considered that this structure merits protection.

Section 57 of the Planning and Development Act 2000 establishes the legislation with the regard to the carrying out of works to a protected or proposed protected structure: *Notwithstanding Section 4(1)(h), the carrying out of works to a protected structure or proposed protected structure, shall be exempted*

development only if those works would not materially affect the character of (a) the structure or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Issues regarding internal and other minor modifications can be dealt with easily through the pre-planning process and via comprehensive discussions with local authority planners and architects prior to any submission of a planning application or prior to the commencement of development if a planning application is not deemed necessary.

Recommendation

No change to the Draft RPS.

RPS Submission no. 17

1 September 2010

Anita Watts

Issue no. 1

This submission requests that a cottage in Easkey be considered for protection on the Draft RPS for County Sligo 2011-17 on the basis that it was the original family home of a Sligo sculptor Fred Conlon who passed away in 2005, as well as being an example of a traditional cottage of its time.

Opinion

The Department of the Environment, Heritage and Local Government Guidelines for planning authorities on *Architectural Heritage Protection (2004)* outlines that a protected structure must be of special interest under one or more of the following categories; architectural, historical, archaeological, artistic, cultural, scientific, technical or social. The submission sets out two reasons for the request for inclusion on the RPS; that the building was the original family home of Sligo Sculptor Fred Conlon (historical interest) and is an example of a traditional cottage of its time (architectural interest). It is not considered that this structure has significant architectural merit nor does its historical value warrant inclusion on the RPS and it may be more appropriate in this instance to commemorate the association with a wall-mounted plaque.

Recommendation

No change to the Draft RPS.

RPS Submission no. 18

2 September 2010

Patrick Maughan

RPS Items No. P122 and P123

Issue no. 1

This submission objects to the inclusion of P122 and P123 (semi-detached three-bay two-storey rendered houses) on the Draft Record of Protected Structures on the basis that the time of construction as stated on the above document is not accurate. The submissions states that the buildings were constructed in the mid 1890s and that they were completely restyled and added to in about 1928. It is

therefore considered that the buildings are not of any special architectural merit or historical significance.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The structures have been given a Regional rating in the NIAH based on their architectural interest.

The NIAH appraisal of the structures as follows: *The scale and form of this nineteenth century house, one of a pair, makes a positive contribution to the streetscape in the village. The survival of original features and materials enhance the architectural form.*

It is considered that whether or not the buildings were constructed between 1810 and 1850 (as per the NIAH) or in the mid 1890's, the buildings make a positive and imposing contribution to the streetscape in the village and are in themselves worthy of protection due to retention of original features such as sash windows and through the retention of the original well proportioned form of the buildings.

Having investigated the relevant maps of Enniscrone, it would seem that the estimated date of construction of these buildings as indicated on the Draft RPS is in fact incorrect. It is considered that it would be more accurate to indicate the estimated date of construction to be based on the first map on which they are indicated, i.e. 1888-1913.

Based on the above appraisal from both the NIAH and following consideration of the submission and the structures by the Planning Section, it is considered that the structures merit protection.

Recommendations

- A. These two buildings should remain as protected structures on the Draft RPS.
- B. The estimated date of construction should be amended to read **1888-1913**.

RPS Submission no. 19

2 September 2010

Vincent Mc Goldrick

RPS Items No. P26 and RPS-108

Issue no. 1

This submission objects to the inclusion of P26 (detached four-bay two-storey rendered house) on the Draft Record of Protected Structures on the basis that the property has been significantly modified and changed throughout the years and would not be unique in character. The property is of similar design, character and structure of numerous residential properties within the north Sligo area.

Issue no. 2

This submission also requests that current item RPS no.108 (Drumcliffe Creamery) be deleted from the RPS.

Opinion

1. The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The structure has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structures as follows: *This house has a rather unusual asymmetric front elevation which suggests that it has been extended. The roadside location, simple detailing and gabled porch are features typical of many rural dwellings.*

Based on the above appraisal from both the NIAH and following consideration of the submission by the Planning Section, it is considered that the structure merits protection.

2. The Drumcliffe Creamery (RPS Item No.108) has been given a Regional rating in the National Inventory of Architectural Heritage (NIAH) based on its architectural and technical interest.

The NIAH appraisal of the structures as follows: *This creamery, while first and foremost a functional group of buildings, is of particular relevance for its connection with new practices in dairy farming introduced at the end of the nineteenth century best indicated by the tall octagonal chimney. Other notable features include the brick window and door surrounds and wrought-iron railings.*

The DoE 'Architectural Heritage Protection – Guidelines for Planning Authorities' advises that deletions of structures from the RPS will only take place where the planning authority considers that the protection of a structure, or part of a structure, is no longer warranted. This will generally take place only when the structure has entirely lost its special interest value through major accident or where new information has come to light which proves that the special interests value was mistakenly attributed.

Having regard to the absence of a comprehensive submission supporting the requested deletion from the RPS in accordance with the above guidance from the DoE document 'Architectural Heritage Protection – Guidelines for Planning Authorities' and having regard to the NIAH appraisal of the building, it is not considered appropriate to delete this structure from the RPS.

Recommendation

No change to the Draft RPS.

RPS Submission no. 20

2 September 2010

Lewis Rhatigan

on behalf of County Sligo VEC

RPS Item No. P131

Issue no. 1

This submission objects to the inclusion of P131 (Detached multiple-bay single-storey rendered school) on the Draft Record of Protected Structures on the basis that the buildings do not date from 1845-1850 as indicated on the Draft RPS. It is submitted that the first phase of the building

commenced in 1948. On the basis of its age and historical importance, the structure does not warrant inclusion on the RPS.

It is submitted that such a protection would impact negatively on future development proposals for the school and site.

Issue no. 2

It is submitted that the original 1948 building comprising the main entrance with a classroom on either side should be protected on the basis that such a building would have been typical of its era.

Opinion

1/2. The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This structure has been given a Regional rating in the NIAH based on its architectural and social interest.

The NIAH appraisal of the structure is as follows: *This school is typical of a building type produced by the State to accommodate the growing need for training in the post-Second World War period. Although modified and extended, the main block retains its slate roof, modernist canopied entrance porch and distinctive fenestration.*

Following consideration of the submission and an inspection of the building by the Planning Section, it is considered that only the central part of the existing school complex merits protection.

Recommendation

Amend text of Draft RPS Item P.131 to state the following:

Easkey Vocational School - central portion of the school built in 1948 (not including later extensions).

RPS Submission no. 21

2 September 2010

Joe Cawley

RPS Item No. P105

Issue no. 1

This submission welcomes the proposals to have the structure 'listed' as a protected structure however the owners are concerned that they would be unable to finish certain works to the structure and site that they have already commenced in terms of refurbishing the property.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This structure has been given a Regional rating in the NIAH based on its architectural and social interest.

The NIAH appraisal of the structure is as follows: *This house is distinctive for its half-hipped roof and some original sash windows. The rear courtyard area enclosed by outbuildings contains some interesting surface paving.*

Based on the above appraisal from both the NIAH and the Planning Section and following consideration of the submission and the structure, it is considered that this building merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 22

3 September 2010

Denis Healy

RPS Item No. P86

Issue no. 1

This submission refers to the same property which was the subject of RPS Submission No.1. The submission cites specific reasons of rising damp, a loss of original features such as doors and windows, vandalism and roof leaks which have damaged the interior of the property as reasons why this building should not be included on the RPS.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This building has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *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.*

The dilapidated state of the building is not considered to be an adequate reason to omit the structure from the RPS. The building may not be currently in use, however the form and setting of the building remain intact. Elements such as the original windows have been replaced over time but these changes are reversible.

Based on the above appraisal from both the NIAH, it is considered that this building merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 23

3 September 2010

Roger Maye
RPS Item No. P104

Issue no. 1

This submission objects to the inclusion of P104 (a farmyard complex comprising a detached five-bay single-storey rendered house plus associated out buildings) on the Draft RPS for County Sligo on the basis that the property is in a state of dilapidation and is not capable of being made good again.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This farmyard complex has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *This interesting farm complex is a good example of vernacular agricultural layout. Slate roofs and unpainted rendered walling form a muted palette. Some original sash windows and wrought-iron gates survive.*

The dilapidated state of the building/complex is not considered to be an adequate reason to omit the structure from the RPS. The farmyard complex is intact and as expressed by the NIAH is a good example of traditional vernacular farmyards. It is considered that this complex has the potential to be renovated and refurbished to a high standard either for residential or commercial purposes.

Based on the above appraisal from both the NIAH and the Planning Section, it is considered that this complex of buildings merit protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 24

3 September 2010

Sandra Mc Loughlin
RPS Item No. P29

Issue no. 1

This submission objects to the inclusion of P29 (a detached three-bay two-storey rendered rectory) on the Draft RPS for County Sligo.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This building has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *This well-proportioned house is enlivened by a variety of gable-fronts. It retains a large amount of original and early fabric including sash windows and brass door furniture. It relates well to the fine outbuildings and landscaped grounds.*

Based on the above appraisal from both the NIAH and following consideration of the submission and the structure by the Planning Section, it is considered that this building merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 25

6 September 2010

Hamilton Young Architects

On behalf of Brendan and Ann Ross

RPS Item No. P150

Issue no. 1

This submission objects to the inclusion of P150 (End-of-terrace three-bay two-storey rendered house) on the Draft RPS for County Sligo on the basis that the building has been incorrectly identified as the Coolaney Court House and has always been used as a residential home and has no historical or social value. There are no original features left which provide any interest or are worthy of protection.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This building has been given a Regional rating in the NIAH based on its architectural, historical and social interest.

The NIAH appraisal of the structure reads as follows: *This modest property is pleasingly asymmetrical and complementary to the streetscape in terms of detail and massing. Sash windows survive along with sheeted doors giving through archway to rear of property.*

However, a site inspection revealed that the subject building identified by the NIAH was not the original Court House. The Court House is in fact located on the same terrace of buildings to the north east and is identifiable by two white columns marking the doorway.

It is considered that the P150 should be deleted from the RPS as it does not possess any particular features of architectural interest and has been incorrectly identified as the former Court House.

This current review of the RPS was focused on identifying those structures which received a regional rating in the NIAH but were not included in the existing RPS. Having undertaken this assessment and on foot of the information provided in submissions received on the Draft RPS, it is acknowledged that there are other buildings in the County which may merit inclusion on the County RPS. It is the intention of the Planning Section, within the lifetime of the 2011-17 Development Plan, to review the RPS with a view to adding further buildings/structures that it is considered merit protection and have not been proposed for protection to date.

Recommendations

- A. Delete P150 from the Draft RPS.
- B. Consider the actual former Court House for inclusion on the RPS at a future date.

RPS Submission no. 26

6 September 2010

Des Kielty
RPS Item No. P41

Issue no. 1

This submission objects to the inclusion of P41 (terraced two-bay two-storey public house) on the Draft RPS for County Sligo on the basis that the status of protected structure would devalue the house and would increase the difficulty associated with the sale of the house.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The building has been given a Regional rating in the NIAH based on its architectural and social interest.

The NIAH appraisal of the structure reads as follows: *This traditional public house has a particularly appealing bas-relief sign. The building marks the southward transition to more modest buildings from the cluster of commercial premises hugging the top of the hill.*

It is considered that this building does not possess any features of particular interest other than it forming part of a streetscape. The contribution of this building is that it is one of a series of buildings at the top of O'Connell Street with integrated carriage arches. It is considered that the development management process will protect this streetscape, which is a very significant one for Ballymote in grading from the commercial to business buildings (especially when entering Ballymote from Emmet St.).

Recommendation

Delete Item P41 from the Draft RPS.

RPS Submission no. 27

6 September 2010

Rochford Gallagher and Co. Solicitors
on behalf of Anthony Mullen
RPS Item No. P56

Issue no. 1

This submission objects to the inclusion of P56 (Terraced two-bay two-storey rendered house) on the Draft RPS for County Sligo on the basis that the owner of the property may wish to modify the property both internally and externally to render the ground floor more suitable for residential living on account of his personal situation.

Issue No.2

The shopfront is not the original shop front and looks more of a standard corporate frontage with large plate glass window and is not of any architectural merit. The property adjoins dwellings on either side and should the owner replace the existing two doors on the front façade with one door, the property would then integrate with the adjoining buildings.

Opinion

1/2. The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The building has been given a Regional rating in the NIAH based on its architectural and social interest.

The NIAH appraisal of the structure reads as follows: *This small but well-proportioned building boasts an attractive shopfront. The building retains much original and early material, including an interesting inset ceramic tile detail to consoles, which add significantly to its architectural value. It makes a positive contribution to the Ballymote streetscape and preserves an, increasingly rare, typology of shop with residence over.*

Based on the above appraisal from both the NIAH and following consideration of the submission and the structure by the Planning Section, it is considered that this building merits protection.

Recommendation

No change to the Draft RPS is recommended.

RPS Submission no. 28

6 September 2010

Rev. APS Synott
RPS Item No. P140

Issue no. 1

This submission objects to the inclusion of P140 (Detached seven-bay single-storey rendered former National School) on the Draft RPS for County Sligo on the basis that the use of the building and the

need to repair the building without delay should it need repair is incompatible with the protected structure status and secondly that the building has been extensively extended and adapted to suit its current function. 20-25% of the structure is only 14 years old.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The former school building has been given a Regional rating in the NIAH based on its artistic and social interest.

The NIAH appraisal of the structure reads as follows: *This former school survives with a new use. Although extended, the original form is clearly evident and some original details, such as the unusual sash windows and wrought-iron gate, also survive.*

Based on the above appraisal from both the NIAH and following consideration of the submission by the Planning Section, it is considered that this building merits protection.

Recommendation

No change to the Draft RPS is recommended.

RPS Submission no. 29

6 September 2010

John Moran and Maeve Taaffe

RPS Items No. P59 and P60

Issue no. 1

This submission objects to the inclusion of P59 (Terraced three-bay two-storey rendered house) and P60 (Attached three-bay two-storey rendered house) on the Draft RPS for County Sligo on the basis that the properties have little or no intrinsic architectural merit, the 'listing' would be unduly restrictive, the process is distressing on the elderly lady owner who has limited means, the interiors and rears of the properties are in very poor condition and other houses on the same street are not proposed as protected structures.

Opinion

The decision to include the buildings on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The building labelled P59 has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *This house retains most of its original character and fits comfortably in the streetscape of Ballintogher. Sash windows add to its authenticity.*

The building labelled P60 has also been given a Regional rating in the National Inventory of Architectural Heritage (NIAH) based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *This small terraced dwelling with its tiny shopfront is representative of a type once widespread in rural Ireland. It is of a similar scale to the adjoining properties to either side.*

These two buildings form an important 'urban design function' as one approaches the village from the south east and together with the retention of original sash windows and float glass, the buildings contribute positively to the streetscape and the character of the village.

Based on the above appraisal from both the NIAH and following consideration of the submission and the two structures by the Planning Section, it is considered that these two buildings merit protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 30

7 September 2010

Enda and Fiona Candon

RPS Item No. P33

Issue no. 1

This submission objects to the inclusion of P33 (farmyard complex comprising a detached six-bay single-storey rendered former house and associated out building and farmyard) on the Draft RPS for County Sligo on the basis that

- it is not considered that the building has significant architectural, historical or cultural merit;
- the house has received significant modifications over the years;
- the windows are not unique to this property;
- The house would require significant investment to make it habitable;
- The farmyard is let on a 5 year lease and any potential damage caused by the tenant would become a liability of the owners to repair.

Opinion

The decision to include the complex on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The farmyard complex has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *The outbuildings serving this very plain farmhouse may pre-date it and are of more interest providing a relatively unspoilt example of a working farmyard. Wrought-iron gates and a metal weather-vane are interesting details.*

Based on the above appraisal from both the NIAH and following consideration of the submission by the Planning Section, it is considered that this farmyard complex merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 31

7 September 2010

Tommy Coleman

Issue no. 1

This submission requests that a structure described as 'Culleens School' in the townland of Carns, be included in the County Sligo RPS 2011-17. There is a plaque on the outside of the school dating back to 1881. The building appears to be for sale.

Opinion

This building is in a derelict state and is currently being used for agricultural purposes. The school dates from 1870 and was closed in 1968. The building is interesting as it represents the next stage of development from the single room with porch type building of the 1860's to a larger building with an additional school room at one end and the porch doubled to act as a cloakroom. The roof appears in good order, and the slates to be original. The provision of sympathetic windows would go a long way to protecting the significance of the structure, as a building type of the late 19th Century of social significance to Dromore West's community history.

This current review of the RPS was focused on identifying those structures which received a regional rating in the NIAH but were not included in the existing RPS. Having undertaken this assessment and on foot of the information provided in submissions received on the Draft RPS, it is acknowledged that there are other buildings in the County which may merit inclusion on the County RPS. It is the intention of the Planning Section, within the lifetime of the 2011-17 Development Plan, to review the RPS with a view to adding further buildings/structures that it is considered merit protection and have not been proposed for protection to date.

Recommendation

Consider the former Culleens School for inclusion on the County RPS at a future date.

RPS Submission no. 32

7 September 2010

Michael and Margaret Doyle

RPS No. 229

Issue no. 1

This submission requests the removal of RPS No.229 (Detached two-bay two-storey rendered house) on the Record of Protected Structures on the basis that the building, when it was purchased, was in a deplorable condition. The ruin adjacent to the main house is a seriously hazardous structure and could be a danger to passing members of the public. It is the intention of the correspondents to turn this property into a family home, but given their limited resources, the restoration of the building while adhering to protected structure guidelines would not be feasible.

Opinion

This structure is already on the current RPS for County Sligo.

The structure has been given a Regional rating in the National Inventory of Architectural Heritage (NIAH) based on its architectural and technical interest.

The NIAH appraisal of the structures as follows: *This rather plain house is somewhat enlivened by the canted bay window. It retains its sash windows and has attractive wrought- and cast-iron boundary gates.*

The DoE 'Architectural Heritage Protection – Guidelines for Planning Authorities' advises that deletions of structures from the RPS will only take place where the planning authority considers that the protection of a structure, or part of a structure, is no longer warranted. This will generally take place only when the structure has entirely lost its special interest value through major accident or where new information has come to light which proves that the special interests value was mistakenly attributed.

Having regard to the absence of a comprehensive submission supporting the requested deletion from the RPS in accordance with the above guidance from the DoE document 'Architectural Heritage Protection – Guidelines for Planning Authorities' and having regard to the NIAH appraisal of the building, it is not considered appropriate to delete this structure from the RPS.

However, having inspected the site, it is the opinion of the Planning Authority, that the ruined structure to the front of the dwelling house be omitted from the protection status.

Recommendations

A. Retain protection on the main house.

B. Amend wording on the RPS as follows:

Parochial House **(not including the ruined structure to the front of the dwelling)**.

RPS Submission no. 33

7 September 2010

Jim Ganley

Chairman of Corhownagh Parish Finance Committee

RPS Item No.P153

Issue no. 1

This submission requests, in light of the recent extensive refurbishment works carried out to this building in accordance with a planning permission granted by Sligo County Council in which only a number of the original building were retained, that this building be not included on the Draft RPS 2011-17.

Opinion

The decision to include the buildings on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The Church has been given a Regional rating in the NIAH based on its architectural, artistic and social interest.

The NIAH appraisal of the structure reads as follows: *This modest church retains many features including high quality stained glass windows, a well-executed stone tracery chancel window, crested ridge tiles and distinctive round chimneystack. Visually prominent, the church is also a focal point for the community.*

This building has been extensively refurbished on foot of a planning permission from Sligo County Council. Therefore, it is considered, that since very little of the original building remains, its protection on the RPS is not merited.

Recommendation

Delete P153 from the Draft RPS.

RPS Submission no. 34

7 September 2010

Rev. Ian Linton

RPS Item No. P11

Issue no. 1

This submission requests, that this structure (detached single cell rendered Church of Ireland church) be excluded from the RPS for County Sligo on the basis that it is in a very poor state of disrepair, is a danger to passers by and is of not significant heritage value.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The Church has been given a Regional rating in the NIAH based on its architectural, artistic and social interest.

The NIAH appraisal of the structure reads as follows: *This Board of First Fruits church, although redundant and derelict, retains much that is of interest in its contribution to the landscape and in details such as good quality stonework and surviving window frames. The interior, sadly, has been stripped of all furnishings but substantial fragments of the main corbelled roof trusses and flat ceiling remain.*

Based on the above appraisal from both the NIAH and following consideration of the submission and the structure by the Planning Section, it is considered that this structure merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 35

7 September 2010

Gabriel McHugh

RPS Item No. P118

Issue no. 1

This submission objects to the inclusion of this structure (Detached three-bay two-storey rendered house) on the Draft RPS for County Sligo on the basis that the owner would incur extra expense in the form of insurance and delays in executing repair.

Opinion

The decision to include the buildings on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This building has been given a Regional rating in the NIAH based on its architectural and artistic interest.

The NIAH appraisal of the structure reads as follows: *This substantial house is distinctive for its busy arrangement of projecting bays on its front elevation and a fine set of decorative cast-iron railings. An associated complex of outbuildings on the opposite side of the road is also of architectural importance providing an indication of the historical evolution of the site.*

Based on the above appraisal from both the NIAH and following consideration of the submission and the house and associated out buildings by the Planning Section, it is considered that this structure and associated out buildings merit protection.

Recommendation

Amend the text in relation to P118 to include for the out buildings across the road of this dwelling as follows:

House and **single storey cottage and farm complex across the main road.**

RPS Submission no. 36

8 September 2010

Ernst Beumer and Elke Dix

RPS Item No. P10

Issue no. 1

This submission requests that this structure (detached single-storey with attic limestone school master's house) be excluded from the RPS for County Sligo on the basis that the building (both exterior and interior) and surrounding grounds have changed dramatically and bears no resemblance to the initial school and therefore are of no special interest from an architectural, historical or social point of view.

Opinion

The decision to include the buildings in the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the

architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The former school master's house has been given a Regional rating in the NIAH based on its architectural and social interest.

The NIAH appraisal of the structure reads as follows: *This former school master's house is a delightfully quirky structure quietly tucked away in the rural landscape. The high quality of craftsmanship in the masonry and distinctive half-hipped roof combine with details such as the dormer window to give architectural value. It shares similar themes with the nearby former school.*

It is apparent that the notification of the SCC decision to include this building on the RPS for County Sligo was sent to the owners of the former school house instead of to the owners of the former school master's house which is the building that the Planning Authority wants to protect.

Recommendation

Amend text in relation to P10 to **Benbulbin School Master's House**.

RPS Submission no. 37

8 September 2010

Bishop John Fleming

RPS Items No. P98, P113 & P114

Issue no. 1

This submission requests that this structure, P98 (Detached single-storey rendered Roman Catholic church) be excluded from the RPS for County Sligo.

Issue No.2

This submission requests that this structure, P113 (Detached multi-bay single-storey rendered Roman Catholic church) be excluded from the RPS for County Sligo.

Issue No.3

This submission requests that this structure, P114 (Detached seven-bay single-cell rendered Roman Catholic church) be excluded from the RPS for County Sligo.

Opinion

The decision to include the buildings on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

1. This church building (P98) has been given a Regional rating in the NIAH based on its architectural, artistic and social interest.

The NIAH appraisal of the structure reads as follows: *This Catholic church is an imposing local landmark with considerable social and historical interest. The ashlar stone dressings, fine tracery to the chancel window, and the free-standing bell are of particular interest.*

Based on the above appraisal from both the NIAH and following consideration of the submission by the Planning Section, it is considered that this structure merits protection.

2. This church building (P113) has been given a Regional rating in the NIAH based on its architectural, artistic and social interest.

The NIAH appraisal of the structure reads as follows: *This Catholic church is an imposing local landmark with considerable social and historical interest. The ashlar stone dressings, fine tracery to the chancel window, and the free-standing bell are of particular interest.*

Based on the above appraisal from both the NIAH and following consideration of the submission by the Planning Section, it is considered that this structure merits protection.

3. This church building (P114) has been given a Regional rating in the NIAH based on its architectural and social interest.

The NIAH appraisal of the structure reads as follows: *This, recently renovated, church is a good example of the simple local parish church. Well-executed chancel arch, stained and coloured glass windows are features typical of the type. The building is a local landmark. It is also of considerable social importance.*

Based on the above appraisal from both the NIAH and following consideration of the submission by the Planning Section, it is considered that this structure merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 38

8 September 2010

RS Callaghy

Issue no. 1 and 2 of this submission are addressed as Submission no. 68 in Volume 2 of this Report

Issue No. 3

This submission requests that the 'old watch house' on the scenic walk be included as a protected structure.

Issue No. 4

This submission requests that the 'new watch house' on the golf club first tee be included as a protected structure.

Issue No. 5

This item requests the LA to record the location of the gun emplacements and ammunition on Bomore Head.

Opinion

This current review of the RPS was focused on identifying those structures which received a regional rating in the NIAH but were not included in the existing RPS. Having undertaken this assessment and on foot of the information provided in submissions received on the Draft RPS, it is acknowledged that there are other buildings in the County which may merit inclusion on the County RPS. It is the intention of the Planning Section, within the lifetime of the 2011-17 Development Plan, to review the RPS with a view to adding further buildings/structures that it is considered merit protection and have not been proposed for protection to date.

Recommendations

- A. Consider the ‘new watch house’ (labelled as the Pilot’s watch house on the 25-inch historic maps) for inclusion on the County RPS at a future date.
- B. Consider the: Old watch house for inclusion on the County RPS at a future date.
- C. Consider these structures for inclusion on the RPS at a future date.

RPS Submission no. 39

8 September 2010

Fr. Joe Caulfield
RPS Item No. P77

Issue no. 1

This submission states that the church (Detached limestone Catholic church) was built in 1866 and not between 1830-1855 as indicated on the Draft RPS. It suggests that if the building was proposed for protection on account of its age, then perhaps its inclusion on the RPS is premature.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The structure has been given a Regional rating in the NIAH based on its architectural, artistic and social interest.

The NIAH appraisal of the structures is as follows: *This aisled church is framed between two buildings in the centre of the village. Its masonry construction is worthy of note as are the stained glass windows particularly the north chancel wall which contains a riot of shapes. Its appearance is enlivened by the bellcote.*

Having regard to the NIAH appraisal and following consideration of the submission by the Planning Section, it is considered that the building should be included in the RPS regardless of the later date of construction.

Recommendation

Change the date on the record to read 1866.

RPS Submission no. 40

8 September 2010

Rita Flannery
RPS Item No. P78

Issue no. 1

This submission objects to the inclusion of P78 (Detached three-bay two-storey rendered house) on the Draft Sligo RPS.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The structure has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structures is as follows: *This handsome self-contained house retains its original fenestration and much original fabric. The outbuilding to the rear complements the setting. The modestly-detailed gatescreen is well-executed and enhances the roadside.*

Having regard to the NIAH appraisal and following consideration of the submission by the Planning Section, it is considered that this building should be included on the RPS.

Recommendation

No change to the Draft RPS.

RPS Submission no. 41

8 September 2010

Jennings O Donovan
on behalf of Tim Boland
RPS Item No. P152

Issue no. 1

This submission objects to the inclusion of P152 (Man-made concrete and rubble stone weir with associated sluice) on the County Sligo RPS on the basis that its inclusion on the RPS would make effective and timely repair or maintenance of the weir unfeasible and would therefore inhibit the protection which is already in place through the Fisheries Act.

Opinion

The decision to include the structure on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

These structures have been given a Regional rating in the NIAH based on its architectural, historical and technical interest.

The NIAH appraisal of the structures reads as follows: *This nineteenth century weir is an interesting reminder of the industrial heritage of Ballysadare and forms part of an interesting group of industrial related structures along this stretch of the River Ballysadare. The weir is of particular interest for the contribution it makes to electricity generation in the area.*

Having regard to the NIAH appraisal and following consideration of the submission and the structures by the Planning Section, it is considered that these structures should be included in the RPS.

The issue of ongoing and timely maintenance and repair could be resolved through the Section 5 application for a Certificate of Exempted Development and the applicant is encouraged to liaise with the Planning Authority in relation to this issue.

It is considered however, that the text on the Draft RPS be amended to provide better clarification as to the extent of the protection. See Recommendation B Below.

Recommendation

Amend text on this item to read: stone weirs, associated sluices and fish passes and salmon weir.

RPS Submission no. 42

8 September 2010

Hamilton Young Architects
on behalf of Gerry and Margo Conway
RPS Item No. P8

Issue no. 1

This submission objects to the inclusion of P8 (Detached three-bay two-storey over basement with attic rendered house) on the Draft Sligo RPS on the basis that the house has been much modified and altered in recent years and is not worthy of protection and on the basis that planning permission has been granted by Sligo County Council for another dwelling house on the site which much reduces the curtilage of the dwelling and alters its context.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The structure has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structures is as follows: *This stylistically-assured villa-style house occupies a splendid situation with views over Sligo Bay to the south, further enhanced by being raised on a half basement. Bright and airy, it has many attractive features including canted bay windows, gabled entrance porch, approach steps and panelled entrance door.*

Having regard to the NIAH appraisal and following consideration of the submission and the structure by the Planning Section, it is considered that this building should be included on the RPS.

Recommendation

No change to the Draft RPS.

RPS Submission no. 43

8 September 2010

Hamilton Young Architects

on behalf of Freddie Symmons and Saoirse O Donnoghue

RPS Item No. 137

Issue no. 1

This submission requests that only the main house covered by RPS Item No.137 (Detached nine-bay two-storey with attic rendered former school) be included on the Record of Protected Structures. The two storey ruin to the rear, the outhouses and other modern extensions which are included by default should not be protected. HYA requests that the RPS be amended to clarify that the 'five bay former school house building' only, is protected excluding the rear flat roof structure, ruin and farm out buildings.

Opinion

This structure is already on the current RPS for County Sligo.

The structure has been given a Regional rating in the National Inventory of Architectural Heritage (NIAH) based on its architectural, historical and social interest.

The NIAH appraisal of the structures as follows: *Primrose Grange School closed in 1907. Since then the building has been much altered but still retains sufficient original fabric to enable its original appearance to be unpicked. The stone surround to the main entrance with its inscribed keystone is of special interest.*

The DoE 'Architectural Heritage Protection – Guidelines for Planning Authorities' advises that deletions of structures from the RPS will only take place where the planning authority considers that the protection of a structure, or part of a structure, is no longer warranted. This will generally take place only when the structure has entirely lost its special interest value through major accident or where new information has come to light which proves that the special interests value was mistakenly attributed.

Having regard to the absence of a comprehensive submission supporting the requested deletion of certain structures from the RPS in accordance with the above guidance from the DoE document 'Architectural Heritage Protection – Guidelines for Planning Authorities' and having regard to the NIAH appraisal of the building, it is not considered appropriate to delete any part of this structure from the RPS.

Recommendation

No change to the Draft RPS.

RPS Submission no. 44

8 September 2010

Liz Jordan

RPS Item No. P137

Issue no. 1

This submission objects to the inclusion of P137 (Detached rendered former Presbyterian church plus associated schoolhouse) on the Draft Record of Protected Structures on the basis that the property is in

a derelict state and none of the features which would have contributed to its architectural and social interest are no longer discernible. It is felt that it is not possible for the property to be returned to its original use.

Opinion

The decision to include the building in the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The structure has been given a Regional rating in the NIAH based on its architectural and social interest.

The NIAH appraisal of the structures as follows: *The simple lines of this modest church are typical of Presbyterian religious architecture, the only architectural variation within the structure being provided by a juxtaposition of gable-ended forms of varying heights. Clear, well-balanced, proportions contribute to a harmonious overall appearance. Although derelict the church retains a significant amount of original and early fabric. Its ruinous condition is indicative of social change and a declining protestant population in the area.*

Based on the above appraisal from the NIAH and following consideration of the submission and the structure by the Planning Section, it is considered that this structure merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 45

8 September 2010

Darren Mc Dermot

RPS Item No. P111

Issue no. 1

This submission objects to the inclusion of P111 (Detached single-storey rendered thatched public house) on the Draft Record of Protected Structures on the basis that minor alterations and maintenance of the property would be subject to planning applications and specialist conservation reports which would be an onerous obligation on the owner as well as restricting and delaying any necessary upgrades or modifications.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The structure has been given a Regional rating in the NIAH based on its architectural and social interest.

The NIAH appraisal of the structures is as follows: *This little public house, with its long low lines, retains a thatched roof and atmospheric interior. It bears all the hallmarks of incremental alteration with the passing of time and this, and its remote seaside setting, add to its interest.*

Based on the above appraisal from both the NIAH and the Planning Section and following consideration of the submission and the structure, it is considered that the original thatched structure only should be included on the County Sligo RPS.

Section 57 of the Planning and Development Act 2000 establishes the legislation with the regard to the carrying out of works to a protected or proposed protected structure: *Notwithstanding Section 4(1)(h), the carrying out of works to a protected structure or proposed protected structure, shall be exempted development only if those works would not materially affect the character of (a) the structure or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*

Issues regarding internal and other minor modifications can be dealt with easily through the pre-planning process and via comprehensive discussions with local authority planners and architects prior to any submission of a planning application or commencement of development if an application is not necessary.

Recommendation

Amended the text of item P111 to read: The Beach Bar – **thatched cottage only**.

RPS Submission no. 46

8 September 2010

Christine Mc Intyre

RPS Item No. P87

Issue no. 1

This submission objects to the inclusion of P87 (Attached two-bay two-storey rendered former funeral home) on the Draft Record of Protected Structures on the basis that the building is dilapidated and is an eyesore. The owners wish to renovate the building and turn it into a habitable town house. As such, it would be inappropriate and restrictive to leave the existing painted signage on the building.

Refurbishment works are also required to the building.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This structure has been given a Regional rating in the NIAH based on its architectural, artistic and social interest.

The NIAH appraisal of the structures reads as follows: *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.*

Based on the above appraisal from the NIAH and following consideration of the submission and the structure by the Planning Section, it is considered that this structure should be included on the County Sligo RPS.

Section 57 of the Planning and Development Act 2000 establishes the legislation with the regard to the carrying out of works to a protected or proposed protected structure: *Notwithstanding Section 4(1)(h), the carrying out of works to a protected structure or proposed protected structure, shall be exempted development only if those works would not materially affect the character of (a) the structure or (b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.*

Issues regarding internal and other minor modifications can be dealt with easily through the pre-planning process and via comprehensive discussions with local authority planners and architects prior to any submission of a planning application or prior to the commencement of development if a planning application is not deemed necessary.

Recommendation

No change to the Draft RPS.

RPS Submission no. 47

8 September 2010

Dedalus Architecture

On behalf of Fiona Mc Eniff (Manager of Yeats Country Hotel)

RPS Item No. P19

Issue no. 1

This submission objects to the inclusion of P19 (Pair of semi-detached two-bay two-storey rendered houses) on the Draft Record of Protected Structures on the basis that the building has been subject to major refurbishment works and the original fabric of the building has been significantly modified especially the interior, the original of which has been completely removed.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This structure has been given a Regional rating in the NIAH based on its architectural and artistic interest.

The NIAH appraisal of the structures as follows: *This semi-detached pair of houses is primarily distinguished by a particularly fine cast-iron balcony of some artistic interest. The embossed plaque and the substantially-detailed fence (similar fences can be found in Wolfe Tone Street in Sligo) are also worthy of note.*

Based on the above appraisal from the NIAH and following consideration of the structure and the submission by the Planning Section, it is considered that this structure should be included on the County Sligo RPS.

Recommendation

No change to the Draft RPS.

RPS Submission no. 48

8 September 2010

Rosemary Mc Loughlin

RPS Item No. P37

Issue no. 1

This submission objects to the inclusion of P37 (Detached five-bay two-storey rendered house) on the Draft Record of Protected Structures on the basis that the building has been subject to major modifications over the years.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This structure has been given a Regional rating in the NIAH based on its architectural and artistic interest.

The NIAH appraisal of the structures as follows: *This well-sited and pleasingly proportioned house sits at the end of a winding driveway within its own grounds. The house has had some recent modifications but overall is a good example of this type of rural dwelling.*

This is an imposing and well kept farm house with an associated farm yard to the rear with some original and some new timber sash windows as well as a more unusual example of a double sash window. As per the NIAH appraisal, it is considered that this is a very good example of a type of rural dwelling.

Based on the above appraisal from both the NIAH and the Planning Section, it is considered that this structure should be included on the County Sligo RPS.

Recommendation

No change to the Draft RPS.

RPS Submission no. 49

8 September 2010

Siobhan MacSharry

RPS Item No. P9

Issue no. 1

This submission objects to the inclusion of P9 (Urlar House – described by the NIAH as a detached three-bay two-storey rendered house) on the Draft Record of Protected Structures on the basis that the building has been recently subject to major modifications for which planning permission was obtained

from Sligo County Council. When the house was purchased in 2006 by the current owner, the house was in a poor state of repair.

Opinion

The decision to include the building in the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The structure has been given a Regional rating in the NIAH based on its architectural and artistic interest.

The NIAH appraisal of the structure is as follows: *This substantially-intact group, consisting of farmhouse and farmyard, remains coherent in spite of incremental additions such as the wrap-around entrance porch and flat-roofed extension. Balanced proportions, slate roofing, rendered walling and sash windows found here are some of the basic components that characterise middle-size properties in the Sligo landscape. Of particular interest is a skillfully-crafted wrought-iron gate beside the main entrance (an almost identical gate is found at a school to the north of Lissadell).*

This dwelling house has been the subject of a recent planning permission to extend and modify the existing dwelling house. It is considered that little remains of the original house to warrant inclusion on the RPS. The farmyard, boundary walls, gates and railings remain in situ and it is considered that these features warrant protection.

Recommendation

Amend Item P9 to read as follows:

Urlar House – farm buildings and associated stone walls, railings and gates only.

RPS Submission no. 50

8 September 2010

Rev. Michael O'Horo

RPS Items No. P98 & P113

Issue no. 1

This submission objects to the inclusion of this structure, P98 (Detached single-storey rendered Roman Catholic church) on the Draft RPS for County Sligo on the basis that over the years a number of changes have been made to the building and curtilage. The Parish wish to be able to continue to maintain and renovate the building in the future without restrictions from the local authority.

Issue No. 2

This submission objects to the inclusion of this structure, P113 (Detached multi-bay single-storey rendered Roman Catholic church) on the RPS for County Sligo on the basis that over the years a number of changes have been made to the building and in 2004 the church was completely restored. The Parish wish to be able to continue to maintain and renovate the building in the future without restrictions from the local authority.

Opinion

The decision to include the buildings in the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

1. This church building has been given a Regional rating in the NIAH based on its architectural, artistic and social interest.

The NIAH appraisal of the structure reads as follows: *This Catholic church is an imposing local landmark with considerable social and historical interest. The ashlar stone dressings, fine tracery to the chancel window, and the free-standing bell are of particular interest.*

Based on the above appraisal from both the NIAH, following consideration of the submission and the structure by the Planning Section and having regard to the 'Architectural Heritage Protection – Guidelines for Planning Authorities - Place of Public Worship', it is considered that this structure merits protection.

2. This church building has been given a Regional rating in the NIAH based on its architectural, artistic and social interest.

The NIAH appraisal of the structure reads as follows: *This Catholic church is an imposing local landmark with considerable social and historical interest. The ashlar stone dressings, fine tracery to the chancel window, and the free-standing bell are of particular interest.*

Based on the above appraisal from both the NIAH, following consideration of the submission and the structure by the Planning Section and having regard to the 'Architectural Heritage Protection – Guidelines for Planning Authorities - Place of Public Worship', it is considered that this structure merits protection.

Recommendation

No change to the Draft RPS.

RPS Submission no. 51

8 September 2010

Eugene O'Neill

On behalf of Mattie Clancy

RPS Item No. P27

Issue no. 1

This submission objects to the inclusion of this structure, P27 (Detached two-bay two-storey rendered shop with living accommodation) on the Draft RPS for County Sligo on the basis that the structure is in very poor condition, there are no significant architectural features remaining and the internal structure of the building has been destroyed. The shopfront is not a traditional shopfront and is in fact a cementitious plaster copy from the 20th Century. A report, also submitted in 2004, has been re-submitted with this submission. This report states that due to the extent of wet and dry rot, the building is structurally unsound.

Opinion

The decision to include the buildings on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This building has been given a Regional rating in the NIAH based on its architectural and social interest.

The Local Authority is obliged to consider all such regionally rated structures for inclusion in the Record of Protected Structures.

The NIAH appraisal of the structure reads as follows: *Combined commercial and residential uses were a common feature of the Irish town until the later stages of the twentieth century. This attractive example, on the edge of the village, retains its sash windows and a substantial and well-detailed shopfront.*

Having regard to the report submitted in 2004 which is submitted again with this submission, it is considered that the building is not worthy of protection having regard to its irreversible structural condition.

Recommendation

Delete P27 from the Draft RPS.

RPS Submission no. 52

8 September 2010

Nicholas Prins

RPS Item No. P11

Issue no. 1

This submission supports the inclusion of P11 (Detached single cell rendered Church of Ireland church) on the Draft Sligo RPS. Though deconsecrated in 1967, all the original timber windows are intact together with much of the roof, ceiling, cast iron rainwater goods and two belfry louvers.

Opinion

The decision to include the buildings on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

The Church has been given a Regional rating in the NIAH based on its architectural, artistic and social interest.

The NIAH appraisal of the structure reads as follows: *This Board of First Fruits church, although redundant and derelict, retains much that is of interest in its contribution to the landscape and in details such as good quality stonework and surviving window frames. The interior, sadly, has been stripped of all furnishings but substantial fragments of the main corbelled roof trusses and flat ceiling remain.*

Based on the above appraisal from both the NIAH and following consideration of the structure by the Planning Section, it is considered that this structure should be included on the County Sligo RPS.

Recommendation

No change to the Draft RPS.

RPS Submission no. 53

8 September 2010

Diarmuid Timmons

RPS Item No. P145

Issue no. 1

This submission objects to the inclusion of P145 (Detached five-bay single-storey stone house) on the Draft Sligo RPS on the basis that the owner may wish to sell the house in the near future and having the property 'listed' may be a disadvantage in an already tough property market.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This house has been given a Regional rating in the NIAH based on its architectural, artistic and social interest.

The NIAH appraisal of the structure reads as follows: *This interesting agent's residence which served Temple House demesne, retains some original fenestration and a bow front which has fine ashlar masonry. Recently stripped render has revealed blocked openings, providing clues to the development of the house.*

Based on the above appraisal from both the NIAH and following consideration of the submission and the structure by the Planning Section, it is considered that this structure should be included on the County Sligo RPS.

Recommendation

No change to the Draft RPS.

RPS Submission no. 54

6 September 2010

Fergal Brodrick

RPS Item No. P138

Issue no. 1

This submission requests clarification on the specific features of the house that merit its addition to the RPS.

Opinion

The decision to include the buildings on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This house has been given a Regional rating in the NIAH based on its architectural interest.

The NIAH appraisal of the structure reads as follows: *This well-sited and pleasingly proportioned house, approached by a winding driveway and set in extensive grounds, is a well-maintained example and largely intact representative of a common type.*

Based on the above appraisal from both the NIAH and following consideration of the structure by the Planning Section, it is considered that this structure should be included on the County Sligo RPS.

Recommendation

No change to the Draft RPS.

RPS Submission no. 55

8 September 2010

Heather Chave Cox

RPS Item No. P19

Issue no. 1

This submission supports the proposal to make Greenland Villas a protected structure. There is much detail about the sort of house envisaged on this site in the lease originally granted to William Petrie by the Middleton Estate. It must have been one of the important new buildings of the time.

Opinion

The decision to include the building on the Draft RPS for the County was based on the recommendations of the Minister for Environment, Heritage and Local Government in a survey of the architectural heritage of County Sligo completed in 2006 known as the National Inventory of Architectural Heritage (NIAH).

This structure has been given a Regional rating in the NIAH based on its architectural and artistic interest.

The NIAH appraisal of the structures as follows: *This semi-detached pair of houses is primarily distinguished by a particularly fine cast-iron balcony of some artistic interest. The embossed plaque and the substantially-detailed fence (similar fences can be found in Wolfe Tone Street in Sligo) are also worthy of note.*

The comments are noted.

Recommendation

No change to the Draft RPS.

Peter Bowen Walsh

Msc RPS Items

Issue no. 1

This submission highlights a number of corrections needed to the Draft RPS, as follows:

- the correct dating for items no. 13, 35, 38 and 50 is 1859-1862 in each case;
- item no. 93 should be dated 1890-1895;
- the correct dating for items P-2, P-176, P-177 and P-175 is 1859-1862 in each case;
- item P-175 should be “goods store” instead of “engine shed”

Issue no. 2

RPS Item no. 165 is incorrectly shown on the Ballysadare Objectives Map east of the N59. It is actually located west of the road, on the river bank.

Issue no. 3

The submission also outlines a number of railway bridges/miscellaneous structures that warrant inclusion:

- Cut stone overbridge No.586 Knockbeg, Collooney Milepost 12;
- Cut stone overbridge No. 579 Milepost 123 Cloonamanagh;
- Knoxpark well Ballisodare;
- Salmon steps at Ballisodare falls;
- Old road bridge at Coolaney 1700s;
- cut stone railway over-bridge at Carrickhenry;
- cut stone railway over-bridge at Ballinabole;
- cut stone railway over-bridge at Cloonacurra;
- cut stone railway over-bridge at Rathdooney;
- cut stone railway over-bridge at Rathmullen;
- cut stone railway over-bridge at Knockanaher;
- cut stone underbridge at Belladrihid (N59 under railway);
- the underbridge immediately south of above structure;
- Collooney (WRC) station, water tower and tank;
- The associated former goods store, now a private residence;
- The former Monasterden Railway station

Issue no. 4

The submission has identified two railway bridges that warrant inclusion on the RPS within the Borough of Sligo:

- 2 cut stone railway over bridges on the Sligo Dublin railway at Maugheraboy.

Opinion

1. It is considered that the amendments as suggested by this submission should be incorporated into the text of the Draft RPS.

2. The error in the location of this RPS Item is accepted and should be corrected.
3. This current review of the RPS was focused on identifying those structures which received a regional rating in the NIAH but were not included in the existing RPS. Having undertaken this assessment and on foot of the information provided in submissions received on the Draft RPS, it is acknowledged that there are other buildings in the County which may merit inclusion on the County RPS. It is the intention of the Planning Section, within the lifetime of the 2011-17 Development Plan, to review the RPS with a view to adding further buildings/structures that it is considered merit protection and have not been proposed for protection to date.
4. These two bridges are located within the jurisdiction of Sligo Borough Council and therefore cannot be considered for inclusion on this RPS.

Recommendation

- A. Correct dates and listings as per Issue No.1
- B. Correct the location of RPS Item No.165 on the Objectives Map for the Ballysadare Mini-Plan.
- C. Consider the structures as outlined for inclusion on the RPS at a future date.