

# The Market House Castlepollard

Architectural Design Statement  
Planning Report

February 2022



**Artistic Impression** Indicative Only

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Appendices

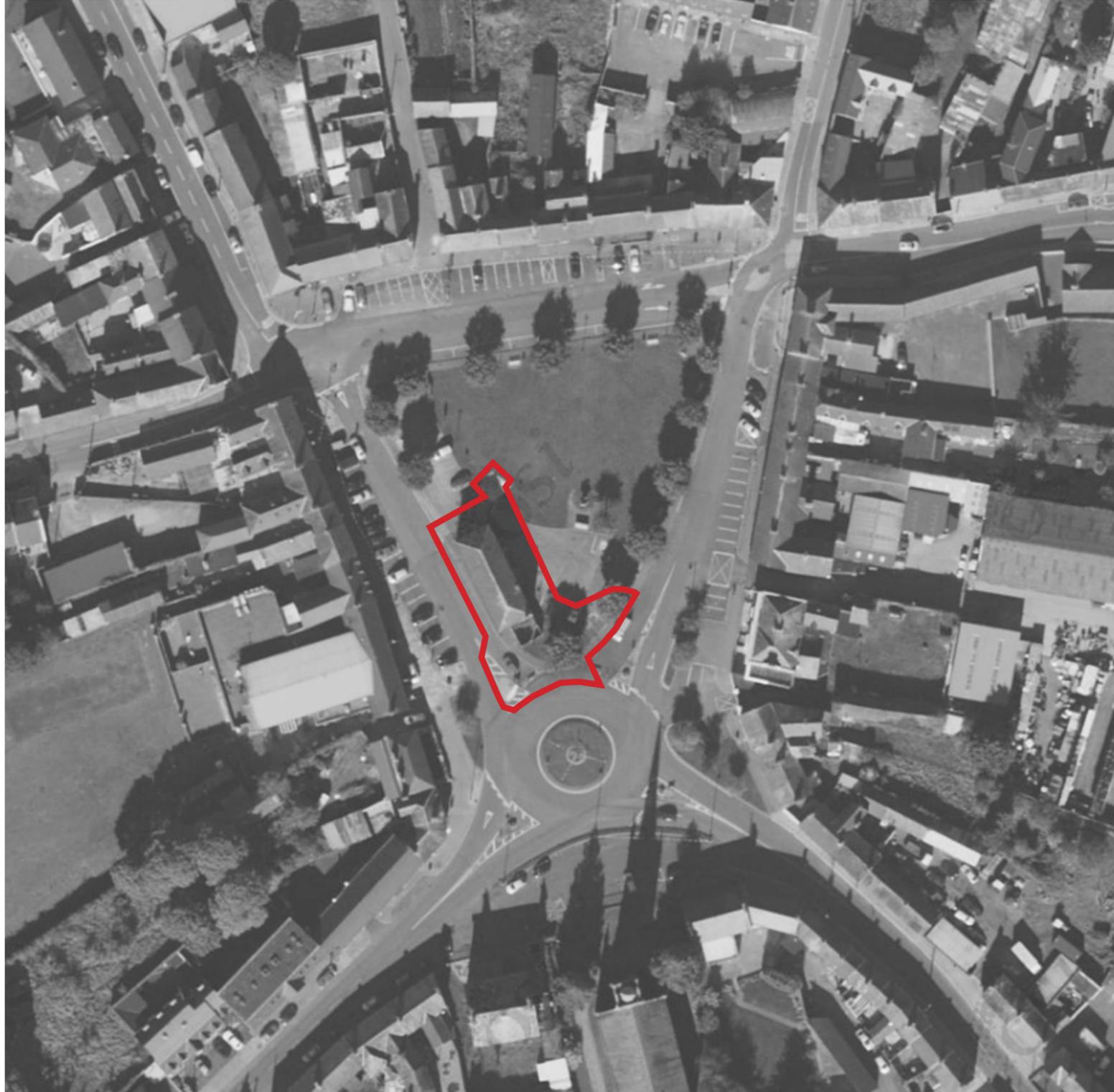
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Artistic Impression Indicative Only



# Introduction - Proposed Development

# 01



The proposed development will include the following:

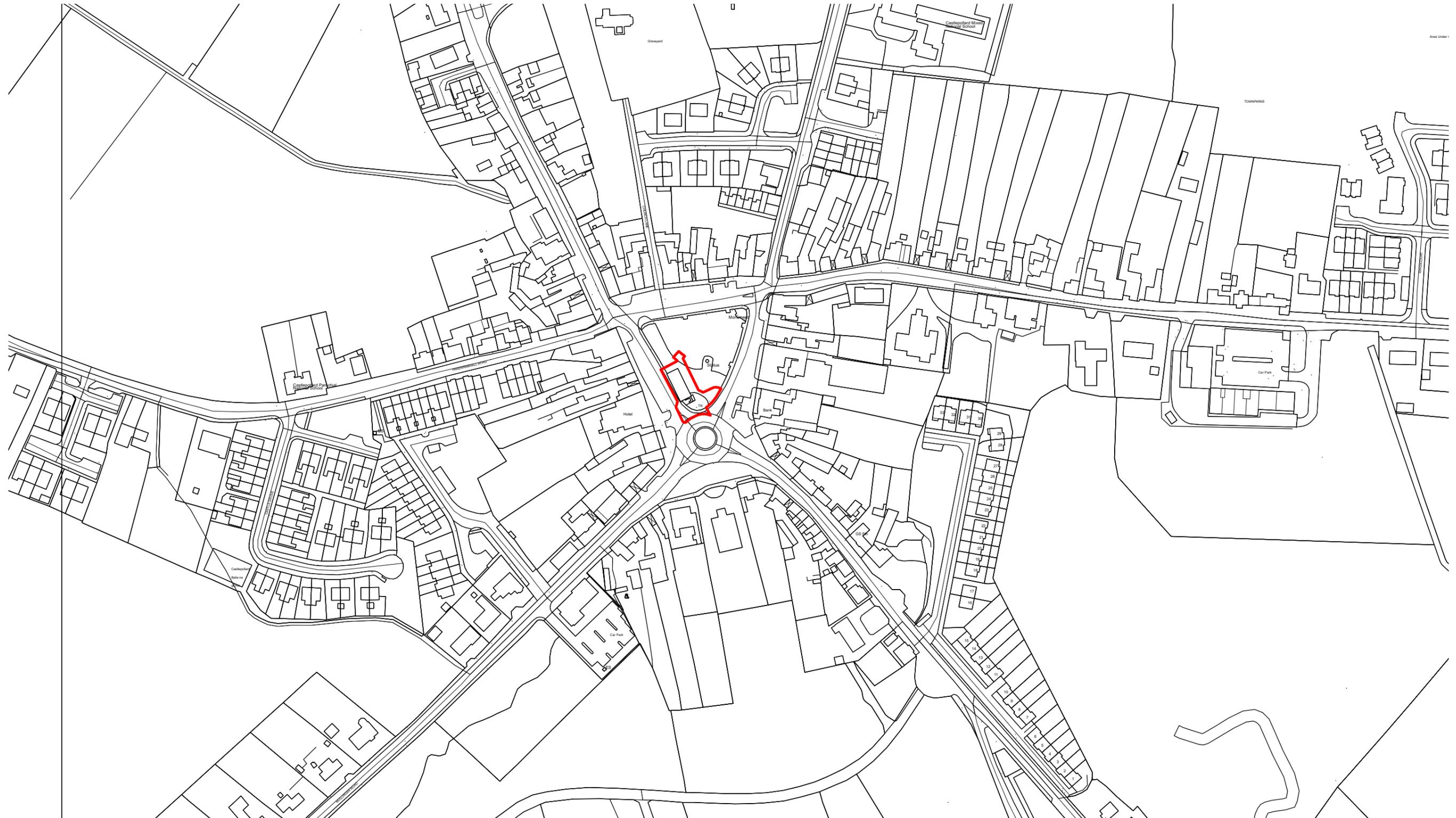
1. Repair and renewal of building fabric including works to roof and walls, alterations to existing window and door openings including reinstatement of original arches, new lime plaster external render finish, new windows and doors and ancillary works.
2. Internal alterations including provision of new 'Changing Places' toilet, alterations to existing stairs to facilitate universal access, removal of plasterboard and timber stud partitions and ancillary works.
3. Extension incorporating stairs, lift and access.
4. Improvements to the surrounding public realm and provision of hard and soft landscaping.
5. Installation of all associated services above and below ground to connect to the existing systems.
6. Provision of Signage and lighting.
7. All associated ancillary works.



# Site Location Map



02



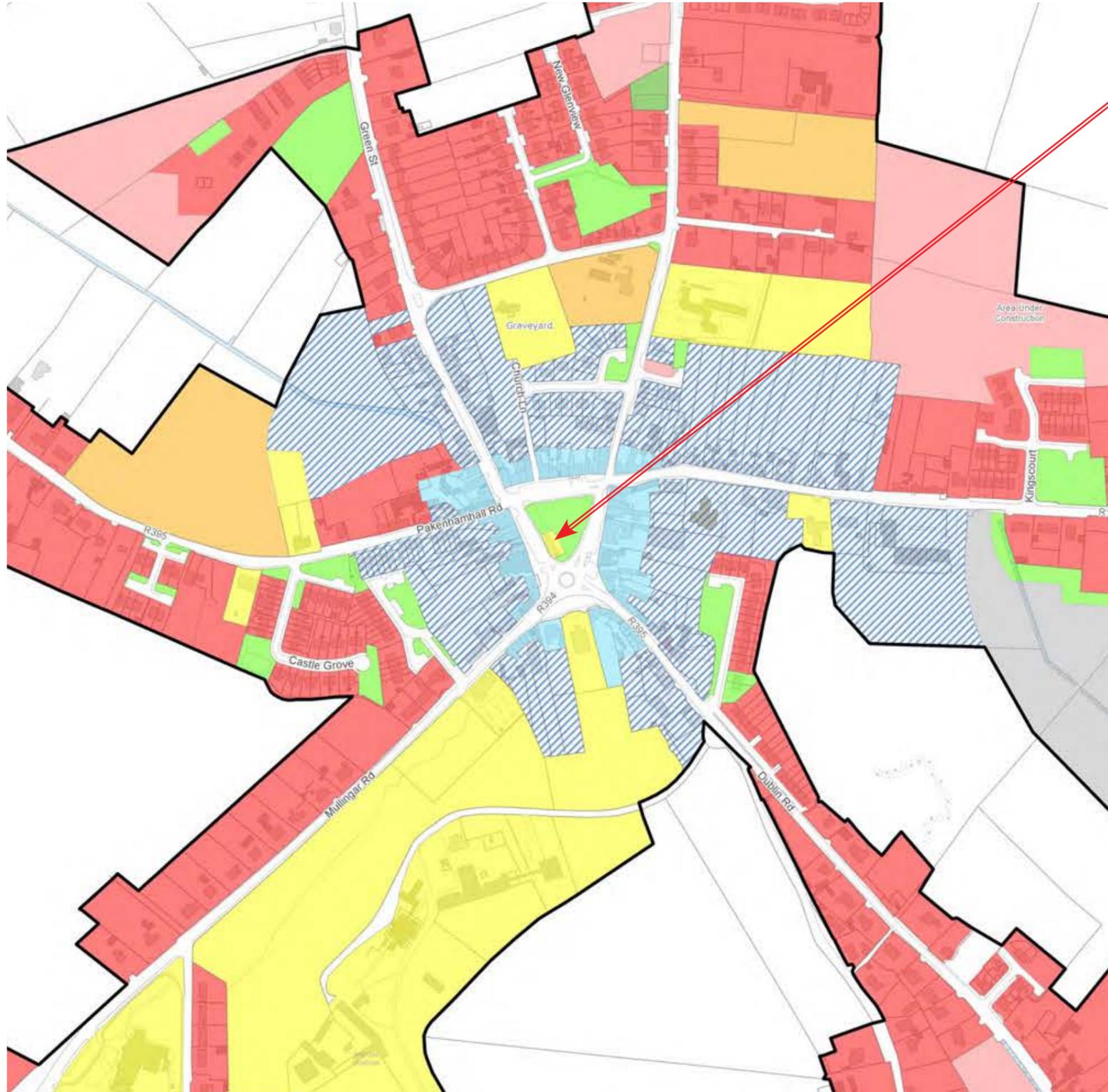
Site Location Map 1: 2500

The Market House, Castlepollard



# Development Plan Policies

03

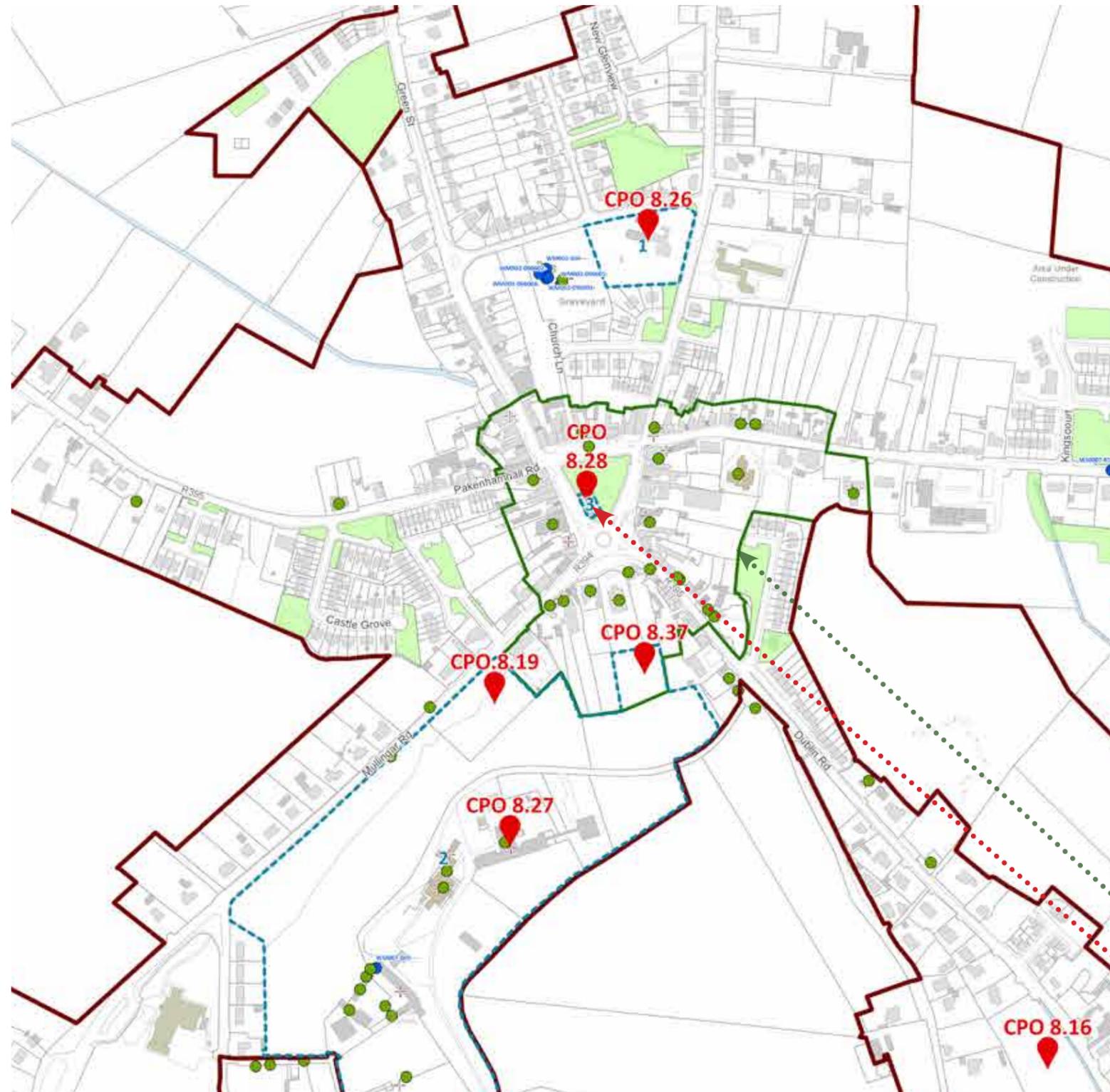


 The Market House  
-Zoned as Community, Educational and Institutional

Castlepollard Zoning Map 2021 - 2027

# Development Plan Policies

# 03



**Policy Objectives**

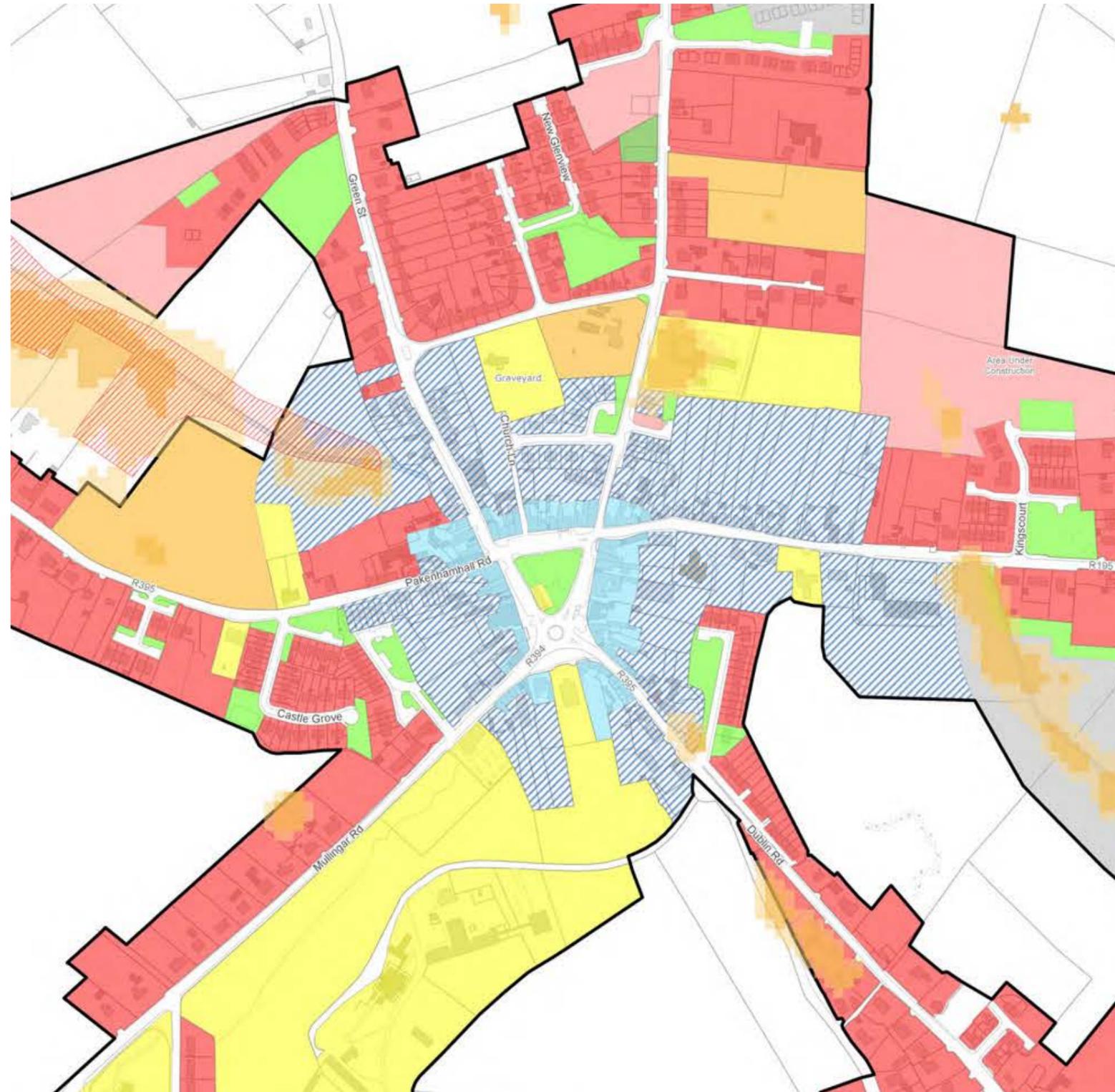
**CPO 8.28**

Encourage and facilitate the re-use and regeneration of the Market House to a public/community/commercial/retail usage which will provide an opportunity to capitalise on its central location.

- Architectural Conservation Area Outline
- The Market House Site

Castlepollard Objective Map - Development Plan 2021 - 2027

# Development Plan Policies



- The Market House location is not in a flood zone

**KEY**

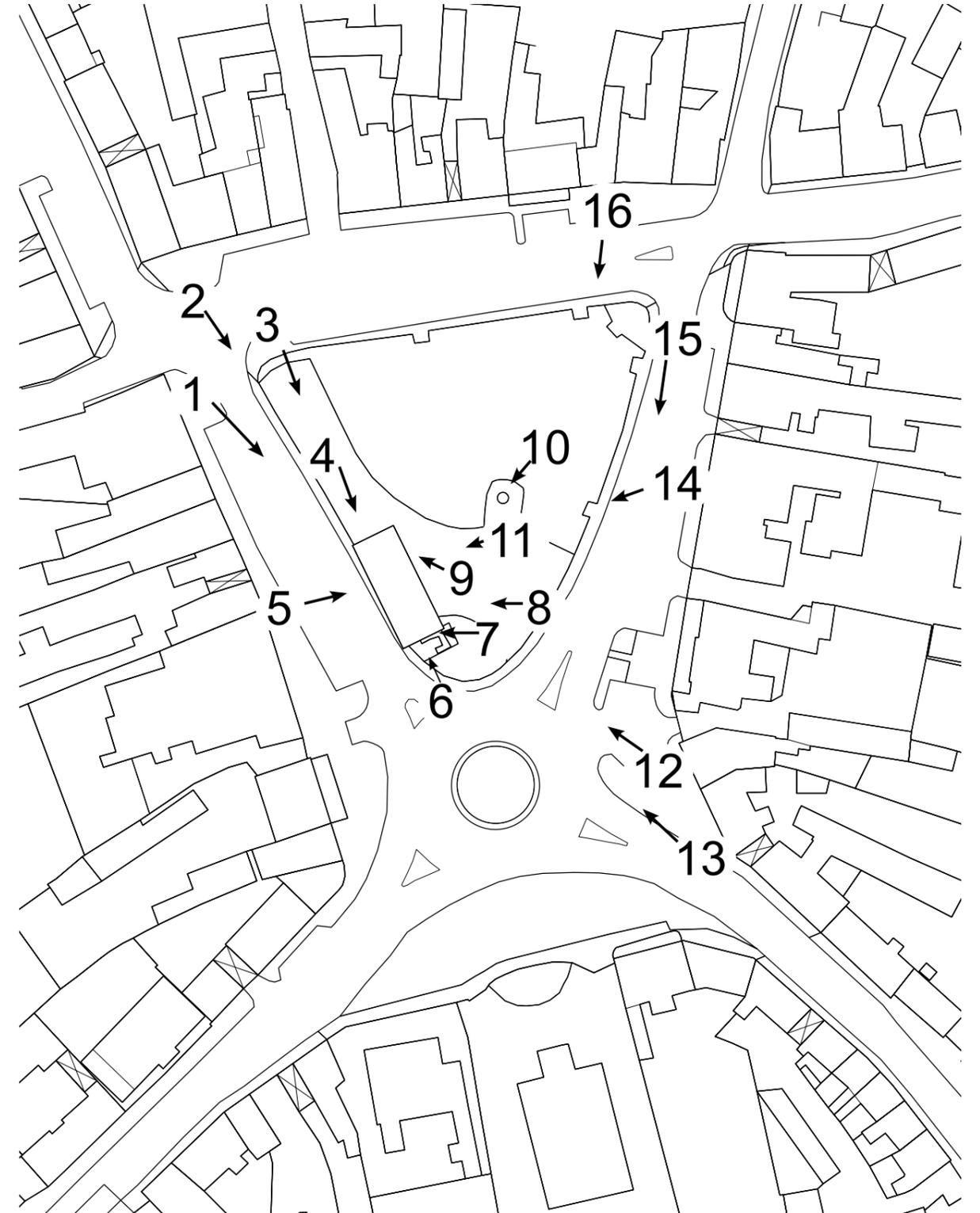
-  Benefitting Lands
-  CFRAM Flood Zone A
-  CFRAM Flood Zone B
-  PFRA 0.1% AEP Fluvial
-  PFRA 1% AEP Fluvial
-  PFRA Pluvial Extreme
-  PFRA Pluvial Indicative
-  Settlement Boundary

Castlepollard Flood Risk Map - Development Plan 2021 - 2027



# Site Context - Photographs

04



# Site Context - Historical Analysis



- Architectural Conservation Area
- Record of Protected Structures

The Market House is located within the architectural conservation area of Castlepollard. An Architectural Heritage Impact Assessment Report for the proposed development is included as part of the planning package.

# Site Context - Historical Maps

# 04



6-inch Cassini OS Map (1830)



6-inch Cassini OS Map (1830)



6-inch B&W OS Map (1837 - 1842)



Current OS Map



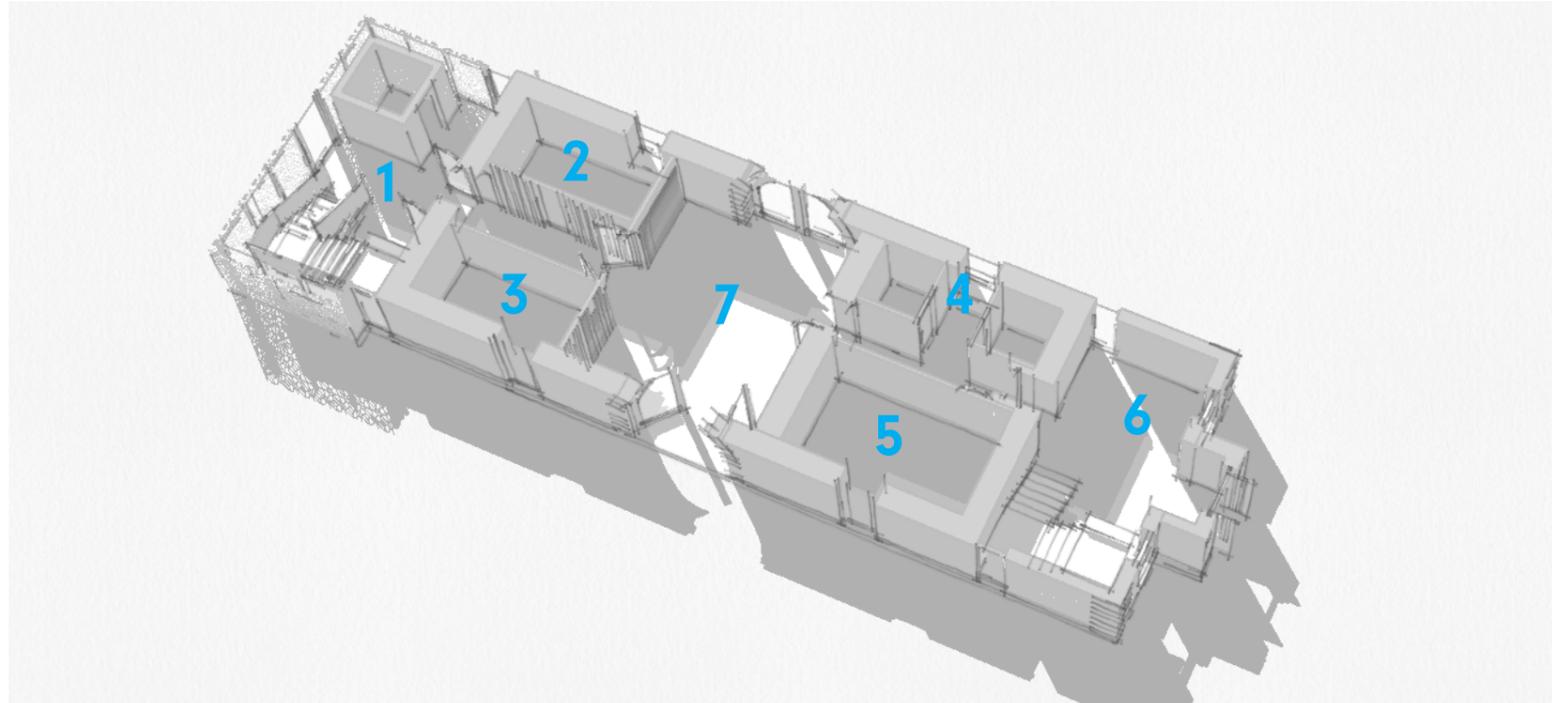
# Architectural Statement - Site Strategy

05



# Architectural Statement - Building Layout / Design

05

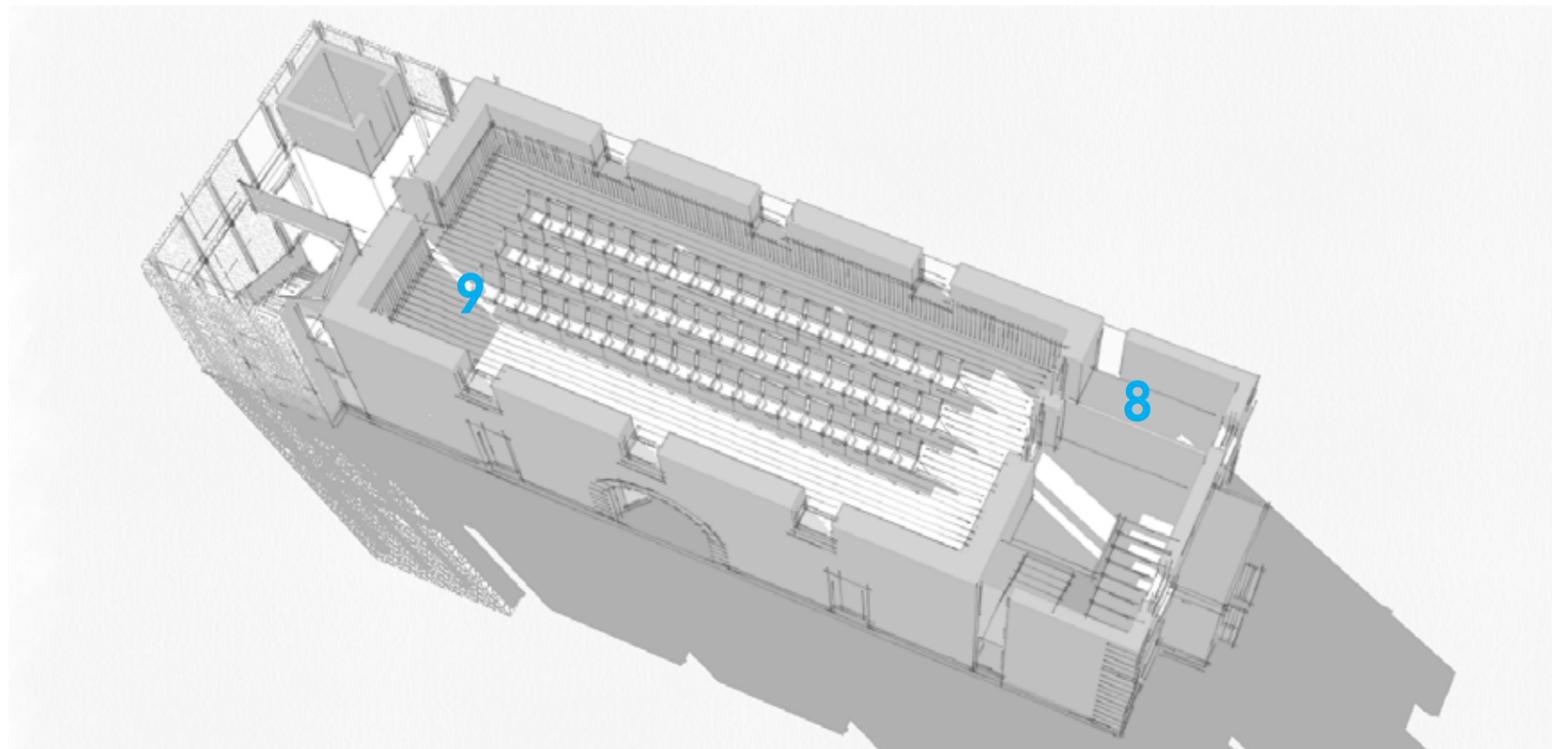


Proposed Ground Floor Plan 3D

The building layout and design exemplify an Integrated Design approach and can be read as a response to the following criteria;

- The Applicant's Needs and Desires, generated from public consultations
- Site Specific Conditions, including orientation, location, linkages, master plan and relevance within the context.
- The ambition of the applicant

Throughout the design process consideration has been given to the historical heritage thereby contributing to a respectful and nuanced response from the design team.



Proposed First Floor Plan 3D

- 1 Circulation
- 2 Storage
- 3 Services
- 4 WC's
- 5 Changing Places Toilet
- 6 Office
- 7 Entrance Foyer & Community Room
- 8 Kitchenette
- 9 Community Room

# Architectural Statement - Internal Artistic Impressions

05



Artistic Impression - First Floor New Extension Indicative Only



Artistic Impression - Ground Floor New Extension Indicative Only



Artistic Impression - First Floor Community Room Indicative Only



Artistic Impression - Ground Floor New Extension looking in to Existing Indicative Only

# Architectural Statement - Massing

05



Section Through Market House



Context Section

Where the need for additional accommodation provokes an increase in massing, such adjustments have been tailored with respect to;

- The Existing Building Line
- The Existing Building Height

A new extension is proposed to allow for universal access throughout the building and enhancing views and links from the Market House to St. Michaels Church of Ireland.

# Architectural Statement - Facade Treatment

05



**Reinstating 1815 Original Architectural Intent**

**Expressing 1926 Extension**

**Proposing New Permeable Extension**

**Elevation Studies:**

Various design iterations have been prepared which examined how a new lightweight contemporary intervention could be articulated while still observing a respectful demeanor towards the pre-existing traditional building.

The resulting form seeks to balance a sense of 'architectural honesty' with respect to how the new extension will be expressed, while also reinstating the traditional archways and openings from the 1815 Market House intention and expressing the 1926 extension.



# Architectural Statement - Design Rationale

05



Artistic Impression Indicative Only

**Design Rationale:**

The design rationale for this project has developed in response to the following factors which inform it:

- 1815 Original Market House
- Expressing 1926 Extension
- Needs and desires arising from ongoing public consultations.
- A New Extension
- Universal Access



1. Architectural Heritage and design permeability
2. Expressing a differentiation between the old and the new
3. Reinstating original archways



# Site Access and Circulation



- ● ● ● PEDESTRIAN ACCESS
- ● ● ● RESTRICTED ACCESS TO CHANGING PLACES FACILITIES
- ● ● ● CAR ROUTES
- ● ● ● SERVICES ROUTE

### GENERAL ACCESS

Pedestrian access will be via all sides of the Market House.

In providing a pedestrian route to all sides of the building it is envisaged that the character of the public realm will be enhanced through passive overlooking and a sense of vitality.

### ROAD ACCESS

Access to car parking will be available through conveniently located existing parking facilities. By preserving the dependency on short travel distances between parking facilities and the Market House it is proposed that associated pedestrian movement will bring commercial and social benefits to the surrounding area.

Robust surfaces will be used on the proposed side passage to permit access to utility vehicles while preserving the civic character of the space through careful selection of materials.

Artistic Impression



# Ecological Impact

07



The Ecology and Appropriate Assessment Screening report includes a general ecological assessment of the potential impacts of the proposed works on the ecology of the surrounding area, including designated sites. This report has also been completed to provide the information necessary to allow the competent authority to conduct an Article 6[3] Appropriate Assessment (AA) Screening of the proposed development.

See Appendix C



# Signage



## Signage Options

1. Example of laser Cut Signage on proposed new extension
2. Example of information Sign on building heritage
3. Example of laser Cut Signage on proposed new extension at Night





# Car Parking



110 Car parking spaces currently in Castlepollard central core

- Car parking surveys undertaken across four separate study periods on Friday 19<sup>th</sup> November 2021.
- Total availability of 110 spaces within the Study Area showing the highest occupancy at 59 (54%).

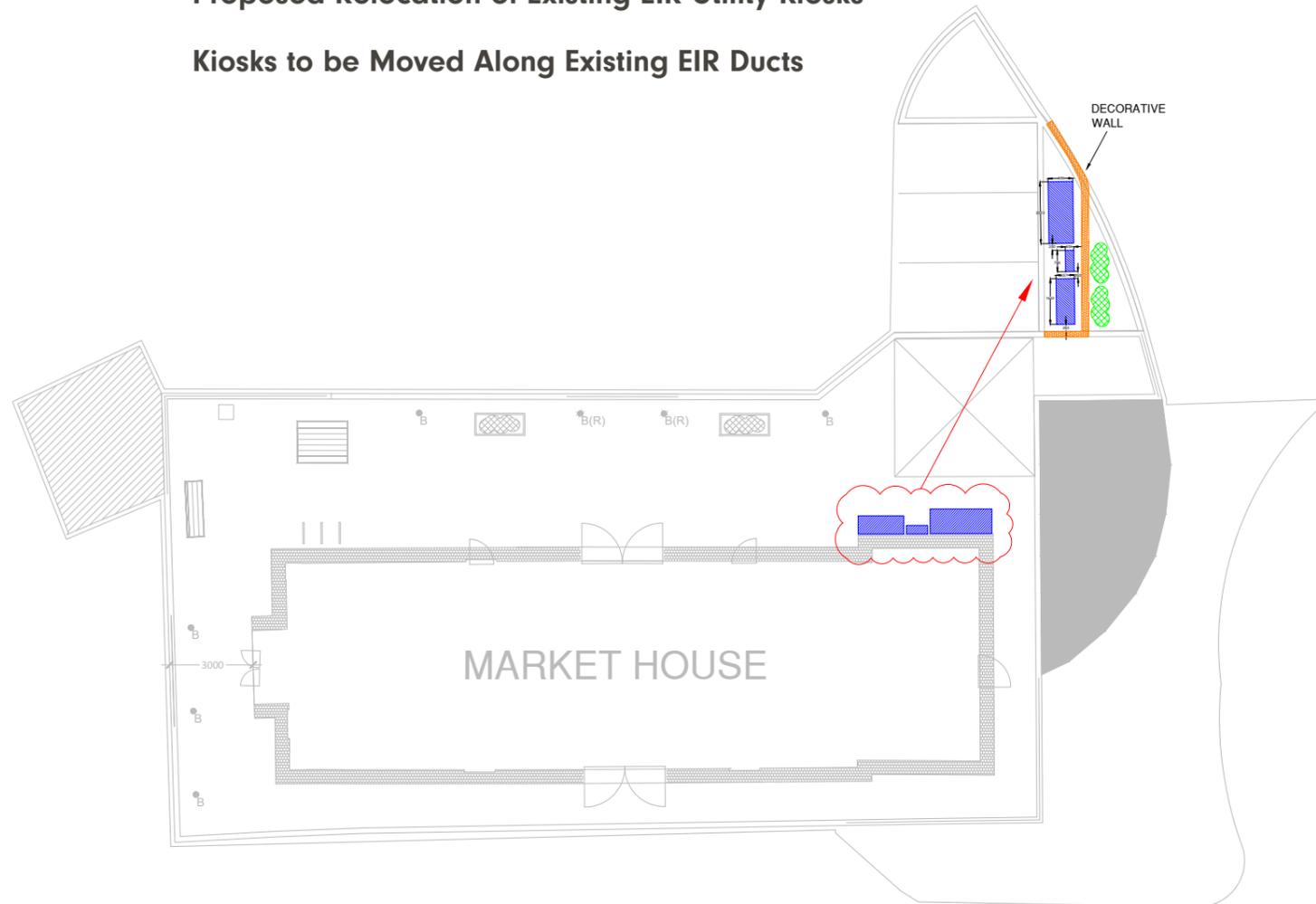
It is therefore suggested that a flexible approach could be adopted. This opinion is informed by the central location of the subject site and the stated ambitions regarding sustainable development within the relevant policy documents.



# Site Services

## Proposed Relocation of Existing EIR Utility Kiosks

### Kiosks to be Moved Along Existing EIR Ducts



## Electric Power Supply

- Castlepollard market house has existing electrical power connections.

## Gas

-No Gas services in Castlepollard

## Telecoms

-Castlepollard market house has existing electrical telecoms connections. It is proposed to relocate the existing EIR Kiosk.

## Water

- Irish Water have provided existing underground waste and water drawings - see Utilities Strategy Report prepared by Delap & Waller (Appendix E)

See Appendices for Full Site Services Reports

Proposed re-location drawing by Delap & Waller



# Sustainability



LIVING BUILDING CHALLENGE™

## Petals & Imperatives

						
<b>PLACE</b>	<b>WATER</b>	<b>ENERGY</b>	<b>HEALTH + HAPPINESS</b>	<b>MATERIALS</b>	<b>EQUITY</b>	<b>BEAUTY</b>
Restoring a healthy interrelationship with nature	Creating developments that operate within the water balance of a given place and climate	Relying only on current solar income	Creating environments that optimize physical and psychological health and well-being	Endorsing products that are safe for all species through time	Supporting a just, equitable world	Celebrating design that uplifts the human spirit
<ul style="list-style-type: none"> <li>01 Limits to Growth</li> <li>02 Urban Agriculture</li> <li>03 Habitat Exchange</li> <li>04 Human-Powered Living</li> </ul>	<ul style="list-style-type: none"> <li>05 Net Positive Water</li> </ul>	<ul style="list-style-type: none"> <li>06 Net Positive Energy</li> </ul>	<ul style="list-style-type: none"> <li>07 Civilized Environment</li> <li>08 Healthy Interior Environment</li> <li>09 Biophilic Environment</li> </ul>	<ul style="list-style-type: none"> <li>10 Red List</li> <li>11 Embodied Carbon Footprint</li> <li>12 Responsible Industry</li> <li>13 Living Economy Sourcing</li> <li>14 Net Positive Waste</li> </ul>	<ul style="list-style-type: none"> <li>15 Human Scale + Humane Places</li> <li>16 Universal Access to Nature + Place</li> <li>17 Equitable Investment</li> <li>18 Just Organizations</li> </ul>	<ul style="list-style-type: none"> <li>19 Beauty + Spirit</li> <li>20 Inspiration + Education</li> </ul>

<https://living-future.org/lbc/>

### Sustainability - Community

#### Opportunity

It is a policy objective of Westmeath County Council to support the development of socially and economically balanced sustainable communities and assist in the actions and implementation of the Local Economic and Community Plan (LECP) 2015 – 2020. The Westmeath Local Economic and Community Plan 2015 together with policy objectives outlined in the Development Plan provides an opportunity to identify and chart a course of action that will support economic and community development that renders Castlepollard a better place where a higher quality of life is available to all the people of the town. It is important that the Plan provides for enhanced well-being and quality of life for the people of Castlepollard through sustainable economic and community development.

### Sustainability - Built Environment

#### Opportunity

The Living Building Challenge (LBC) is a program, advocacy tool, and philosophy defining the most advanced measure of sustainability in the built environment today.

It addresses all buildings, landscapes, and infrastructure projects, at all scales, and is an inclusive tool for transformative design. Whether the project is a single building, a renovation or a park, the Living Building Challenge provides a framework for design, construction and improvement of the symbiotic relationship between people and all aspects of the built and natural environment.

### Sustainability - Transport

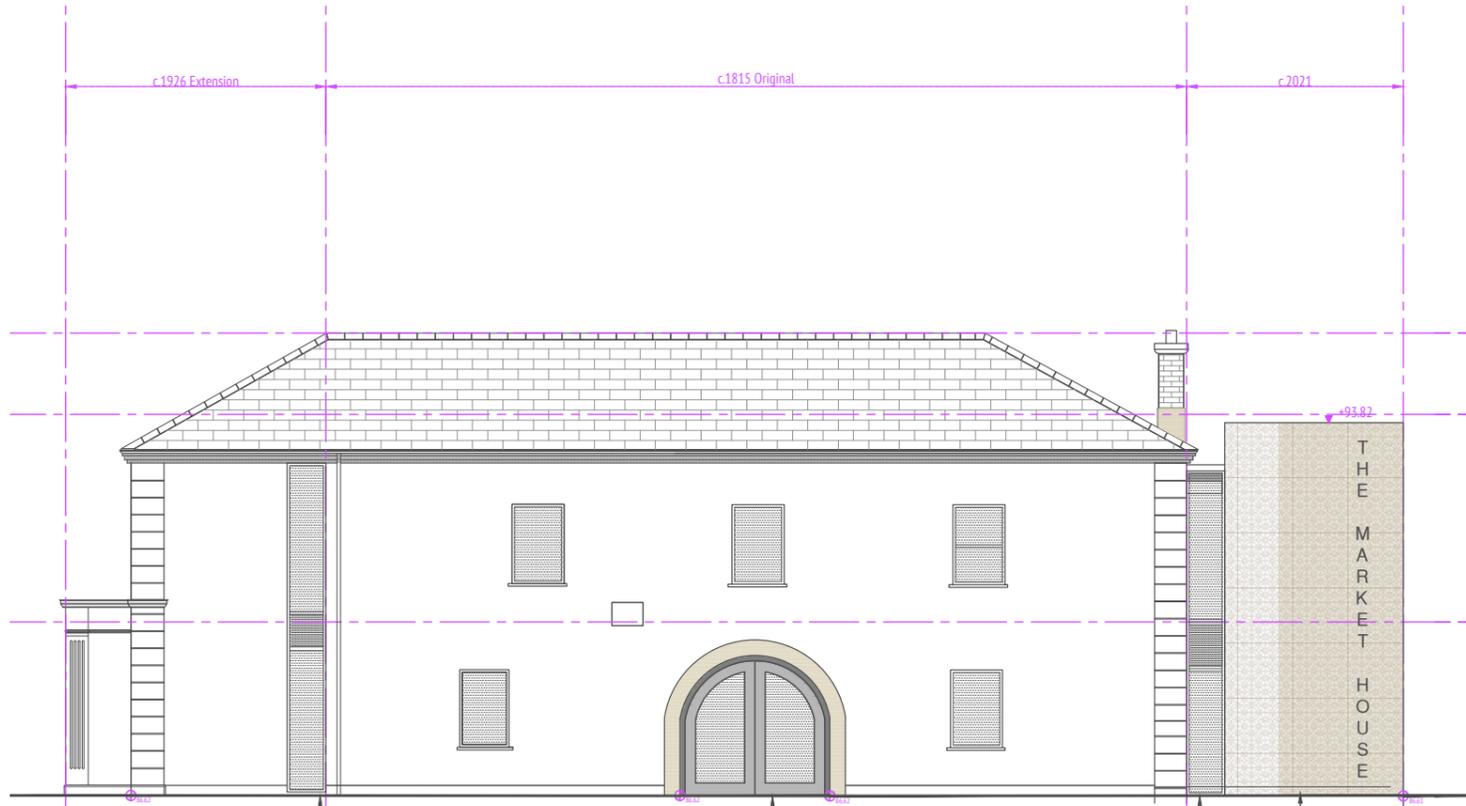
#### Opportunity

A key element of healthy placemaking is the need to ensure alternatives to the car in the design of streets and public spaces and to prioritise and promote cycling and walking as active transport modes. The provision of high-quality public transport, greenways and cycleways can enhance areas, contributing to more attractive places and creating opportunities to be physically active and reduce the necessity for car-based commuting.

Healthy Placemaking features as one of 3 cross-cutting Key Principles that reflects the three pillars of sustainability; Social, Environmental and Economic. The central requirement to successfully achieve Healthy Placemaking is to ensure that policy objectives are people focused, as 'quality of life' encapsulates strong economic output and stability, good environmental performance and a good standard of living for all.



# Materials



The proposed development is characterised by  
Three defining aspects of its form and materiality:

- The repair and retention of the fabric of the 1815 original Market House building.
- The provision of a new lift and retained existing external stair within a new extension, expressed as a contemporary element which permits a clear articulation of contemporary iterations in relation to the pre existing core.
- The repair and retention of the 1926 extension.

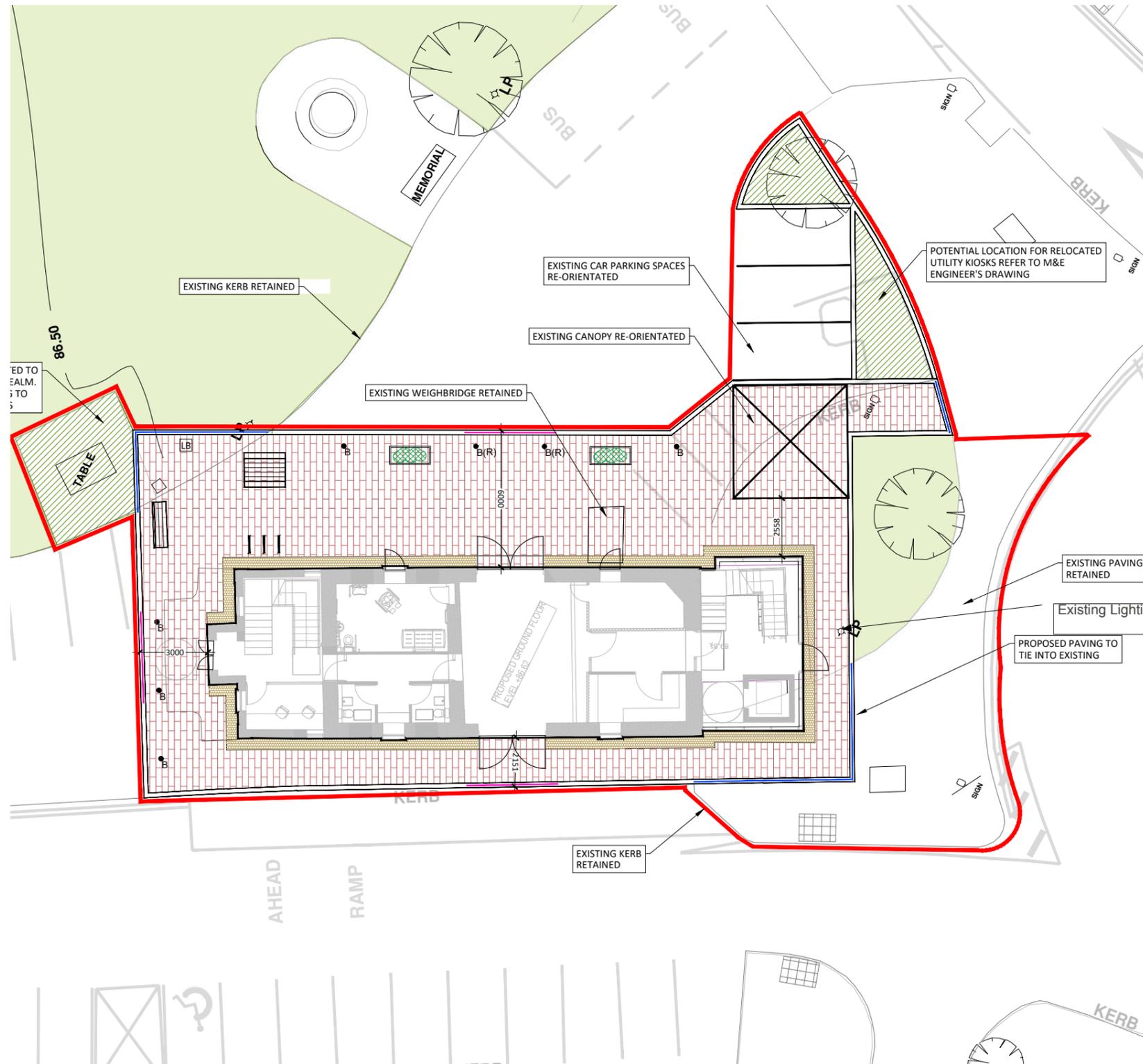


Precedents:

1. The James Connolly Visitor Centre, Belfast  
Architects: McGurk Architects
2. Butler Gallery Extension, Kilkenny  
Architects: McCullagh Mulvin
3. National Sports Campus Offices  
Architects: Cooney Architects

# 13 | Landscape

# Landscape and Context



## LANDSCAPING STRATEGY

The landscaping of the site has been considered in its context, taking into account its existing environmental conditions, the opportunities for linking the building to its context, permeability opportunities and future opportunities for upgrading the market square.

Park Hood Proposed Landscaping Layout (Cropped)-See Drawing



**Appendix A**  
**Drawing Register**

21019 'Part 8' Drawing Register; The Market House Building, Castlepollard, Co Westmeath				DAY	25
				MONTH	02
				YEAR	22
<b>Client</b>	Westmeath County Council				Last Rev on Previous Sheet
<b>Local Authority</b>	Westmeath County Council				
Document ref	Document title	SCALE	SIZE		
<b>Site Plan</b>					
21019.PP.001	Site Location / Os Map	1,000	A1		✓
21019.PP.003	Proposed Site Plan	200	A1		✓
<b>Demolition Plans</b>					
21019.PP.010	Proposed Demolitions	100	A1		✓
<b>Survey</b>					
21019.PP.201	Existing Survey Drawings	100	A1		✓
21019.PP.202	Existing Topographical Survey	100	A1		
<b>Proposed</b>					
21019.PP.101	Proposed Plans Sections & Elevations	100	A1		✓
21019.PP.102	Proposed Sections & Elevations	100	A1		✓
<b>Landscape</b>					
7192-L-2000	Landscape Layout - Market House Public Realm	100	A1		✓
7192-L-2020	Typical Landscape Details	Varies	A1		✓
<b>C&amp;S Engineer Drawings</b>					
20058-(MH)C001	Existing Drainage Layout	250	A1		✓
20058-(MH)C002	Proposed Levels Layout	100	A1		✓
20058-(MH)C100	Proposed Drainage Layout	250	A1		✓
20058-SK001	Market House Schematic Structural Sketch	50	A1		✓
<b>M&amp;E Engineer Drawings</b>					
21115-E101	Lighting Column Relocation Request	500	A1		✓
21115-E102	Utility Kiosk Relocation Request	500	A1		✓
2115-E811	Market House Façade Lighting	500	A1		✓
<b>Documents</b>					
CAKM	Architectural Design Statement Planning Report	N/A	A3		✓
WMCC_Planning_Market House	Site Notice	N/A	N/A		✓
WMCC_Planning_Market House	Newspaper Notice	N/A	N/A		✓
Flynn Furney	Environmental Impact Assessment Screen Report (EIA)	N/A	A4		✓
Flynn Furney	Screening Report for Appropriate Assessment (AAs)	N/A	A4		✓
Flynn Furney	Building Assessment for Bats	N/A	A4		✓
Delap & Waller	Utilities Strategy Report	N/A	A4		✓
Taylor & Boyd	Drainage Report	N/A	A4		✓
CAKM	Architectural Heritage Impact Assessment	N/A	A4		✓
Farrimond McManus Ltd	Archaeological Impact Assessment	N/A	A4		✓
Andrew Boe	Tree Survey Report	N/A	A4		✓
CAKM	Artistic Impressions Indicative Only	N/A	A4		✓

**Appendix B**  
**Site Notice**

**PART XI OF THE PLANNING AND DEVELOPMENT ACT 2000  
(AS AMENDED) PART 8 OF THE PLANNING AND DEVELOPMENT  
REGULATIONS, 2001 (AS AMENDED)**

**PUBLIC NOTICE**

Pursuant to the requirements of the above, notice is hereby given that Westmeath County Council proposes to undertake the following works:

**REFURBISHMENT OF THE FORMER MARKET HOUSE, AT THE SQUARE,  
CASTLEPOLLARD, COUNTY WESTMEATH, AS A COMMUNITY HUB**

The proposed development will include the following:

1. Repair and renewal of building fabric including works to roof and walls, alterations to existing window and door openings including reinstatement of original arches, new lime plaster external render finish, new windows and doors and ancillary works.
2. Internal alterations including provision of new 'Changing Places' toilet, alterations to existing stairs to facilitate universal access, removal of plasterboard and timber stud partitions and ancillary works.
3. Extension incorporating stairs, lift and access.
4. Improvements to the surrounding public realm and provision of hard and soft landscaping.
5. Installation of all associated services above and below ground to connect to the existing systems.
6. Provision of Signage and lighting.
7. All associated ancillary works.

The Market House is located within the architectural conservation area of Castlepollard.

An Architectural Heritage Impact Assessment Report for the proposed development is available for inspection with this application.

The Proposed scheme has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC) and screening for **Environmental Impact Assessment** under the EIA Directive 2014/52/EU. Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effect on the environment.

Plans and Particulars of the proposed development are available for inspection at <https://consult.westmeathcoco.ie/en> and can be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Municipal District of Mullingar-Kinnegad, Westmeath County Council, Áras An Chontae, Mount Street, Mullingar, N91 FH4N from 9.30 a.m. to 4.00 p.m. each day, excluding weekends and Bank Holidays, from the **28th February 2022 up to and including the 30th March 2022**.

Submissions and observations with respect to the proposed development, may be made in writing no later than **5:00 p.m. on Thursday 14 April 2022** either:

- Online at <https://consult.westmeathcoco.ie/en> or
- In writing, clearly marked "Proposed Development of Community Hub at Market House Castlepollard" to the Administrative Officer, Planning Section, Westmeath County Council, Áras An Chontae, Mount Street, Mullingar, N91 FH4N.

Written submissions or observations received, will form part of a statutory report to be presented to a meeting of Westmeath County Council and will form part of a public document. The information contained in submissions may be available for public inspection, to be published on the Council's website and available at the Council's public counter. Details, including the names of those making submissions may be shared with relevant Council Departments or their agents involved in this Part 8 process.

**David Jones,**  
**Director of Services,**  
**Áras an Chontae, Mullingar**

**Date: 22-02-2022**

**Appendix C**  
**Newspaper Notice**

## ADVERTISING

## CLASSIFIEDS/PUBLIC NOTICES

t: 044 9346702 f: 044 9330596  
e: reception@westmeathexaminer.ie**Wanted**  
**QUALIFIED CARER/RETIRED NURSE**to care for elderly lady in own home  
in the Mullingar areafrom Monday to Friday  
(approx 5/6 hours per day).Please submit CV and references to:  
dell4alloy@gmail.com**Mr. Crumb, the Award-Winning  
Food Manufacturer, is recruiting for  
its continued expansion.**

Positions include:

- **Accounts Technician/Payroll** (experience or qualification essential)
- **Supply Chain Administrator** (must be proficient in excel)
- **Production Operatives** for its Food to Go Team
- **Dispatch Operator** 3pm to 11pm.

Please send your CV and the position you are applying for  
to: hr@mrcrumb.ie Or by post to HR, Mr. Crumb, Finea, Co.  
Westmeath, N91 HOVH Closing date: 25th of February 2022**ST CAMILLUS  
NURSING CENTRE**  
Killucan, Co. Westmeath

require

**STAFF NURSES &  
HEALTHCARE ASSISTANTS**Full & Part-time positions available  
Qualification preferableTo apply call Bernie Moore on 044 9376276 or submit  
your CV to: stcamillusnursingcentre@gmail.com

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David Jones,  
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Áras an Chontae, Mullingar

Date: 22-02-2022

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(AS AMENDED) PART 8 OF THE PLANNING AND DEVELOPMENT  
REGULATIONS, 2001 (AS AMENDED)****PUBLIC NOTICE**

Pursuant to the requirements of the above, notice is hereby given that Westmeath County Council proposes to undertake the following works:

**DEVELOPMENT OF A TOWN PARK AND ASSOCIATED PEDESTRIAN LINKS AT  
MULLINGAR ROAD (R394), CASTLEPOLLARD, COUNTY WESTMEATH. N91 T183.**

The proposed development will include the following:

1. Proposed pedestrian entrance at junction of Mullingar Road (R394) and Castlepollard library carpark access road.
2. Alterations to and widening of existing footpaths on southern side of Mullingar Road and associated raised table at entrance to proposed Town Park and existing Library.
3. Alterations to the existing concrete boundary walls along Mullingar Road to reduce height of wall and erect new railings.
4. Replacement of existing stockproof boundary fence and boundary fence to carpark with new railings.
5. Proposed footpaths and walkways including roof protection to all retained trees.
6. Proposed skate park, childrens play area, zip line area and climbing frames.
7. Provision of hard and soft landscaping.
8. Installation of all associated services above and below ground.
9. The provision of signage and lighting.
10. Pedestrian link from Town Park through wooded area with the provision of a new opening in existing estate wall Kinturk Demesne - a protected structure (Ref. 007-003), to facilitate a pedestrian access to Castlepollard Community College.
11. All associated ancillary works.

St. Peter's Centre, a nineteen-bay three storey hospital and protected structure (Ref 007-033) is sited within the curtilage of the above development.

The Proposed scheme has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2014/52/EU.

Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effect on the environment.

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- Online at <https://consult.westmeathcoco.ie/en> or
- In writing, clearly marked "Proposed Development of a Town Park at Mullingar Road Castlepollard" to the Administrative Officer, Planning Section, Westmeath County Council, Áras An Chontae, Mount Street, Mullingar, N91 FH4N.

Written submissions or observations received, will form part of a statutory report to be presented to a meeting of Westmeath County Council and will form part of a public document. The information contained in submissions may be available for public inspection, to be published on the Council's website and available at the Council's public counter. Details, including the names of those making submissions may be shared with relevant Council Departments or their agents involved in this Part 8 process.

David Jones, Director of Services,  
Áras an Chontae, Mullingar

Date: 22-02-2022

**Appendix D**  
**Environmental Impact Assessment Screen Report (EIA)**



## Environmental Impact Assessment Screening:

### Proposed Castlepollard Market House Refurbishment and Redevelopment

**Issue Date:** 21 January 2022

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For: Westmeath County Council

By: Flynn, Furney Environmental Consultants

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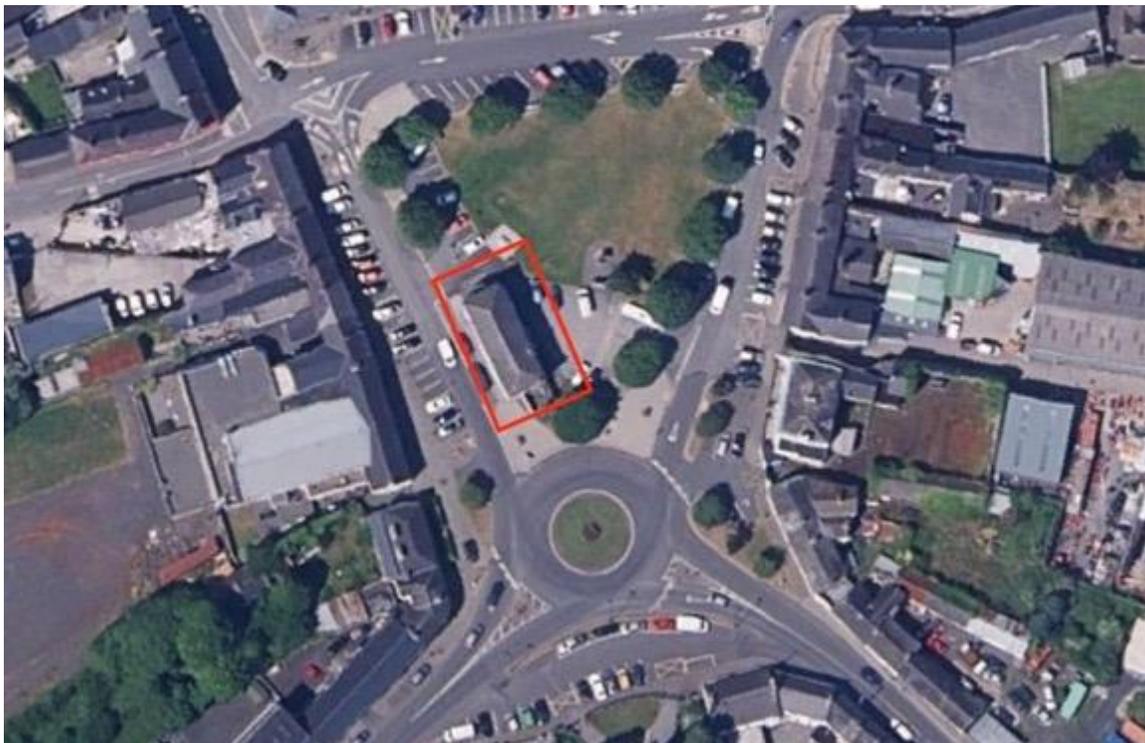
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## 1. INTRODUCTION

A project is proposed in the townland of Townparks, Castlepollard. It is proposed that the existing Market House be refurbished and redeveloped. Flynn, Furney Environmental Consultants Ltd has been engaged by Cooney Architects and Keys & Monaghan Architects for the provision of an environmental impact assessment screening report for the proposed works. The principal requirement for these services is to assist the relevant authorities in forming an opinion as to whether or not the proposed works should be subject to Environmental Impact Assessment (EIA) and if so whether an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it. Westmeath County Council is the lead agency in the development of this project. This present report examines the requirements for Environmental Impact Assessment to be carried out on the project.



**Fig. 1.** Proposed Site Location – indicated by red rectangle.

The screening process includes an assessment of the details of the proposal with reference to the relevant EIA legislation including the Planning & Development Regulations 2001 (as amended by Planning and Development Regulations 2015), the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU) and relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive, EU, 2015* and *Environmental Impact Assessment of Projects Guidance on Screening, EU, 2017*. The report provides a conclusion of the process and finally a recommendation which will enable Westmeath County Council to undertake the screening assessment in accordance with EPA guidelines and the European Union (Planning & Development, Environmental Impact Assessment) Regulations 2018.

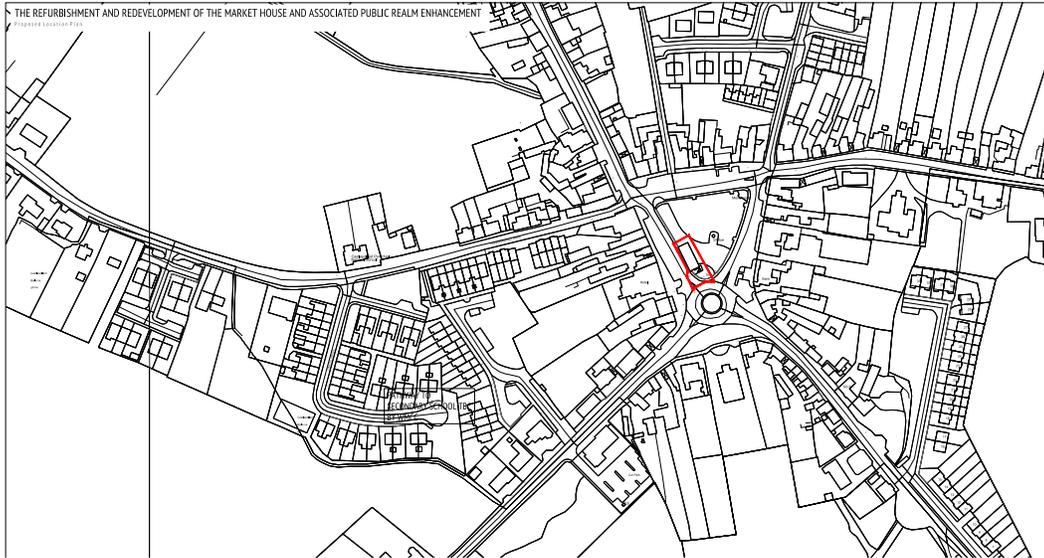
This EIA Screening Report was prepared having regard to the following documents:

- *Draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (Environmental Protection Agency, Draft August 2017); *Interpretation of definitions of project categories of annex I and II of the EIA Directive* (European Commission 2015);
- *Department of the Environment, Community and Local Government (2013), Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment;*
- *Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub- threshold Development* (Environmental Protection Agency, 2003);
- *Guidelines on the Information to be Contained in Environmental Impact Statements,* (Environmental Protection Agency, 2002); and
- *Guidelines on EIA Screening* (The European Commission, June 2017).

## 2. DESCRIPTION OF PROPOSED PROJECT

The proposed project involves the refurbishment and redevelopment of the Market House at Castlepollard. It is also proposed to improve the curtilage of this building in its location at the centre of Castlepollard.

### 2.1 More Detail



**Fig. 2.** Site Extent

Works are proposed at the Market House a registered building (Reg No. 15302044) at the centre of Castlepollard. The building is at 646353 770200 (ITM). The extent of site works is shown in the drawing above. The building is on a small paved area on the town's green. The site is immediately adjacent a regional road.

The aim of this scheme is to breathe new life into the former Market House and to preserve and restore the historic fabric. The restoration will include the repair and upgrade of the fabric, to improve the thermal performance and resistance to damp penetration. The installation of new mechanical and electrical services throughout will protect the fabric from further damp whilst making the building more useable. It is proposed to open up and restore the former Market House arches to face out onto the streets and square and make the building more open and inviting.

It is proposed to remove and replace the 1925 timber stair to the north of the building and replace it with a fully compliant staircase. This means that the former Court of Petty Sessions can be reinstated in full on first floor. This space will become a room for the community of Castlepollard. It is proposed to retain the external stair with metal stair folded over to ensure compliance. A new lift is proposed to the South of the building, for full accessibility. The old stair and lift will be enclosed in a perforated curtain screen. The two stairs and lift means the Market House will be fully accessible. On the ground floor, there will be further community spaces, accessible unisex toilets, ancillary support spaces and changing places as well as accessible toilet and shower room for visitors to Castlepollard. The development will mean that the ground floor and first floor can be accessed independently.



**Fig. 3.** Proposed Market House Design

### 3. RELEVANT LEGISLATION

Screening is the first stage in the EIA process, whereby a decision is made on whether or not EIA is required. EIA requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). The amended Directive came into force on 16th May 2017 and regulations transposing it into national legislation have been enacted. No changes to the prescribed project types or thresholds are required under the amended Directive so the types and thresholds set out in the 2001-2010 Regulations remain in effect.

EIA legislation as it relates to the planning process has been largely brought together in Part X of the Planning and Development Acts 2000-2018 and Part 10 and Schedules 5, 6 and 7 of the Planning and Development Regulations 2001-2018. Part 1 of Schedule 5 to the Planning and Development Regulations lists project types included in Annex I of the Directive which automatically require EIA. Part 2 of the same Schedule, lists project types included in Annex II. Corresponding developments automatically require EIA if no threshold is given or if they exceed a given threshold. Developments which correspond to Part 2 project types but are below the given threshold must be screened to determine whether they require EIA or not. This is done by consideration of criteria set out in Schedule 7.

EIA legislation sets down the types of projects that may require an EIAR. Annex I defines mandatory projects that require an EIAR and Annex II defines projects that are assessed on the basis of set mandatory thresholds for each of the project classes.

The EIA screening exercise initially assesses the development for Mandatory EIA using classifications defined in the appropriate legislation. Where no mandatory requirement is concluded, screening advances to sub-threshold development assessment, where the competent authority evaluates whether the project is likely to have a *significant* effect on the environment, with reference to its scale, nature, location and context.

## 4. SCREENING AND ASSESSMENT

### 4.1 Project Type and Class

EIA legislation defines the types of projects that may require an EIAR. *Annex I* of the EIA directive and transposed through Part I of Schedule 5 of the Planning and Development Regulations 2001, as amended defines mandatory projects that require an EIAR and *Annex II* defines projects that are assessed on the basis of set mandatory thresholds for each of the project classes.

### 4.2 Determination of Sub-threshold Project

The proposed development at Castlepollard does not fall within the list of activities requiring mandatory EIA given in the above regulations.

In addition, this project has been considered further under the relevant list of activities which warrant discretionary consideration for the requirement of an EIA. This applies to those projects listed in Annex II of the EIA Directive and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. The proposed Town Park development does not fall within the list of activities requiring discretionary EIA as given in the legislation.

Having regard for the sub-threshold development criteria and the relative environmental sensitivity of the proposed project, this EIA Screening Report has been prepared to provide sufficient information to enable the competent authority to undertake screening for any likely potential significant effects that may arise. Given the scale of the proposed park development and the nature of the receiving environment, it is the author's opinion that no significant effects are likely to occur during wither the construction or operational phase of the proposed project.

**Conclusion:** The proposed scheme does not fall within the mandatory requirement for an EIA as addressed in EU Directive 85/337/EEC (as amended by Directive 97/11/EC). These proposed works are thus to be assessed as a sub-threshold development.

### 4.3 Sub-Threshold Development - EIA Screening

A key determinant of the necessity for Environmental Impact Assessment of sub-threshold projects is whether or not such works are likely to have *significant* effects on the environment. The 1997 amending Directive (97/11/EC) introduced guidance for Member States in terms of deciding whether or not a development is likely to have a “significant effect on the environment.”

These criteria have been transposed fully into Irish legislation in the third schedule of the European Communities Environmental Impact Assessment (Amendment) Regulations 1999, (SI No.93 of 1999) and in Schedule 7 of the Planning & Development Regulations 2001 (SI No 600 of 2001) as amended by Planning & Development Regulations 2008. This has recently been updated by transposition of the 2014 EIA Directive (2014/52/EU) which amends Directive 2011/92/EU<sup>1</sup>). Guidance is provided by use of criteria set out in Annex III of the new Directive. These criteria as transposed in Irish legislation are grouped under three headings and are used to assist the screening process in determining whether a development is likely to have a significant effect on the environment. The three headings and criteria details as given in Annex III are given below:

Heading	Criteria
1. Characteristics of proposed development	<ul style="list-style-type: none"> <li>• the size and design of the entire proposed development</li> <li>• the cumulation with other existing and/or approved development</li> <li>• the nature of any associated demolition works</li> <li>• the use of natural resources</li> <li>• the production of waste</li> <li>• pollution and nuisances</li> <li>• the risk of major accidents (with regard to substances or technologies used)</li> <li>• the risks to human health</li> </ul>
2. Location of proposed development	<p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:</p> <ul style="list-style-type: none"> <li>• the existing and approved land use</li> <li>• the relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground</li> </ul>

<sup>1</sup> Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment (codification) (OJ L 26, 28.1.2012, p. 1).

	<ul style="list-style-type: none"> <li>the absorption capacity of the natural environment in particular, wetlands, coastal zones, mountain and forest areas, nature reserves and natural parks, areas protected under the Habitats Directive / Birds Directives, other protected areas, densely populated areas, protected landscapes of historical, cultural or archaeological significance.</li> </ul>
<p><b>3. Type and characteristics of potential impacts</b></p>	<p>The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:</p> <ul style="list-style-type: none"> <li>the magnitude and spatial extent of the impact (geographical area and size of the affected population)</li> <li>the nature of the impact</li> <li>the transboundary nature of the impact</li> <li>the intensity and complexity of the impact</li> <li>the probability of the impact</li> <li>the expected onset, duration, frequency and reversibility of impact</li> <li>the cumulation of the impact with the impact of other existing and/or approved projects</li> <li>the possibility of effectively reducing the impact</li> </ul>

The project at Castlepollard is considered under the above criteria (as set out in Schedule 7) in the tables below.

CRITERIA (Schedule 7)		RELEVANCE	RATIONALE
<p><b>1. Characteristics of Proposed Development:</b></p> <p>The characteristics of the proposed development, in particular:</p>	<p>The size of the proposed development</p>	<p>No</p>	<p>The site to be developed is extremely small (&lt;0.1ha). The area proposed for development has previously been developed. No significant impacts or effects may be expected arising from the size or scale of the proposed development.</p>
	<p>The cumulation of other developments with the proposed development</p>	<p>No</p>	<p>An examination of planning permissions for this townland and adjacent townlands was carried out. No other developments with potential for significant effects were found.</p> <p>The authors are aware of 2 no. other projects that relate to regeneration at Castlepollard. At time of writing, the plans for these are in preparation. These projects</p>

			<p>are: 1) The development of a Town Park and 2) The redevelopment of public realm to the south of the Market House. Neither of these projects, singly or cumulatively, are deemed to have potential for cumulative or in combination negative impacts with the proposed works under assessment here.</p> <p>Given the size and nature of the present development, no negative cumulative impacts are predicted.</p>
	The use of natural resources	No	Given the extremely small size of the project, it may be accepted that no significant natural resources will be required to complete the project.
	The production of waste	No	Waste produced during the construction process is anticipated to be negligible and therefore insufficient to cause significant effects. Insofar as possible, any waste materials arising from the project will be recycled at a suitable facility.
	Pollution and nuisance	No	Impacts such as noise and dust will be kept within acceptable standards and as such are anticipated to be negligible. In addition, a Construction Environmental Management Plan will require to be drawn up at contract stage.
	The risk of accidents having regard to substances or technologies used.	No	Any potential impacts are anticipated as being negligible given the nature and scale of the proposed development. No novel technologies or methodologies will be employed. Contractor will be well-experienced in developments of this nature.

CRITERIA (Schedule 7)		RELEVANCE	RATIONALE
2. Location of the Proposed Development: The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:	The existing land use	No	This is not a sensitive area in terms of land use. Lands have previously been developed. Therefore land use will not change.
	The relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground	No	Negligible impacts are anticipated given the nature of the existing site and the nature of the proposed development. No excavations will be carried out.
	The absorption capacity of the natural environment, paying particular attention to the following areas:		
	Wetlands, riparian areas, river mouths;	No	None of these habitat types occur within area of proposed development.
	Coastal zones	No	None of these habitat types occur within area of proposed development.
	Mountain and forest areas	No	None of these habitat types occur within area of proposed development.
	Nature Reserves and National Parks	No	None of these occur within area of proposed development.
	Areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	No	There are no such designated sites within the area proposed for development. The nearest Natura 2000 site is Lough Lene SAC (Site Code 0002121 ) which is 2.8km removed from site. There are no potential pathways for impacts from this site to this or any other Natura 2000 site.
	Areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded.	No	No such area is involved in this project.
	Densely populated areas	No	This is not a densely populated area.

	Landscapes of historical, cultural archaeological significance	No	<p>With the exception of the Market House itself (a registered structure), no sites or articles of historical, cultural archaeological significance are known to occur here.</p> <p>The redevelopment of the Market House is to be carried out with sensitivity and due regard to the original building. All the phases of construction through the years; the original c.1845 Market House will be reinstated where possible. The c.1926 extension is clearly legible and the proposed extension is expressed as a contemporary addition, of its own time yet respectful to the scale of the character of the original building.</p>
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CRITERIA (Schedule 7)		RELEVANCE	RATIONALE
3. Type and characteristics of potential impacts:	the magnitude and spatial extent of the impact (geographical area and size of the affected population)	No	Any potential negative impacts are expected to be insignificant, given the very limited scale of the proposed development. Rather long-term positive impacts may be expected on completion of the facility.
	The nature of the impact	No	Short-term visual impacts can be anticipated during construction phase but positive impacts from the new facility may be anticipated in the long-term.
	the transboundary nature of the impact	No	There will be no transboundary impacts arising from the proposed development.
	the intensity and complexity of the impact	No	Any impacts are considered insignificant given size and scale of development.
	the probability of the impact	No	No significant negative impacts are predicted as being likely.
	the expected onset, duration, frequency and reversibility of impact	No	No significant negative impacts are predicted. Short-term visual impacts from the construction phase of the project may be anticipated but will not be significant.
	the cumulation of the impact with the impact of other existing and/or approved projects	No	There are no other existing or proposed projects known at time of writing that may give rise to cumulative impacts. No significant negative impacts are predicted.
	the possibility of effectively reducing the impact	No	There will be no requirement to reduce impacts as no significant negative impacts are predicted.

## 5. CONCLUSION AND RECOMMENDATIONS

It is concluded that the **characteristics of the proposed development** would not be considered likely to have significant effects on the environment. This is based primarily on the very limited size and scale of the proposed works and low potential to have significant impacts. No other projects emerged from the screening process with which the proposed works may have significant cumulative impacts.

It is concluded that there will be no significant direct or indirect impacts by virtue of the **location of the proposed development** on the receiving environment. This is based primarily upon the absence of any impacts predicted upon any protected sites such as Nature Reserves, parks or Natura 2000 Sites.

It is concluded that the **type and characteristics of the potential impacts** would not be considered significant. This is based primarily upon the very limited size and scale of the proposed works. The lack of sensitive receptors is also a significant factor in this assessment. Impacts on landscape, soils and geology are not considered significant, given the small scale of works.

Given the limited size and scale of the proposed development and the absence of negative impacts from any other projects or plans known at time of writing, no significant **cumulative impacts** are considered likely.

The assessment has been carried out on the proposed works as a **sub threshold development**. The overall conclusion of this screening exercise is the recommendation to Westmeath County Council that there should be no specific requirement for a full Environmental Impact Assessment of the proposed development.

## REFERENCES

DOECLG (2013), Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment;

DOECLG (2015) *Planning and Development Regulations 2001-2013* (Unofficial Consolidation). Unpublished Report by Department of Environment, Community and Local Government.

DoEHLG. (2003) '*Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development*'. Department of Environment, Heritage and Local Government, Dublin.

Environmental Protection Agency (2002) *Guidelines on the Information to be Contained in Environmental Impact Statements*.

Environmental Protection Agency (2003) *Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub- threshold Development*.

Environmental Protection Agency (2017); *Interpretation of definitions of project categories of annex I and II of the EIA Directive*.

European Commission (2015) *Draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*

European Commission (2015) *Interpretation of Definitions of Project Categories of Annex I and Annex II of the EIA Directive*.

The European Commission (2017) *Guidelines on EIA Screening*.

**Appendix E**  
**Screening Report for Appropriate Assessment (AAs)**



## **Castlepollard Regeneration Project: Market House Refurbishment and Redevelopment**

Ecology and Appropriate Assessment Screening Report



**Date:** January 2022

**For:** Cooney Architects and Keys and Monaghan Architects.

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# 1 Introduction

Flynn Furney have been commissioned by Cooney Architects and Keys and Monaghan Architects to carry out a Stage 1 Appropriate Assessment Screening Report for the proposed refurbishment and redevelopment of the former Market House, Castlepollard, Co. Westmeath. This screening exercise aims to determine whether the proposed works have the potential to significantly impact upon the conservation objectives and overall integrity of any Natura 2000 sites. This assessment is based upon desk study and field work carried out by suitably qualified ecologists.

This report has been completed to provide information regarding the ecological status of the proposed site of works. The report includes a general ecological assessment of the potential impacts of the proposed works on the ecology of the surrounding area, including designated sites. This report has also been completed to provide the information necessary to allow the competent authority to conduct an Article 6[3] Appropriate Assessment (AA) Screening of the proposed development.

Sections 5 of the report comprises the AA Screening that specifically focuses on the potential for any impacts upon Natura 2000 sites from the proposed development.

## 2 Legislative Context

### 2.1 Relevant Legislation and Overall Screening Methodology

The methodology for this screening statement is set out in a document prepared for the Environment DG of the European Commission entitled 'Assessment of plans and projects significantly affecting Natura 2000 (European) sites: Methodological guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC' (European Commission, 2019). This report and any contributory fieldwork were carried out in accordance with guidelines given by the Department of Environment, Heritage and Local Government (2009, amended 2010).

The process is given in Articles 6(3) and 6(4) of the Habitats Directive and is commonly referred to as 'Appropriate Assessments' (which in fact refers to Stage 2 in the sequence under the Habitats Directive Article 6 assessment). Article 6 of the Habitats Directive sets out provisions which govern the conservation and management of Natura 2000 sites. Article 6(3) and 6(4) of the Habitats Directive set out the decision-

making tests for plans and projects likely to affect Natura 2000 sites (Annex 1.1). Article 6(3) establishes the requirement for Appropriate Assessment:

*“Any plan or project not directly connected with or necessary to the management of the European (Natura2000) site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In light of the conclusions of the assessment of the implication for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”*

Article 6(4) of the same directive states:

*“If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures necessary to ensure that the overall coherence of the Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted. Where the site concerned hosts a priority natural habitat type and/or a priority species the only considerations which may be raised are those relating to human health or public safety, to beneficial consequences of primary importance for the environment or, further to an opinion from the Commission, to other imperative reasons of overriding public interest.”*

It is the responsibility of the proponent of the plan or project to provide the relevant information (ecological surveys, research, analysis etc.) for submission to the ‘competent national authority’. Having satisfied itself that the information is complete and objective, the competent authority will use this information to screen the project, i.e. to determine if an AA is required and to carry out the AA, if one is deemed necessary. The competent authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned. The appropriate assessment process has four stages. Each stage determines whether a further stage in the process is required. If, for example, the conclusions at the end of Stage One are that there will be no significant impacts on the Natura 2000 site, there is no requirement to proceed further. The four stages are:

1. Screening to determine if an appropriate assessment is required.
2. Appropriate assessment
3. Consideration of alternative solutions
4. Imperative Reasons of Overriding Public Interest/Derogation

### Stage 1: Screening

This is to determine if an appropriate assessment is required. Screening is the technique applied to determine whether a particular plan would be likely to have significant effects on a Natura 2000 site and would thus warrant an Appropriate Assessment. The key indicator that will determine if an Appropriate Assessment is required is the determination of whether the development is likely to have significant environmental effects on a Natura 2000 site or not.

### Stage 2. Appropriate Assessment

This step is required if the screening report indicates that the development is likely to have a significant impact on a Natura 2000 site. Stage 2 assesses the impact of a plan or project on the integrity of the Natura 2000 site, either alone or in combination with other plans or projects, with respect to the site's structure, function and conservation objectives. Where there are adverse impacts, an assessment of the potential mitigation of these impacts is also required.

### Stage 3. Assessment of Alternative Solutions

If it is concluded that subsequent to the implementation of measures, a plan or project will have an adverse impact on the integrity of a Natura 2000 site, it must be objectively concluded that no alternative solutions exist before the plan or project can proceed.

### Stage 4. Imperative Reasons of Overriding Public Interest/Derogation

Where no alternative solutions exist and where adverse impacts remain but imperative reasons of overriding public interest (IROPI) exist for the implementation of a plan or project, an assessment of compensatory measures that will effectively offset the damage to the Natura 2000 site will be necessary.

#### 2.1.1 Case law

The European Court of Justice has made a number of relevant rulings in relation to when an Appropriate Assessment is required and its purpose: *“Any plan or project not directly connected with or necessary to the management of the site is to be subject to an appropriate assessment of its implications for the site in view of the site's conservation objectives if it cannot be excluded, on the basis of objective information, that it will have a significant effect on that site, either individually or in combination with other plans or projects”* and that the plan or project may only be authorised *“where no reasonable scientific doubt remains as to the absence of such effects”*.

A list of relevant rulings is provided below:

**Table 1: Case law relevant to the AA Screening for the Proposed Development**

Case	Ruling
People Over Wind and Sweetman v Coillte Teoranta (C-323/17)	The ruling of the CJEU in this case requires that any conclusion of ‘no Likely Significant Effect’ on a European site must be made prior to any consideration of measures to avoid or reduce harm to the European site. The determination of Likely Significant Effects should not, in the opinion of the CJEU, constitute an attempt at detailed technical analyses. This should be conducted as part of the AA.
Waddenzee (C-127/02)	The ruling in this case clarified that AA must be conducted using best scientific knowledge, and that there must be no reasonable scientific doubt in the conclusions drawn.  The Waddenzee ruling also provided clarity on the definition of ‘significant effect’, which would be any effect from a plan or project which is likely to undermine the conservation objectives of any European site.
Holohan and Others v An Bord Pleanála (C-461/17)	The conclusions of the Court in this case was that consideration must be given during AA to:  effects on qualifying habitats and/or species of a SAC or SPA, even when occurring outside of the boundary of a European site, if these are relevant to the site meeting its conservation objectives; and,  effects on non-qualifying habitats and/or species on which the qualifying habitats and/or species depend and which could result in adverse effects on the integrity of the European site.
T.C Briels and Others v Minister van Infrastructuur en Milieu (C-521/12)	The ruling of the CJEU in this case determined that compensatory measures cannot be used to support a conclusion of no adverse effect on site integrity.

## 2.2 Guidance Documents

This report has been prepared with regard to the following guidance documents on Appropriate Assessment, where relevant:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (Department of Environment, Heritage and Local Government, 2010 revision);
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPWS 1/10 & PSSP 2/10;
- Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission Environment Directorate-General, 2001 and updates April 2015 and September 2021). The guidance within this document provides a non-mandatory methodology for carrying out assessments required under Article 6(3) and (4) of the Habitats Directive;
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC (EC Environment Directorate-General, 2018); and
- Communication from the Commission on the precautionary principle. European Commission (2000). · OPR (2021) Appropriate Assessment Screening for Development Management. Practice Note PN01. Office of the Planning Regulator. March 2021.

## 2.3 About the Authors

Flynn Furney Environmental Consultants have more than 20 years of experience in ecological surveying and management. We have detailed knowledge on the principles and implementation of both Irish and European environmental legislation. We have worked closely with statutory bodies including the National Parks and Wildlife Service (NPWS) and Waterways Ireland on habitat management and protection projects. Other expertise includes Ecological Impact Assessment, Habitat and Floral Surveys, Bird Surveying, Bat Surveying, Fish and Waterways Surveys.

**Billy Flynn (BSc, MSc (Agr.), H.Dip, Dip Ind., MIBiol, MCIEEM, MIEnvSc. CEnv.)** is an Ecologist and Chartered Environmental Scientist. He was educated in London, Madrid and Dublin. He has over 20 years of experience in environmental science and engineering. He has worked on large-scale infrastructure projects since 1994. These have included motorways, national roads and light rail. He has worked on Greenway projects in counties Monaghan, Cork, Longford and Mayo. He has also worked on the planning and design of nature trails, constructed wetlands and parkland biodiversity areas.

**Ian Douglas (MSc, BSc, H.Cert.Ag)** an Ecologist and Agri-environmental Consultant specialising in appropriate assessment, ecological impact assessment, habitats classification, soil science, GIS mapping and regenerative agriculture. Ian has worked on projects including large road developments, power infrastructure projects, planning and design of nature trails, constructed wetland creation and on farm habitat development.

## 2.4 Methodologies

This screening report was informed by a desk study of all relevant environmental information and also included a review of the ecological field survey data recorded in 2021. The screening then incorporated the following steps (broadly based on EC [2000]):

- Determine if the proposed works are directly connected with or necessary to the management of the site;
- Describe the proposed works;
- Describe the baseline environment;
- List 'Relevant' European sites which are those sites potentially connected to the proposed works by source-pathway-receptor linkages; and
- Conclude if linkages to 'Relevant' sites have the potential to give rise to Likely Significant Effects (LSE).

### 2.4.1 The Source-Pathway-Receptor Model

The standard 'source-pathway-receptor' conceptual model is a standard tool in environmental assessment. In order for an effect to occur, all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism means there is no likelihood for the effect to occur. An example of this model is provided below:

- Source (s); – e.g. Piling;
- Pathway (s); e.g. Vibration; and
- Receptor (s); e.g. Underground otter resting site at risk of collapse

The model evaluates the receptors as the qualifying interests (QIs) for which individual European sites are designated, with reference to the latest conservation objectives from the National Parks and Wildlife Service (NPWS) website, or substitute detailed objectives from other European sites where only generic objectives are available.

European sites are at risk of significant effects as a result of the proposed works where a source-pathway-receptor link exists between any elements of the proposed works and the European site. In order for an impact to occur there must be a risk enabled by having a 'source' (e.g. proposed works), a 'receptor' (e.g. a SAC/SPA or their QI habitats/species), and a pathway between the source and the receptor (e.g. a watercourse which connects the impact source at a site of proposed works to a SAC/SPA). The risk of the impact does not automatically mean it will occur, nor that it will be significant. However, identification of the risk does mean that there is a possibility of ecological or environmental impact occurring, with the level and significance of the impact depending upon the nature and exposure to the risk, and the characteristics of the receptor.

#### 2.4.2 The Precautionary Principle

The Precautionary Principle has been defined by the United Nations Educational, Scientific and Cultural Organisation (UNESCO, 2005) as: "When human activities may lead to morally unacceptable harm [to the environment] that is scientifically plausible but uncertain, actions shall be taken to avoid or diminish that harm. The judgement of plausibility should be grounded in scientific analysis". Reasoned application of the 'Precautionary Principle' is fundamental to the Screening Stage (and AA). The precautionary principle is referenced in Article 191 of the Treaty on the Functioning of the European Union (TFEU). It relates to an approach to risk management whereby if there is the possibility that a given policy or action might cause harm to the public or the environment and if there is still no scientific consensus on the issue, the policy or action in question should not be pursued.

The precautionary principle prevails where 'reasonable scientific doubt' cannot be ruled out. Known threats to QIs of relevant sites are analysed to avoid overlooking subtle or far-field effect pathways. The duration of potential effects is a key consideration, in particular because the European Court of Justice has recently ruled—albeit in specific reference to priority habitats—those effects to site integrity must be "lasting".

#### 2.4.3 Zones of Influence and Potential Impacts or Effects

The proposed works may have the potential to result in a number of direct and indirect effects. Examples of these are set out in Table 2, which identifies the "zones of influence" for each effect (i.e. the area over which effects may occur).

**Table 2:** Examples of potential impacts, effects and their zone of influence

Potential Impact and Effect	Description	Zone of Influence
Land-take resulting in habitat loss or degradation.	The permanent loss of the habitat present in the footprint of the development and access routes.	Lands within the proposed footprint of works and access routes.
Changes in water quality and quantity/distribution resulting in habitat loss or degradation.	Reduction in the quality of retained habitat or loss of habitat from surrounding areas as a result of surface water pollution.	Changes in surface water quality, as a result of works, associated with the proposed development within water courses, water bodies and or wetlands adjacent to or hydrologically connected with the of the proposed development site.
Noise & vibration resulting in disturbance to species during construction and operation of the park.	Direct impact on feature species reducing their ability to forage or breed.	Generally assessed within 500m of the proposed works (e.g. for wintering birds), but can be significantly lower (e.g. 150 m for otter underground sites, or further).

### 3 Description of the project and local site characteristics

#### 3.1 Site location

The area under survey is in the town of Castlepollard, Co. Westmeath. The area is within the townland of Townparks, and at an altitude of approximately 90m OD. The site is in the immediate centre of Castlepollard and is located on a paved portion of the town green, a roughly triangular area of public space. This green is at the junction of a number of roads: the R195, the R395 and the R394 regional roads and one local road (Water Street).

The area under survey is urban in character. The range and extent of habitats here is therefore very limited. Commercial buildings, some of which are disused, make up much of the built environment here. There is also a Church of Ireland church within close proximity of the Market House. To the rear of this there is a churchyard and adjoining this some mixed woodland. There are no watercourses within the survey area.



**Figure 1: Site Location Map**

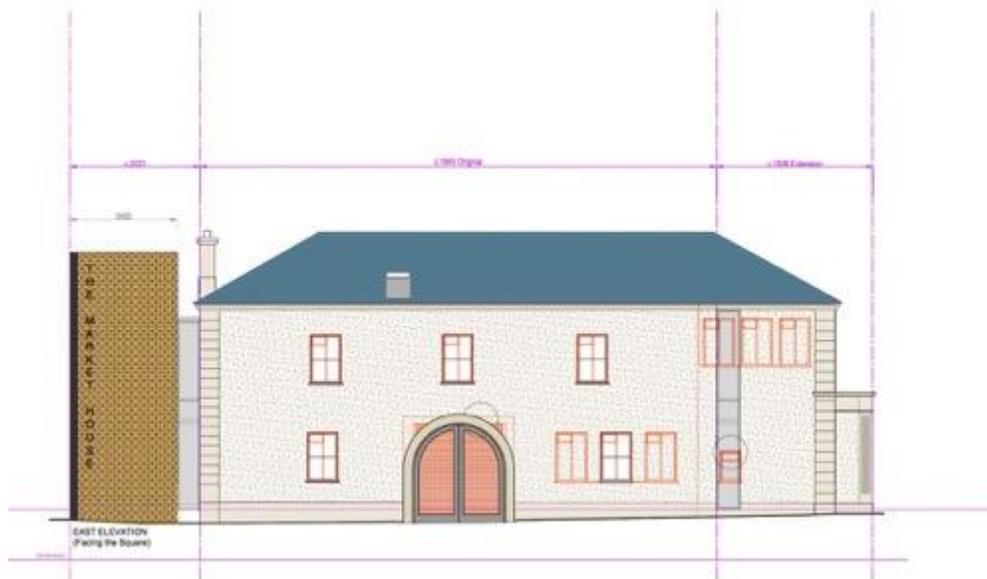
Red rectangle indicates Market House and curtilage. Base mapping from maps.apple.com

### 3.2 Project Description

Works are proposed at the Market House a registered building (Reg No. 15302044) at the centre of Castlepollard. The building is at 646353 770200 (ITM). The extent of site works is shown in the figure above. The building is on a small paved area on the town's green. The site is immediately adjacent a regional road.

The aim of this scheme is to breathe new life into the former Market House and to preserve and restore the historic fabric. The restoration will include the repair and upgrade of the fabric, to improve the thermal performance and resistance to damp penetration. The installation of new mechanical and electrical services throughout will protect the fabric from further damp whilst making the building more useable. It is proposed to open up and restore the former Market House arches to face out onto the streets and square and make the building more open and inviting.

It is proposed to remove and replace the 1925 timber stair to the north of the building and replace it with a fully compliant staircase. This means that the former Court of Petty Sessions can be reinstated in full on first floor. This space will become a room for the community of Castlepollard. It is proposed to retain the external stair with metal stair folded over to ensure compliance. A new lift is proposed to the South of the building, for full accessibility. The old stair and lift will be enclosed in a perforated curtain screen. The two stairs and lift means the Market House will be fully accessible. On the ground floor, there will be further community spaces, accessible unisex toilets, ancillary support spaces and changing places as well as accessible toilet and shower room for visitors to Castlepollard. The development will mean that the ground floor and first floor can be accessed independently.



**Fig. 2.** Proposed Market House Design

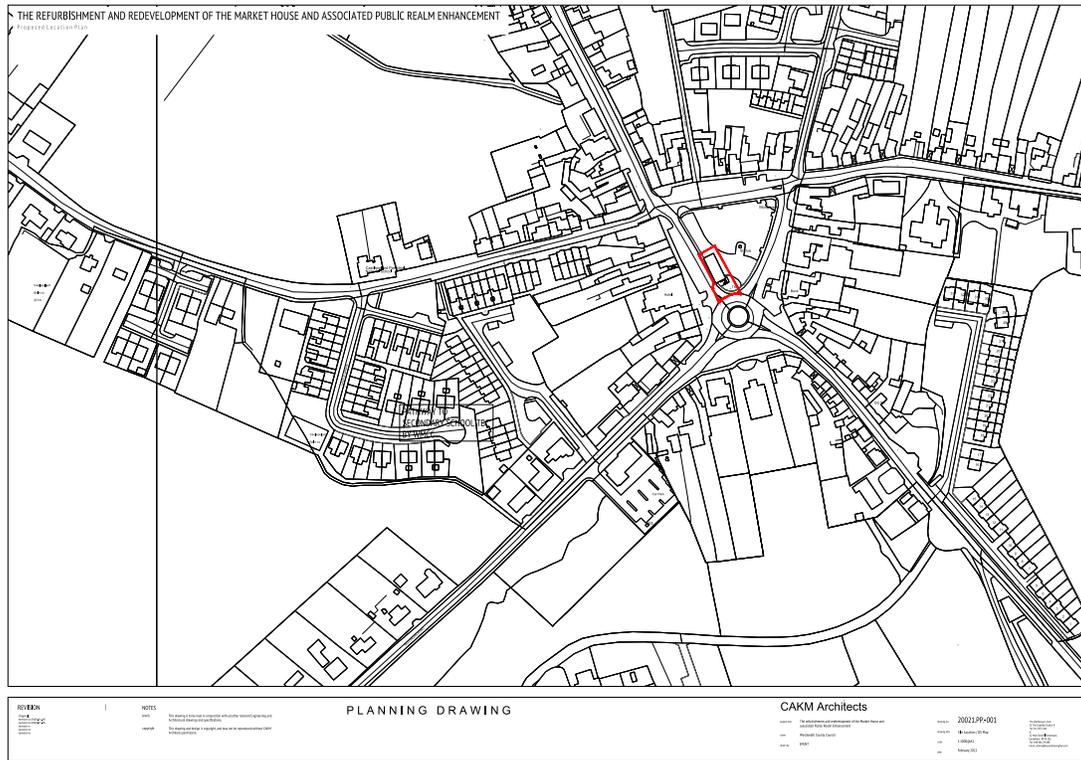


Fig. 3. Proposed extent of development indicated by red triangle.

## 4 Ecological Assessment

### 4.1 Ecological survey and habitat mapping

Ecological field surveys of the proposed development site were carried out in November 2021. Habitat surveying and mapping followed the Heritage Council's Best Practice Guidance (Smith et al. 2011). Habitats were classified according to the Heritage Council scheme (Fossitt, 2000). A map indicating the habitats on the site is presented in Figure 2 with descriptions of habitats provided below. Habitat surveys were carried out at a suboptimal time. However, habitats were readily identifiable through plant species and vegetation structures that are identifiable throughout the year. A dedicated bat habitation and bird nesting site survey was also carried out.

#### Figure 2: Site Habitats and designated sites within 1km

##### 4.1.1 Amenity Grassland (GA2)

This habitat type would include all of the grassed area of the public realm within the survey area. This type of grassland is managed by frequent cutting. This favours grasses over other species and therefore tends to be very species-poor. Here, Bent grasses () and Fescues () would make up by far the greater majority of the vegetation. Other species recorded were Daisy (), Dandelion (*Taraxacum officinale* agg.) and Greater Plantain () which were all occasional. Chickweed () was found rarely. Although surveyed outside of optimal period, it is unlikely that the floral assemblage here would be any more complex than that recorded in 2021.

##### 4.1.2 Treelines

A number of treelines occur within the area under survey. These however are limited in extent and are located on the boundaries of the amenity grassland as described above. The species here are Broad-leaved Lime (*Tilia platyphyllos*) and London Plane (*Platanus x Acerifolia*). To the south of the square there are also some mature Hawthorns (*Crataegus monogyna*). It was noted that the last are quite substantial and may be quite old. All trees however, have been pollarded which has greatly reduced their height and canopy spread.

#### 4.1.3 Buildings and artificial surfaces (BL3)

This habitat type would include stone walls and hard surfaced areas, including the Market House itself and its curtilage. Very few vascular plants were recorded in these areas. However, it is again noted that survey timing was suboptimal for flora. To the south of the Market House some Willow (*Salix* spp.) and Sycamore (*Acer pseudoplatanus*) seedlings and saplings were noted. Ruderal plants such as Creeping Buttercup and Daisy occurred occasionally in areas where soil had gathered. Herb Robert (*Geranium robertianum*) was also occasional.

#### 4.1.4 Fauna

##### 4.1.4.1 Birds

A survey of the Market House structure was undertaken with the purpose of assessing the building for bird nest sites and nest site potential. This followed guidance by Sullivan & Lusby (2021). A disused Barn Swallow (*Hirundo rustica*) nest was found in a room that houses a toilet on the ground floor. Bird droppings found here appeared to indicate that the nest was more than one year old. Jackdaws (*Corvus monedula*) were recorded bringing nesting material to a chimney on the southern side of the building. Some bird droppings were also noted on the first floor. These may have arisen from House Sparrow (*Passer domesticus*) entering the building via a hole in the roof here. Starlings (*Sturnus vulgaris*) were also recorded on the roof and guttering. As survey took place outside the bird nesting season, it was not possible to determine if this species nests here.

While on site, the Community Employment Scheme Coordinator indicated to the ecologist that there is a gap in the fascia on the western corner of the Market House that is annually used by Swifts (*Delichon urbicum*) to nest. On inspection, the indicated cavity appeared to be suitable for Swifts. This should therefore be considered a Swift nest site until otherwise proven.

##### 4.1.4.2 Bats

A building search for suitable bat habitat and bat roosts was carried out as per guidelines given by the Bat Conservation Trust (Collins, 2016). This was carried out by a NPWS- licensed bat surveyor on 6 December 2022. A complete bat report has been compiled to describe the findings of this. However, a summary of same is given below.

Evidence of bat habitation was found during the building search. However, this was extremely scarce. In one of the upstairs offices, evidence of bat feeding (discarded insect wings) was found. However, this was

not abundant. A single bat dropping was found in the main upstairs room. Points of access and egress for bats were sought throughout the building. A gap in the roof tiles on the lower part of the southern side of the building was considered to be the only access point. A search of the loft by the bat specialist did not find another access/egress point in the roof. Scrapes on a wooden beam at the gap in roof would indicate bats and/or birds have been using this gap for access/egress. It was surprising, therefore, to find very scant evidence of bat or bird usage of the building (e.g. droppings, fallen nest materials, feeding evidence). It was therefore concluded that the building is very occasionally used as a summer roost by only a single bat or a very small number of bats. It is believed that this/these are likely to be Brown Long-eared Bat(s) *Plecotus auritus*. It is not considered that a winter roost or a summer maternity roost would occur here.

#### 4.1.4.3 Non-volant Mammals

No evidence of any activity or habitation by any non-volant (non-flying) protected mammal species was found. While Pine Marten ( ) frequently nest within buildings such as this, this species would be extremely unlikely to nest within a built-up and lit area.

### 4.1.5 Ecological Recommendations

#### 4.1.5.1 Birds

Works are not to be carried out on the building during bird nesting season (March-August inclusive) unless otherwise permitted by the project ecologist. A survey of the building is to be carried out within the above time period. This is in order to determine whether there are active nests or if nesting is taking place within or on the Market House structure. Survey for Swifts should follow the guidelines given by Swift Conservation Ireland (2019). The detailed design for the building redevelopment should allow for the incorporation of Swift nesting cavity boxes of a proven design (e.g. Schwegler). At least one of these should be incorporated into the potential Swift nest site that was identified during survey. The remainder may be incorporated below the roof level on other locations around the building. The design of the Swift nesting boxes and their location is to be confirmed by a suitably qualified ecologist or ornithologist. The incorporation or addition of other nest boxes is to be decided by the above personnel.

#### 4.1.5.2 Bats

It is recommended that 2 no. emergence surveys are carried out during suitable weather conditions between May and September. These should be carried out as close as possible to the commencement dates of any works involving the roof, fascia or gutters. A building search will also be carried out. Depending

on the outcome of these surveys the bat specialist will determine whether a bat roost is present or not. On foot of this determination, the project ecologist will apply to National Parks and Wildlife Service for a derogation licence if required.

If the presence of a bat roost is confirmed, the project ecologist will advise the project architect and engineer on measures that may be taken to allow the access and egress of bats to the redeveloped Market House. This may include the incorporation of 'bat bricks' or the addition of artificial roost structures to the structure of the building.

#### 4.1.5.3 Non-volant Mammals

No recommendations are required.

## 4.2 Designated Sites

Sites designated for the conservation of nature in Ireland include:

- Special Areas of Conservation (SACs) and:
- Special Protection Areas (SPAs).
- Natural Heritage Areas (NHAs)
- proposed Natural Heritage Areas (pNHAs)

SPAs and SACs form the *Natura 2000* network of sites (European sites). It is these sites that are of relevance to the screening process for this Appropriate Assessment.

SPAs and SACs are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. SPAs and SACs are designated under EU Habitats Directive, transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011), as amended.

The following was considered when reviewing European sites:

- Whether the proposed development site is located within or adjacent to any European sites;
- Any European sites located within 15km of the proposed development site; and

- Any European sites that are more than 15km from the proposed development site but may potentially be impacted i.e. through a hydrological or bird foraging connection.

An assessment based on the Source – Pathway – Receptor assessment methodology is presented in Appendix 2. This stage of the process was used to determine whether any of the designated sites may be ‘screened out’. That is, that they can be regarded as not being relevant to the process, having no potential to be significantly affected or impacted upon. A summary of the findings of this assessment are provided in table 3.

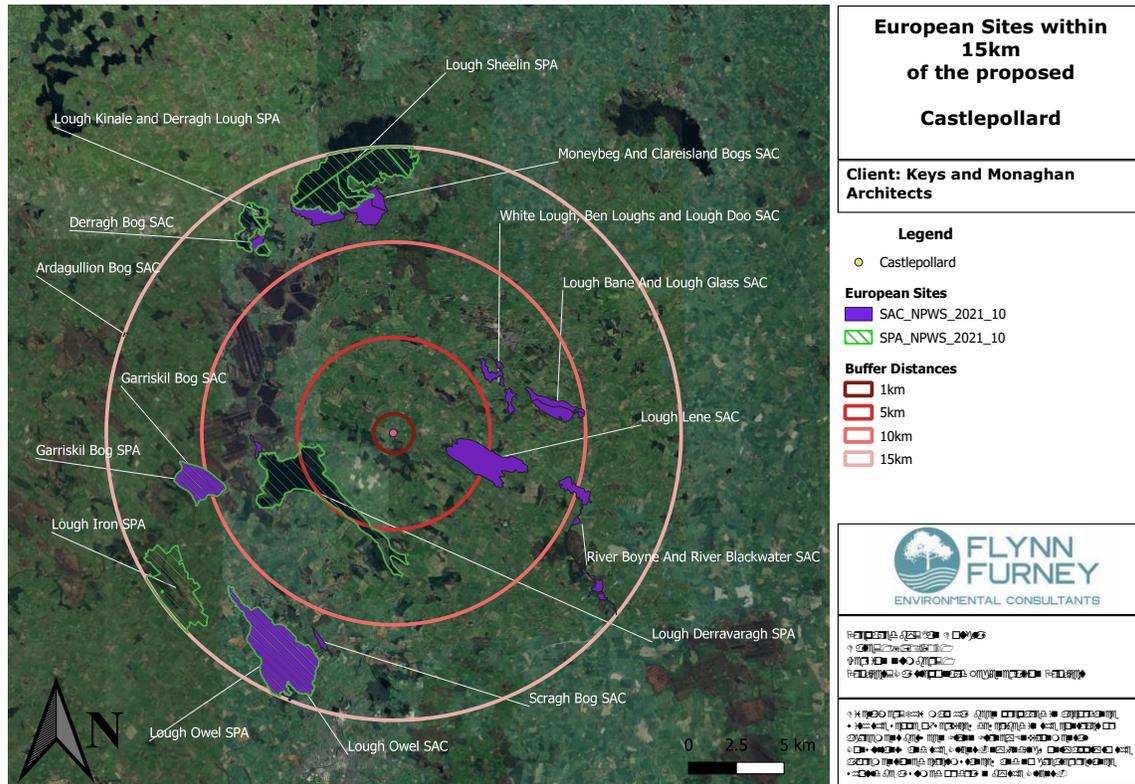
### 4.3 Designated Sites Within 15km of the Proposed Works

All designated sites with 15km of the proposed works are shown in table 3 and figure 2.

**Table 3: Designated sites within 15km**

Site Code	Site Name	Designation	Distance
002121	Lough Lene	SAC	2.8km
004043	Lough Derravaragh	SPA	3.7km
000692	Scragh Bog	SAC	11km
004047	Lough Owel	SPA	11.7km
000688	Lough Owel	SAC	11.7km
004046	Lough Iron	SPA	13.2km
004102	Garriskil Bog	SPA	10.4km
000679	Garriskil Bog	SAC	10.4km
002201	Derragh Bog	SAC	12.2km
004061	Lough Kinale & Derragh Lough	SPA	12.3km
004065	Lough Sheelin	SPA	11.9km
002340	Moneybeg & Clareisland Bogs	SAC	11.1km
001810	White Lough, Ben Loughs & Lough Doo	SAC	11.1km
002120	Lough Bane & Lough Glass	SAC	5.6km
002299	River Boyne And River Blackwater	SAC	9km
002341	Ardagullion Bog	SAC	14.9km

**Figure 4: Designated sites within 15km of the proposed works**



No European designated sites were recorded within or directly adjacent to the proposed site of works. The closest designated site is Lough Lene SAC which is located c. 2.8km to the west of the proposed site of works. Screening of all European sites with regard to the source – pathway – receptor model is provided in Appendix 2.

Based on the source – pathway – receptor model, no risks to the conservation objectives of any Natura 2000 sites are considered likely due one or more of the following:

- Lack of connectivity between the proposed works areas and the designated area
- Significant buffer between the proposed works area and the designated area
- The nature of the site’s conservation objectives
- No impact or change to the management of the designated area or;
- No change to chemical or physiological condition of the designated site as a result of the proposed development.

## 5 Article 6(3) Screening Assessment

This screening assessment questionnaire (EC, 2001) is used to assess whether this project has the potential to impact upon any European sites. The consideration criteria of potential for impacts on European sites is detailed in Sections 5.1 to 5.3 below.

### 5.1 Article 6(3) Assessment Criteria

#### **Description of the individual elements of the project likely to give rise to impacts on the Natura 2000 site.**

Works and method statements for the proposed development are yet to be fully defined. From previous experience of similar projects, individual elements of this project are likely to include:

- Replacement of roofing materials with natural slates
- Replacement of existing building render with a natural render material
- Replacement of mass concrete elements of building curtilage with natural stone sets

None of the above are considered likely to give rise to impacts on any Natura 2000 site.

#### **Description of any Likely Direct, Indirect or Secondary Impacts of the Project on the Natura 2000 Site.**

Any likely direct, indirect or secondary impacts of the proposed development, both alone and in combination with other plans or projects, on designated sites by virtue of the following criteria: size and scale, land take, distance from the Natura 2000 sites or key feature thereof, resource requirements, emissions, excavation requirements, transportation requirements and duration of construction, operational and decommissioning phases of the works are detailed in the Table 5 below.

**Table 4: Assessment of Likely Impacts**

ASSESSMENT OF LIKELY IMPACTS	
Size and scale	The project is small and the overall scale of works is also limited. Therefore, there will be no likely impacts as a result of the size or scale of the project.
Land-take	There will be no works within any designated site. Works will not alter the size of any designated sites. Therefore land-take is nil.
Distance from the Natura 2000 site or key features of the site;	The proposed development site does not fall within the boundary of any designated site and does not have any hydrological connectivity to any European site. The closest designated site is Lough Lene SAC which lies 2.8km to the west of the proposed development.

Resource requirements (water abstraction etc.);	No materials for construction will be sourced from within any European site. No water will be abstracted from any designated site.
Emissions (disposal to land, water or air);	No emissions are predicted that will impact upon the local environment or any European sites.
Excavation requirements;	No extraction requirements exist within the boundary of any European site.
Transportation requirements;	No access requirements are necessary for the proposed projects that will impact upon any European sites.
Duration of construction, operation, decommissioning, etc.;	Not known at time of writing. Owing to the size and scale of the project it is unlikely to take more than 6 months.
Timing of works	Not known at time of writing.
Cumulative or In-combination Impacts with other Projects and Plans	<p>A desktop planning application search, using publicly available data from Co. Westmeath County Council's Eplan database and MyPlan.ie's National Planning Application database over the last 2 no. years was undertaken.</p> <p>The majority of planning applications for the areas and lands situated around the proposed development, predominantly relate to small-scale residential developments, alterations and extensions. An application to extend the (RC) church cemetery was an exception to this (File No. 206080). Another was a change of use for an existing Public House on the Mullingar Road (File No. 206320). A children's playground has been granted permission at Ringtown Hurling Club (File No. 21152) and a retail change of use permission has been granted on Green Street (File No. 21160). On the same street, an extension to an existing medical centre has been granted (File No. 218). Permission has been granted for the installation of solar PV panels at Inova Business Park (File No. 21382)</p> <p>The authors are aware of 2 no. other projects that relate to regeneration at Castlepollard. At time of writing, the plans for these are in preparation. These projects are: 1) The development of a Town Park and 2) The redevelopment of public realm to the south of the</p>

	<p>Market House. Neither of these projects, singly or cumulatively, are deemed to have potential for cumulative or in combination impacts with the proposed works under assessment here.</p> <p>No projects which may cause cumulative or in-combination impacts to any European sites were identified.</p>
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## 5.2 Description of any Likely Changes to the Natura 2000 Sites

Any likely changes to the Natura 2000 site are described in the table below with reference to the following criteria: reduction of habitat area, disturbance to key species, habitat or species fragmentation, reduction in species density, changes in key indicators of conservation value and climate change.

**Table 5: Likely changes to the Nature 2000 site**

Likely Changes to the Natura 2000 Site	
Reduction of habitat area	Works will not change the overall size of any European sites or habitats therein.
Disturbance to key species	Works will not lead to the disturbance of any protected species for which any European sites has received it designation.
Habitat or species fragmentation	Works will not lead to habitat or species fragmentation within any European site given the location and scale of the project.
Reduction in species density	Works will not to lead to a reduction in species density within any European site.
Changes in key indicators of conservation value (water quality etc.);	The proposed development does not have any hydrological connectivity to any European site. Works will not to lead to changes in key indicators of conservation value such as water quality.
Climate change	No damage to any sites as a result of, or in combination with climate change is predicted as a consequence of the proposed works.

### **Likelihood of Interference with the key relationships that define the structure and function of the Natura 2000 Site as a whole:**

It is considered that there will be no impacts of any scale, significance or duration arising from the proposed works upon the key relationships that define any European sites.

### **Indicators of Significance as a Result of the Identification of Effects**

Indicators of significance as a result of the identification of effects as set out below in terms of loss, fragmentation, disruption, disturbance and changes to the key elements of site.

**Table 6: Indicators of significance**

Indicators of Significance	
Loss	No loss of habitats or species is predicted.
Fragmentation	No habitat fragmentation to any European site is predicted.
Disruption	No significant risk of disruption to any European site is predicted.
Disturbance	No significant risk of disturbance to any European site or species therein is predicted.
change to key elements of the site (e.g. water quality etc.)	No long-term changes to any key elements of any European site are predicted.

Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is unknown

None of the individual elements, alone or in combination of other project elements or other plans and projects are likely to lead to significant effects or impacts upon the conservation objectives, qualifying interests or special conservation interests of any European sites.

**Description of any Likely Significant Impacts or Indeterminate Impacts of the Project on the Natura 2000 Site**

Based on a consideration of the likely impacts arising from the proposed development and a review of their significance in terms of the conservation interests, no significant impacts have been identified on any European site as a result of the proposed works or operation of this development as described.

### 5.3 Findings of Article 6(3) Screening Assessment

**Name of project or plan:** Castlepollard Regeneration Project: Market House Refurbishment and Redevelopment.

**Name and location of Natura 2000 Site:** Proposed project is at Townparks, Castlepollard, Co. Westmeath. There are no designated sites within, directly adjacent to or with hydrological connectivity to the proposed development. The closest of these is Lough Lene SAC which is 2.8km to the west of the proposed development site and separated from the site by agricultural lands.

**Description of project or plan:** Works and method statements for the proposed development are yet to be defined. From previous experience of similar projects, individual elements of this project are likely to include:

- Interior refurbishment of building
- Replacement of roofing materials with natural slates
- Replacement of existing building render with a natural render material
- Replacement of mass concrete elements of building curtilage with natural stone sets

**Is the project or plan directly connected with or necessary to the management of the site?:** The project is not directly connected with or necessary to the management of any Natura 2000 sites.

**Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?**

No other projects were found that are likely to lead to cumulative or in-combination impacts to any European sites.

#### 5.3.1 Assessment of Significance of Effects

**Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site:**

The proposed project will not significantly impact upon the conservation objectives of any European sites. Works are unlikely to impact the sites conservation objectives for the reasons outlined below.

- The size and scale of the works are small and short in duration;
- No hydrologically connectivity exists between the works site and any European sites;

- Significant distance and physical barriers separate the works areas and the European sites;
- This site is not acting as a supporting habitat area for any local European sites

**Direct impacts upon the European sites:**

- None

**Indirect impacts upon the European sites:**

- None

**Consultation with Agencies**

- Consultation with Westmeath County Council on the need for this report

## 5.4 Data collected to carry out the assessment

The following sources of data were employed:

- Environmental Protection Agency Database
- National Biodiversity Data Centre Database
- NPWS protected species database and online mapping
- Historical OSI Maps
- Westmeath County Council Planning Database

**Level of assessment completed**

- Desk Study
- Site visits in December 2021 and January 2022
- JNCC Phase 1 Habitat Assessment
- Fossitt Level III Habitat Recording
- Bat Habitat Surveys
- Mammal & Bird Surveys

**Overall Conclusions**

In view of the best and objective scientific knowledge and in view of the conservation objectives of the European sites reviewed in the screening exercise, the proposed development as described here, individually/in combination with other plans and projects (either directly or indirectly) is not likely to have any significant effects on any of the European sites. Therefore, Appropriate Assessment is not required.

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## Appendix 1: Source – Pathway – Receptor Assessment

Source	Pathway	Possible receptors within 15km or with possible connectivity	Distance to designated site	Likelihood of Impact	Rationale
Works and operations associated with the proposed development	No hydrological or other pathway identified	Lough Lene SAC	2.8km	None	<ul style="list-style-type: none"> <li>No hydrological or other pathways identified</li> <li>The scale of the works is small and the duration short-term</li> <li>Significant buffer distance between the works area and the European sites</li> </ul>
	No hydrological or other pathway identified	Lough Derravaragh SPA	4.13 km	None	
	No hydrological or other pathway identified	Scragh Bog SAC	11.2 km	None	
	No hydrological or other pathway identified	Lough Owel SPA	11.8 km	None	
	No hydrological or other pathway identified	Lough Owel SAC	11.7 km	None	
	No hydrological or other pathway identified	Lough Iron SPA	13.1 km	None	
	No hydrological or other pathway identified	Garriskil Bog SPA	9.6 km	None	
	No hydrological or other pathway identified	Derragh Bog SAC	12.1 km	None	
	No hydrological or other pathway identified	Lough Kinale & Derragh Lough SPA	11.5 km	None	
	No hydrological or other pathway identified	Lough Sheelin SPA	12.2 km	None	
	No hydrological or other pathway identified	Moneybeg & Clareisland Bogs SAC	10.8 km	None	
	No hydrological or other pathway identified	White Lough, Ben Loughs & Lough Doo SAC	5.4 km	None	
	No hydrological or other pathway identified	Lough Bane & Lough Glass SAC	7 km	None	
	No hydrological or other pathway identified	River Boyne And River Blackwater SAC	8.9 km	None	
No hydrological or other pathway identified	Ardagullion Bog SAC	14.9 km	None		

## Appendix 2: Qualifying Interests of Natura Sites

Site Code	Site Name	Qualifying Interests / Special Scientific Interests	Rationale for determination of no risk of impacts
002121	Lough Lene SAC	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140]  <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area
004043	Lough Derravaragh SPA	Whooper Swan ( <i>Cygnus cygnus</i> ) [A038]  Pochard ( <i>Aythya ferina</i> ) [A059]  Tufted Duck ( <i>Aythya fuligula</i> ) [A061]  Coot ( <i>Fulica atra</i> ) [A125]  Wetland and Waterbirds [A999]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area
000692	Scragh Bog SAC	Transition mires and quaking bogs [7140]  Alkaline fens [7230]  <i>Hamatocaulis vernicosus</i> (Slender Green Feather-moss) [6216]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area
004047	Lough Owel SAC	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140]  Transition mires and quaking bogs [7140]  Alkaline fens [7230]  <i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area

Screening for Appropriate Assessment

Site Code	Site Name	Qualifying Interests / Special Scientific Interests	Rationale for determination of no risk of impacts
004046	Lough Iron SPA	Whooper Swan ( <i>Cygnus cygnus</i> ) [A038] Wigeon ( <i>Anas penelope</i> ) [A050] Teal ( <i>Anas crecca</i> ) [A052] Shoveler ( <i>Anas clypeata</i> ) [A056] Coot ( <i>Fulica atra</i> ) [A125] Golden Plover ( <i>Pluvialis apricaria</i> ) [A140] Greenland White-fronted Goose ( <i>Anser albifrons flavirostris</i> ) [A395] Wetland and Waterbirds [A999]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area
004102	Garriskil Bog SAC	Active raised bogs [7110]  Degraded raised bogs still capable of natural regeneration [7120]  Depressions on peat substrates of the Rhynchosporion [7150]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area
002201	Derragh Bog SAC	Active raised bogs [7110]  Degraded raised bogs still capable of natural regeneration [7120]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area
004061	Lough Kinale & Derragh Lough SPA	Pochard ( <i>Aythya ferina</i> ) [A059]  Tufted Duck ( <i>Aythya fuligula</i> ) [A061]  Wetland and Waterbirds [A999]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area

Screening for Appropriate Assessment

Site Code	Site Name	Qualifying Interests / Special Scientific Interests	Rationale for determination of no risk of impacts
002340	Moneybeg & Clareisland Bogs SAC	<p>Active raised bogs [7110]</p> <p>Degraded raised bogs still capable of natural regeneration [7120]</p> <p>Depressions on peat substrates of the Rhynchosporion [7150]</p>	<p>Lack of connectivity between the works areas and the designated area</p> <p>The nature of the site's conservation objectives</p> <p>Distance between the designated area and the works area</p>
001810	White Lough, Ben Loughs & Lough Doo SAC	<p>Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140]</p> <p><i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]</p>	<p>Lack of connectivity between the works areas and the designated area</p> <p>The nature of the site's conservation objectives</p> <p>Distance between the designated area and the works area</p>
002120	Lough Bane & Lough Glass SAC	<p>Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140]</p> <p><i>Austropotamobius pallipes</i> (White-clawed Crayfish) [1092]</p>	<p>Lack of connectivity between the works areas and the designated area</p> <p>The nature of the site's conservation objectives</p> <p>Distance between the designated area and the works area</p>
002299	River Boyne And River Blackwater SAC	<p>Alkaline fens [7230]</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) [91E0]</p> <p><i>Lampetra fluviatilis</i> (River Lamprey) [1099]</p> <p><i>Salmo salar</i> (Salmon) [1106]</p> <p><i>Lutra lutra</i> (Otter) [1355]</p>	<p>Lack of connectivity between the works areas and the designated area</p> <p>The nature of the site's conservation objectives</p> <p>Distance between the designated area and the works area</p>

Screening for Appropriate Assessment

Site Code	Site Name	Qualifying Interests / Special Scientific Interests	Rationale for determination of no risk of impacts
004102	Garriskil Bog SPA	Greenland White-fronted Goose ( <i>Anser albifrons flavirostris</i> ) [A395]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area
004047	Lough Owel SPA	Shoveler ( <i>Anas clypeata</i> ) [A056] Coot ( <i>Fulica atra</i> ) [A125] Wetland and Waterbirds [A999]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area
002341	Ardagullion Bog SAC	Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area
004065	Lough Sheelin SPA	Great Crested Grebe ( <i>Podiceps cristatus</i> ) [A005] Pochard ( <i>Aythya ferina</i> ) [A059] Tufted Duck ( <i>Aythya fuligula</i> ) [A061] Goldeneye ( <i>Bucephala clangula</i> ) [A067] Wetland and Waterbirds [A999]	Lack of connectivity between the works areas and the designated area  The nature of the site's conservation objectives  Distance between the designated area and the works area

## Appendix 3: Some Photographs of Site

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**Fig. 1.** The Market House and green at Castlepollard looking north.



**Fig. 2.** Amenity grassland and treeline to east of Market House.

Screening for Appropriate Assessment



**Fig. 3** Pollarded Plane trees on western side of green.



**Fig. 4** Amenity grassland and hard-surfaced area of green to east of Market House.

Screening for Appropriate Assessment



**Fig. 5.** Willow and Sycamore seedlings on southern gable of Market House.



**Fig. 6.** Reported Swift nest site on north-eastern corner of Market House.

## Screening for Appropriate Assessment



**Fig. 7.** Ecologist using endoscope to look for evidence of roosting bats in gap in roof-space.



**Fig. 8.** Searching for evidence of bat habitation.

Screening for Appropriate Assessment



**Fig. 9.** Wing fragments (of Peacock Butterfly) – evidence of bat feeding.



**Fig. 10.** Worn rafter indicating ingress/egress by bats or birds.

Screening for Appropriate Assessment



**Fig. 11.** Attic area. No evidence of bat habitation found here.



**Fig. 12.** Side entrance (behind roller shutter) where Barn Swallows would have accessed nest site.

## Screening for Appropriate Assessment

**Appendix F**  
**Building Assessment for Bats**



**Flynn Furney Environmental Consultants**

## **Building assessments for bats**

**Market House, Castlepollard, Co. Westmeath**



**December 2021**

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## 1. Introduction

The Castlepollard Market House building assessment for bat roost potential was undertaken by ecologist Seán Meehan ACIEEM, for Flynn Furney Environmental Consultants in December 2021. Seán holds a NPWS general bat survey licence DER/BAT 2021-63 and has undertaken such searches and assessments for bats on various structures such as residential buildings, industrial buildings and bridges.



*Figure 1. Front view of the Market House building.*



*Figure 2. Westward facing side of the building*

## 2. Legislation and bats

All bat species are protected by law in Ireland at a national and European level. Nationally, the Wildlife Act 1976 (amended 2000) makes it an offence to wilfully interfere with, or destroy, the resting or breeding

place for bats. All species of Irish bats are listed under Schedule 5 of the Wildlife Act (1976) making it an offence to:

- Intentionally kill, injure, or take a bat
- Possess or control any live or dead specimen or anything derived from a bat
- Wilfully interfere with any structure or place used for breeding or resting by a bat
- Wilfully interfere with a bat while it is occupying a structure or place which it uses for that purpose

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

Under existing legislation, the destruction, alteration or evacuation of a known bat roost requires the National Parks and Wildlife Service (NPWS) being notified before works can commence on or adjacent to a known bat roost. A derogation licence from NPWS must also be obtained prior to commencement of works.

### **3. Methodology**

#### **3.1 Desk study**

The site is located in tetrad N47Q (a tetrad being an area of 2km<sup>2</sup>) in the centre of Castlepollard, Co. Westmeath. A search of bat records held on the National Biodiversity Datacentre's (NBDC) online portal<sup>1</sup> for this tetrad, was requested. Such information can identify bat species which may occur on the proposed development site or in the local area. It should be noted that an absence of records is likely to reflect an absence of survey data and cannot be taken as confirmation that a particular species is not present in the site or surrounding area.

#### **3.2 Building surveys**

An internal survey of the building was conducted by Seán Meehan, assisted by FFEC ecologist Billy Flynn during daylight hours on the 6<sup>th</sup> of December 2021. The structure was inspected for signs of bat presence, aided by the use of a powerful torch and an endoscope. A telescopic ladder was used to reach sections of the interior and to access the attic space. Evidence of bat presence include droppings, grease staining (created when the bat's fur rubs against timber etc as it enters and exits its crevice space), urine marks, feeding signs (invertebrate remains such as moth and butterfly wings), dead bats and / or the presence of bat fly pupae, *Nycteribiidae*. Potential roosting features such as cracks, holes and crevices within features on-site were noted for further investigation during the activity survey.

---

<sup>1</sup> <https://maps.biodiversityireland.ie/Map/Terrestrial/Dataset/128> Accessed December 5<sup>th</sup>, 2021

Evidence of bat roosts was searched for and information on all potential roosts was recorded according to roost identification guidelines ‘*Bat Survey Guidelines: Traditional Farm Buildings Scheme*,’ Aughney, T., Kelleher, C. & Mullen, D. (2008) <sup>2</sup>. Additionally, practise methodology referred to in other guidance document including the ‘*NRA Guidelines for the Treatment of Bats during the Construction of National Road Schemes*’ (NRA, 2006) <sup>3</sup> will be implemented.

## 4. Results

### 4.1 Desk Study

The NBDC database search returned no records for tetrad N47Q, the tetrad within which the site is located. An online search was also made of adjacent tetrads with the nearest bat record located in tetrad N47G (to the northwest of tetrad N47Q). This record is listed in Table 1.

**Table 1.** Bat records as per NBDC online portal for tetrad N47G

Grid Reference	Date	Survey dataset	Surveyor	Species recorded
N423728	09/08/1999	National Bat Database of Ireland – ‘ <i>Bats in Houses Project</i> ’	B. Keeley	Brown long-eared bat <i>Plecotus auritus</i> (Building roost)

In addition, Bat Conservation Ireland’s habitat suitability index<sup>4</sup>, available to view on the NBDC online mapping portal, classifies tetrad N47Q, within which the site is located, as having a moderate habitat suitability for bats. A bat habitat suitability index score of 24.56 – 26.56 was assigned to this tetrad. The adjacent tetrads to the south of Castlepollard have a higher habitat suitability index score of 33.89, reflecting more suitable habitat availability for bats. The three bat species most likely to be found in tetrad N47Q, as per the habitat suitability index, are common pipistrelle *Pipistrellus pipistrellus* (suitability score of 43), Leisler’s bat *Nyctalus leisleri* (suitability score of 38) and soprano pipistrelle *Pipistrellus pygmaeus* (suitability score of 37). These three species are the most commonly occurring and widespread bat species on the island of Ireland.

### 4.2 Building surveys

The Market House is located in the centre of the village at ITM 646352 770194, beside a small, landscaped areas that forms the town’s ‘square’. The building is in an overall sound structural condition. There are two storeys, with the upper storey being principally occupied by a large open plan space and smaller office rooms. The upper storey is accessed via a stairway that leads from the main front door. There is also an emergency exit staircase located on the southerly facing gable of the building. The ground level of the building contains a number of offices and workshops, that are currently used as

<sup>2</sup> Aughney, T., Kelleher, C. & Mullen, D. (2008). *Bat Survey Guidelines: Traditional Farm Buildings Scheme*. The Heritage Council, Áras na hOidhreacht, Church Lane, Kilkenny.

<sup>3</sup> NRA (2006) *Guidelines for the Treatment of Bats during the Construction of National Road Schemes*, NRA, Dublin.

<sup>4</sup>Lundy, M.G., Aughney, T., Montgomery, W.I., & Roche, N. (2011) *Landscape conservation for Irish bats and specific roosting characteristics*. Bat Conservation Ireland. Accessed December 5<sup>th</sup>, 2021.

storerooms for various machinery and equipment. These workshops are accessed via a doorway on the northerly facing side of the building.

There is a gap in the roof slates on the east facing side of the building, with the gap being of sufficient dimensions to enable bat access. The ceiling timber board have been removed, permitting examination using an endoscope (Figure 3). No evidence of bats was found at this location.



**Figure 3.** *Ecologist using an endoscope to check area around access point in slate roof.*

A small number of bat droppings were found on furniture in the open plan space on the upper storey and some discarded butterfly wings were also found on a windowsill and furniture in one of the office rooms adjacent to this open plan area (Figure 4) The shape and size of the bat droppings and the discarded butterfly wings are indicative of brown long-eared bat.



**Figure 4.** *Discarded moth and butterfly wings on office desk in upstairs office*

The roof space in the building is low and cluttered with rafters and joists, Figure 5. No daylight was observed entering into the dark roof space and no obvious access points of potential use by bats were noted. No bat droppings were found.

Externally, there are some decayed sections of fascia and soffit boards that may permit bats to enter the building, Figure 6.



**Figure 5.** *View inside the roof space.*



**Figure 6.** *Possible access point into the roof space of the building*

## 5. Discussion

The presence of a small number of bat droppings and discarded butterfly wings confirmed that the building is used by bats, most likely brown long-eared bats. The low number of bat droppings and discarded butterfly wings indicate that the building is infrequently visited by bats and the likelihood of the building being used as a significant roost is low.

It is recommended that two dusk emergence watches of the building are undertaken during the appropriate survey season (May 1st to September 30<sup>th</sup>). Watches should focus on the easterly facing side of the building as this is where the gap in the roof and the decaying fascias are located. If bats are confirmed exiting the building, then a NPWS derogation licence to permit disturbance to a bat roost will be required. The project ecologist will submit an application showing the nature of the planned development works and mitigation measures and this will be assessed by NPWS. If bats are confirmed using the building, no works to the roof or the upper floor of the building can commence until the derogation licence is issued.

Possible mitigation includes allowing bats to continue to access the roof space of the building via suitably designed roof slates / bat bricks. Bats, especially in small numbers, will not cause any damage within attic spaces. They do not build nests or chew wiring. The project ecologist / bat specialist can discuss this option with the development design team to see if such a measure is possible.

Additionally, no evidence of swifts *Apus apus* using the buildings was noted. The building should also be checked for other nesting bird species, such as jackdaw and wood pigeon, to ensure that works that could potentially disturb their nests, is not undertaken between March 1<sup>st</sup> and August 31<sup>st</sup>.

Overall, the Market House has been assessed as being used infrequently by bats and unlikely to support a significant maternity or hibernation roost.

**Appendix G**  
**Utilities Strategy Report**

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**PROJECT:** Castlepollard Regeneration  
Market House

**SUBJECT:** UTILITIES STRATEGY

**REFERENCE:** 21115

**DATE:** 3<sup>rd</sup> February 2022

---



Rialtas na  
hÉireann  
Government  
of Ireland

Tionscadal Éireann  
Project Ireland  
**2040**

**Revision History**

Revision	Date	By	Checked	Approved
01	03.02.2022	ADB	ADB	ADB

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## 1.0 INTRODUCTION

### 1.1 Scope of Works

Westmeath County Council, with the support of the Rural Regeneration and Development Fund is committed the regeneration the town-centre core of Castlepollard. The multi-annual plan, will stimulate the regeneration of Castlepollard and enhance the growing tourism profile of the north west of the county. The project comprises 3 distinct elements:

A. The Market House itself will be renovated to accommodate both community and tourism facilities; The prestige of the green will be re-established; reintroducing the historical focal point of the town and establishing a centre for community, tourism and heritage purposes.

B. The provision of the centrally located multi-purpose Town Park with universal access will bring huge benefit to residents whilst also bringing added value to the tourist offering.

C. The development of a tourism brand and marketing strategy for North Westmeath, centred on Castlepollard.



Architects initial impression of Castlepollard

## 1.2 Project Team

The team involved in the project are as follows:

Client	Westmeath County Council
Architect:	CAKM Architects
Landscape Architect:	Park Hood Landscape Architect
Civil & Structural Engineers:	Taylor & Boyd
MEP Engineers:	Delap and Waller Limited

## **2.0 Mechanical Design Criteria**

### **2.1 Design Criteria**

The design of the Mechanical Engineering Systems is to be based on the recommendations of the following:

1. CIBSE Guides
2. Statutory Undertakings Regulations
3. ETCI – Electrical Regulations
4. CDM Regulations
5. The Gas & Water Regulations
6. Relevant Irish Standards Guidance Notes and Codes of Practice
7. The Building Regulations and all associated approved documents and supplementary guides.
8. CIBSE Commissioning Codes
9. BREEAM – Preapproved MMC Template -No Assessment
10. Other project specific documents

### 3.0 UTILITIES

#### 3.1 WATER

Provided below is the underground water and wastes drawings provided by Irish Water. This map and its legend can be viewed in higher resolution attached as appendices to this document.

For the market house it is proposed the amenities within the market house be updated in line with the refurbishment of the market house.



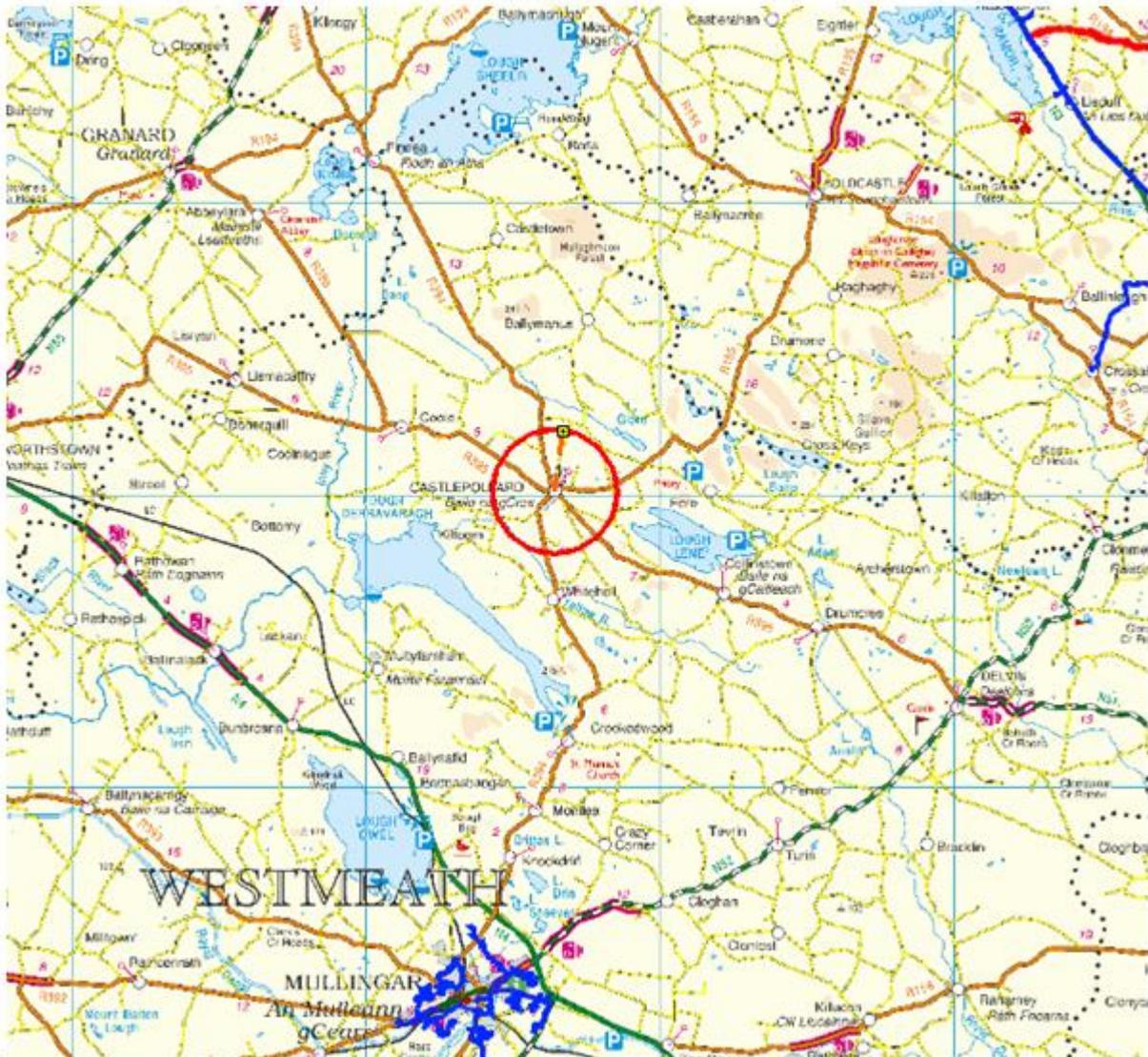
Castlepollard Irish Water Utilities 1-1

#### 4.0 GAS SERVICE

There are currently no gas connections in the town of Castlepollard. A direct gas connection is not required for the market house.

Thank you for your enquiry to the Gas Networks Ireland *Dial Before You Dig* service.

Gas Networks Ireland has *No recorded Gas Network* within your area of interest.

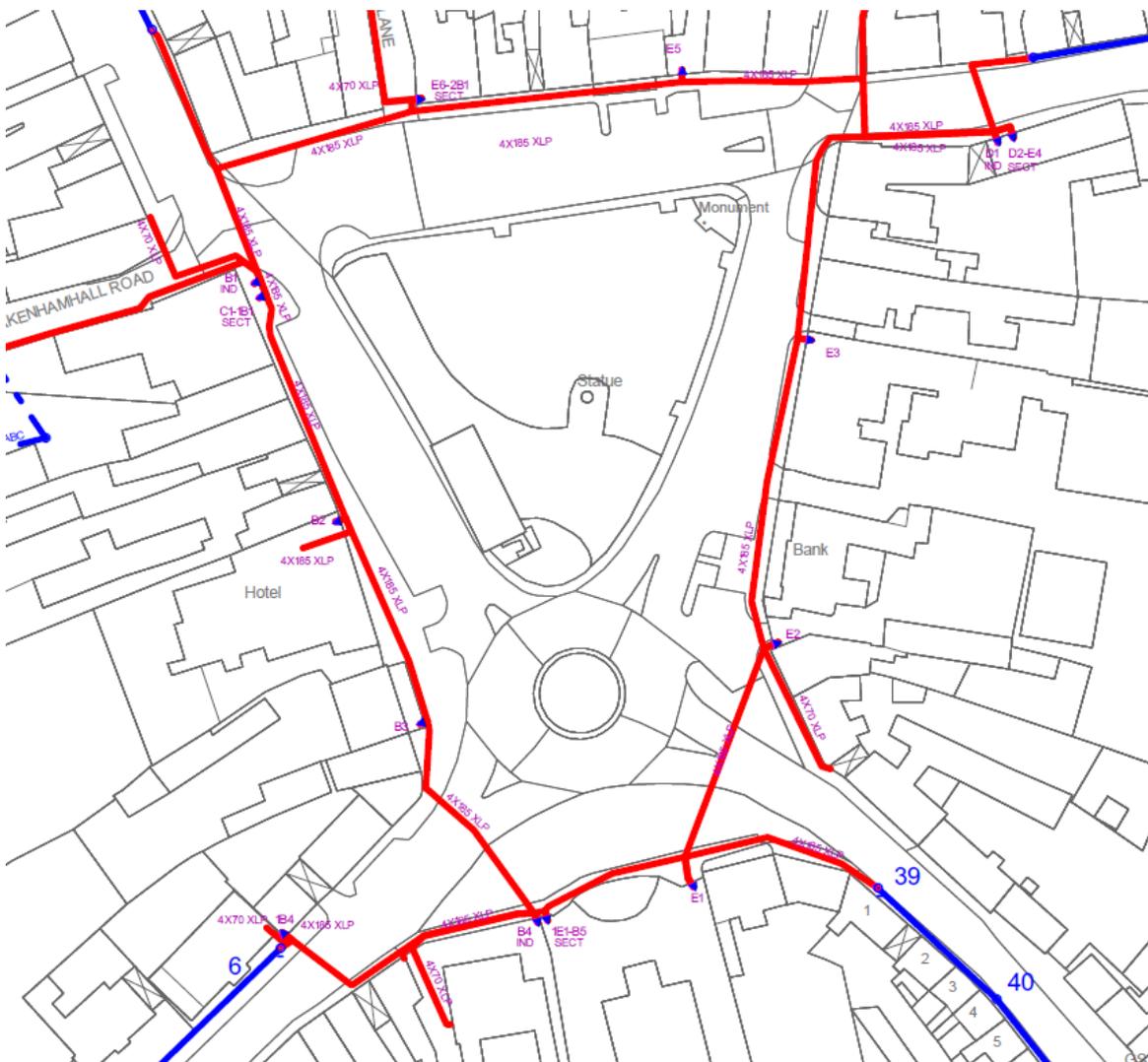


Castlepollard Gas Network Ireland Utilities 1-1

## 5.0 ELECTRICITY SUPPLY

### 5.1 Power Supply

As an existing build, Castlepollard market house has existing electrical power connections. ESB Maps on the distribution cables can be seen below. Note that red lines indicate buried medium/low voltage cables green/blue indicates overhead power lines. This map and its legend can be viewed in higher resolution attached as appendices to this document.



Castlepollard ESB Utilities 1-1

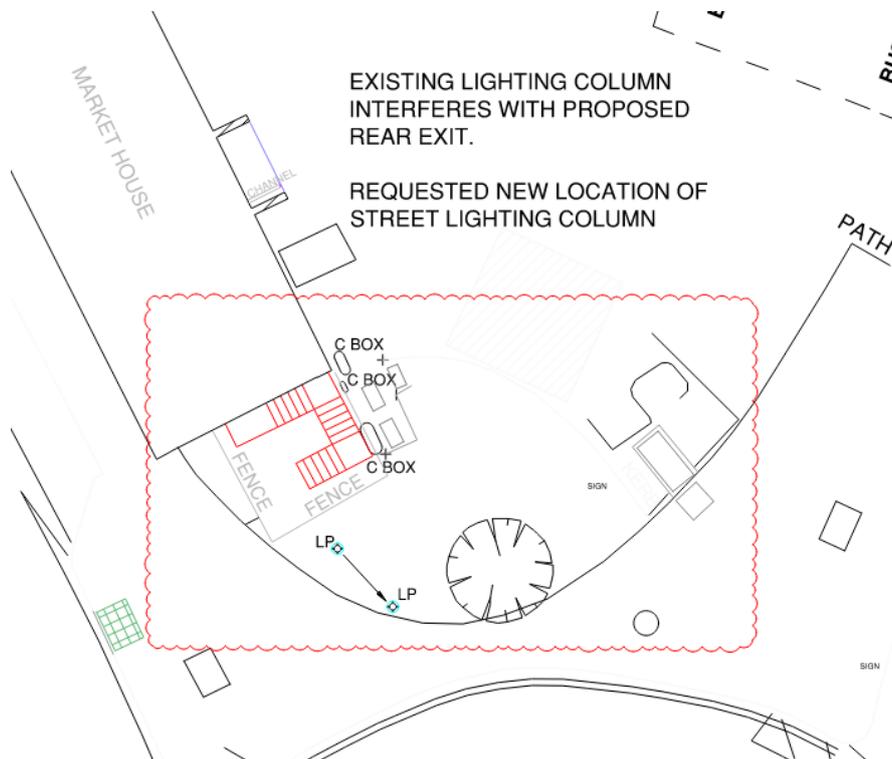


### 5.3 External Lighting

For the market house the intention is to retrofit new facade fittings to add decorative lighting to the external face of the building.



Relocation of existing street lamppost:



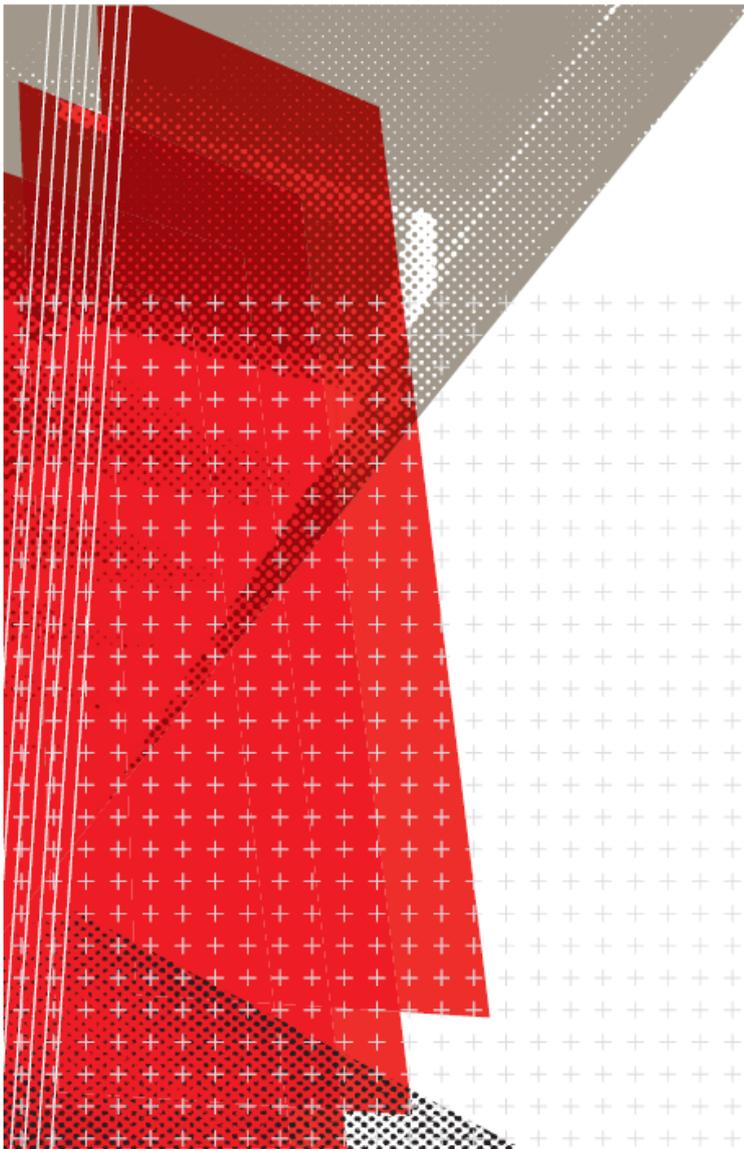
**Appendix H**  
**Drainage Report**

**TAYLOR+BOYD**

**PLANNING DRAINAGE REPORT**

**MARKET HOUSE,  
CASTLEPOLLARD**

**20058**



Consulting Structural  
and Civil Engineers  
[www.taylor-boyd.co.uk](http://www.taylor-boyd.co.uk)

## DOCUMENT HISTORY

REVISION	DATE	DESCRIPTION	PREPARED	APPROVED
A	14.02.2022	ISSUED FOR PLANNING	JK	AnH

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## 1 INTRODUCTION

### 1.1 PROJECT DESCRIPTION

1.1.1 Taylor and Boyd LLP was appointed in September 2021 to provide structural and civil engineering services for the development for the extension, renovation and associated public realm works for the existing market house in Castlepollard town centre.

1.1.2 The development comprises internal renovations, including a Changing Places toilet and an extension to the existing building housing a staircase and lift for access to the first floor, constructed in the location of the existing external stair. Associated paths and landscaped areas around the building are to be constructed to tie the extension into the existing landscaping.

### 1.2 SCOPE OF DOCUMENT

1.2.1 Westmeath County Council (WCC) guidance states that SuDS are a mandatory requirement for all new developments and must be considered in accordance with the *Westmeath County Development Plan (WCDP)* and *Greater Dublin Strategic Drainage Study (GSDS)*.

1.2.2 This report will outline the strategy for sustainably managing surface water within the site and controlling the rate of run-off to the existing drainage infrastructure, including the following:

- *A surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development*
- *A demonstration that the surface water run-off generated up to and including the 100 year plus Climate Change critical storm period will be managed in accordance with GSDS Regional Drainage Policies – Volume 2*
- *Details of how the proposed surface water drainage scheme will be maintained*

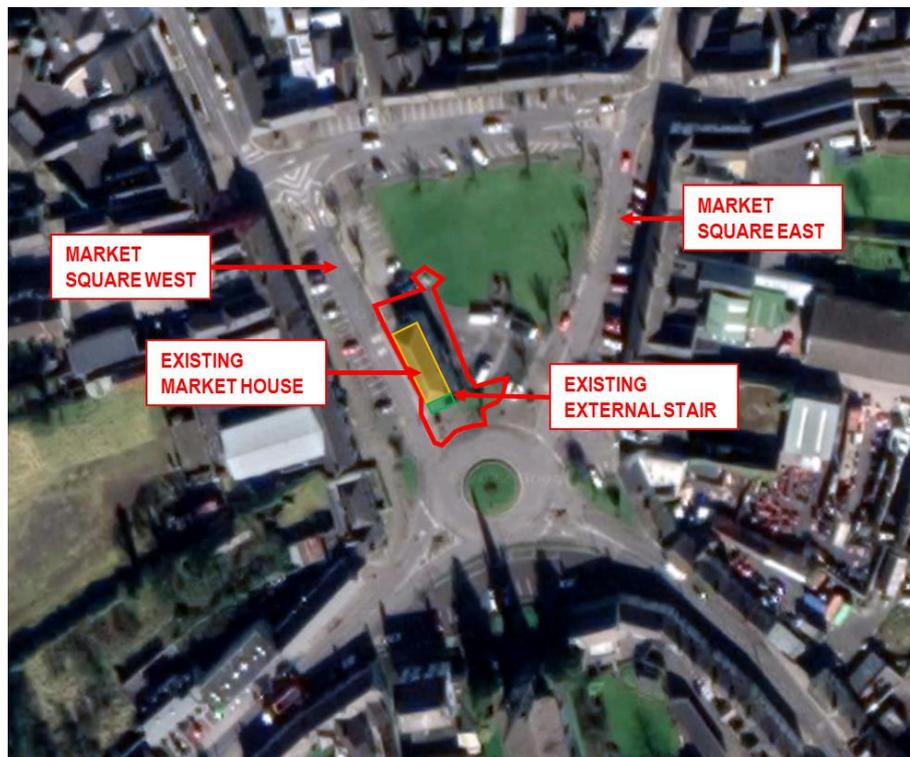
1.2.3 This report will address these issues, outline the progress to date and provide an overview of how the below ground drainage network on site will be designed, constructed, and managed post construction, in accordance with the requirements of WCDC.

1.2.4 Additionally, the report will describe the intention for disposal of foul water from site in line with WCDP and Irish Water (IW) recommendations.

## 2 EXISTING SITE

### 2.1 EXISTING SITE LOCATION

- 2.1.1 The site is located within the public square to the north of the existing roundabout in Castlepollard town centre. The building has 11 no. parking spaces to the north, with associated hardstanding around the structure.
- 2.1.2 The red line boundary, as indicated in **Figure 1** (below), surrounds a plan area of 772m<sup>2</sup>, of which the building encompasses 189m<sup>2</sup>.
- 2.1.3 A reference map, based on 3-D satellite data, is shown below.



**Figure 1 - Site location reference plan**

### 2.2 EXISTING SITE TOPOGRAPHY

- 2.2.1 A Topographical Survey drawing has been procured.
- 2.2.2 The current building is split level and has a finished floor level of 86.62m in the northern portion and 86.34m in the southern portion.
- 2.2.3 Externally, the levels around the building tend to fall from north to south at a gradient of approximately 1:50.

### 2.3 EXISTING DRAINAGE PROVISION

- 2.3.1 The Topographical Survey drawing includes indicative routes of the existing private and public drainage networks, based on this survey and IW record information.
- 2.3.2 The existing building discharges both foul and storm to the public combined sewer via a combined drain.
- 2.3.3 The combined drain is 100mm diameter and runs from the eastern side of the building, underneath the ground floor slab to the western side of the building where there is an existing manhole on the footpath. This manhole discharges to the existing 250mm combined sewer on Market Square West.
- 2.3.4 A 400mm culvert runs through the town square, approximately 6m east of the existing building.

### 2.4 EXISTING SURFACE WATER RUN-OFF

- 2.4.1 The rainwater run off from the existing building is captured in downpipes and conveyed to the combined sewer within Market Square West via a combined drain running under the building.
- 2.4.2 The runoff generated by the surrounding hardstanding is captured in road gullies, and conveyed to the existing 400mm culvert.
- 2.4.3 The existing hardstanding within the site boundary encompasses approximately 712m<sup>2</sup>.

### 2.5 EXISTING GROUND CONDITIONS

- 2.5.1 A Geotechnical Site Investigation has not been carried out at this stage. A Geotechnical Investigation will be carried out prior to the detailed design.

### 3 PROPOSED SURFACE WATER MANAGEMENT CONSIDERATIONS

#### 3.1 EVALUATION OF SuDS DRAINAGE HIERARCHY

3.1.1 Surface water run-off from site should be managed in line with a SuDS drainage hierarchy. This section will consider the following aspects:

- Store rainwater for later use
- Discharge into the ground (infiltration)
- Discharge to a surface water body
- Discharge to a surface water sewer, highway drain or other drainage system
- Discharge to a combined sewer

3.1.2 The following sections will outline how these options have been assessed and led towards the proposed surface water drainage strategy.

#### 3.1.3 STORE RAINWATER FOR LATER USE

##### RAINWATER HARVESTING

3.1.4 These systems can help reduce the volume of surface water run-off from site, by re-using rainwater for flushing toilets.

3.1.5 However, for an extension to an existing structure of this size, the associated costs of these systems can be prohibitive. Additional drainage and distribution pipework is required to re-direct the water around the building, along with the mechanical and electrical provisions for pumps, controls and power supply.

3.1.6 The logistics of providing storage of this size within the existing structure, and co-ordination of additional services into the building would be difficult, and costly in terms of installation and ongoing maintenance.

3.1.7 However, as an alternative to providing a rainwater harvesting system, the following water saving devices will be incorporated within the building:

- 6/4 litre low flush / dual flush WCs
- Auto shut off and aerating taps
- A building water leak detection system will also be provided, capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter

##### GREEN ROOFS

3.1.8 The existing pitched roof is proposed to remain and would be ineffectual for use as a green roof. Additionally, the roof is not accessible therefore no aesthetic value is added by the inclusion of an intensive green roof. Whilst this system would provide some water retention capacity, considerable material and maintenance costs would be added. Furthermore, the loading on the roof would be increased, incurring additional structural cost.

3.1.9 It is considered that the primary benefit of installing an extensive green roof would be to encourage potential habitats for birds and insects. There is, however, limited scope for use as part of the surface water management system.

**BLUE ROOFS**

- 3.1.10 A blue roof would provide an alternative option for retaining water, especially where there is limited space at ground level in which to locate other storage structures.
- 3.1.11 However, the potential area for blue roof would be further restricted than for green roof due to the nature of the roof design, which has no parapet upstands.
- 3.1.12 It is acknowledged that the system does allow the opportunity for evaporation of water, which below ground attenuation storage does not, but it is felt that the additional cost for supporting structure, robust waterproof detailing and long-term costs in the event of failure outweigh that advantage.
- 3.1.13 It is considered that this type of roof would offer less as regards the biodiversity of new habitats or species than a green roof and would still not remove the necessity for attenuation storage elsewhere.

**3.1.14 DISCHARGE INTO THE GROUND (INFILTRATION)****SOAKAWAYS**

- 3.1.15 This includes consideration of any type of soakaway, such as Infiltration Trenches, Infiltration Basins and Infiltration Blankets.
- 3.1.16 As outlined in Section 2.5, no site investigation has been carried out at this stage. Further on-site testing will be carried out during the detailed design as verification of this approach.

**3.1.17 DISCHARGE TO A SURFACE WATER BODY****NEARBY WATERCOURSES**

- 3.1.18 Surface water discharge to a watercourse is not feasible.

**3.1.19 DISCHARGE TO A SURFACE WATER SEWER, HIGHWAY DRAIN OR OTHER DRAINAGE SYSTEM****NEARBY SEWERS**

- 3.1.20 As highlighted in Section 2.3, there are several private drains and public sewers in the vicinity.
- 3.1.21 It is considered that connection to the existing surface water culvert is feasible.

**3.1.22 DISCHARGE TO A COMBINED SEWER****NEARBY SEWERS**

- 3.1.23 There is an existing 250mm combined sewer within Market Square West to which a connection is feasible.

## 4 SURFACE WATER DRAINAGE PROPOSALS

### 4.1 SURFACE WATER DRAINAGE DESIGN PARAMETERS

4.1.1 The surface water drainage on site will adhere to the following guidance, where applicable:

- *Building Regulations 2016 Technical Guidance Document H – Drainage and waste water disposal*
- *IS EN 752 – Drain and sewer systems outside buildings*
- *IS EN 12056 – Gravity drainage systems inside buildings*
- *IS EN 1610 Construction and Testing of Drains and Sewers*
- *CIRIA C698 - Site Handbook for SuDS*
- *CIRIA C753 – The SuDS Manual*
- *CIRIA C768 – Guidance on the construction of SuDS*
- *OPW The Planning System and Flood Risk Management – Guidelines for Planning Authorities*
- *WRc Civil Engineering Specification for the Water Industry*

4.1.2 In addition to this documentation, the proposals will also take account of the local authority requirements:

- *Westmeath County Development Plan (WCDP)*
- *Greater Dublin Regional Code of Practice for Drainage Works (GDRCoP)*
- *Greater Dublin Strategic Drainage Study (GSDSDS)*

### 4.2 PROPOSED DISCHARGE RATE

4.2.1 The proposed effective impermeable area, including all roofs and hardstanding, is 697m<sup>2</sup>.

4.2.2 It is proposed that surface water run-off from the existing building will remain in place, discharging to the existing combined sewer within the road adjacent. The hardstanding around the building discharges via gullies to the existing culvert located within the town square. The additional impermeable area adds approximately 40m<sup>2</sup> of hardstanding.

4.2.3 The GSDSDS recommends that the rate surface water run-off from new developments should be restricted to the 1-year greenfield site peak rate, or 2 l/s/ha, whichever is the greater.

4.2.4 2 l/s/ha is equivalent to a run-off rate of 0.106 l/s, which is greater than the 1-year greenfield site peak. Therefore, this should be considered as the maximum rate of surface water discharge from the site. However, to adequately limit the rate of discharge to 0.106 l/s the flow control device must have an orifice diameter of approximately 28mm. This is considered particularly small and would have potential to create a blockage risk. GSDSDS recommends a minimum orifice diameter of 200mm (Volume 2 paragraph 6.3.3.1) but this would only limit the discharge rate to 25 l/s. It is considered that a minimum orifice diameter of 100mm is acceptable, which is sufficient to discharge the surface water at full bore into the existing culvert.

### 4.3 SURFACE WATER COLLECTION

4.3.1 Generally, rainwater falling on the roof of the building will be captured in the existing gutters and downpipes and conveyed to below ground drains.

4.3.2 Surface water run-off from the surrounding hardstanding will be captured by existing gullies within the public square and Market Square West and conveyed to the existing culvert and combined sewer respectively.

## 5 WASTEWATER DRAINAGE PROPOSALS

### 5.1 WASTEWATER DRAINAGE DESIGN PARAMETERS

5.1.1 The surface water drainage on site will adhere to the following guidance, where applicable:

- *Building Regulations 2016 Technical Guidance Document H – Drainage and wastewater disposal*
- *IS EN 752 – Drain and sewer systems outside buildings*
- *IS EN 12056 – Gravity drainage systems inside buildings*
- *WRc Civil Engineering Specification for the Water Industry*
- *Irish Water Code of Practice for Wastewater*

5.1.2 In addition to this documentation, the proposals will also take account of the local authority requirements:

- *Westmeath County Development Plan (WCDP)*
- *Greater Dublin Regional Code of Practice for Drainage Works (GDRCoP)*
- *Greater Dublin Strategic Drainage Study (GSDSDS)*

### 5.2 WASTEWATER LOADING

5.2.1 Wastewater loading has been calculated in accordance with Appendix D of the Irish Water Code of Practice for Wastewater. This suggests that daily loading per employee for this type of building will be 50 litres, guests for events will be 20 litres.

5.2.2 At peak, it is anticipated that there will be approximately 10 staff and 60 guests on a given day. Assuming an event will last approximately 4 hours, the load can be calculated as follows:

- Staff =  $10 \times 50 = 500\text{l}$  (over a 9 hour day) = 0.0154 l/s
- Guests =  $60 \times 20 = 1200$  (over a 4 hours event) = 0.0833 l/s

5.2.3 The recommended peaking factor for this population is 6.0, so a dry weather flow of 0.0987 l/s is factored to have a peak flow of 0.590 l/s.

### 5.3 WASTEWATER DRAINAGE

5.3.1 The wastewater appliances will be captured on the western side of the building in new inspection chambers located on the footpath. These will connect to the existing combined drain chamber.

### 5.4 STATUTORY AUTHORITIES

5.4.1 A Pre-Connection Enquiry for this proposal was originally submitted in November 2021, the response has not been received as of yet.

## 6 CONCLUSIONS

### 6.1 SURFACE WATER DRAINAGE

- 6.1.1 Ground conditions are currently unknown, and a site investigation will be carried out at prior to detailed design.
- 6.1.2 An existing culvert is located within the park which to which a connection from the extension is feasible.
- 6.1.3 Surface water run-off from site will not be restricted, there is no change in hardstanding area from the existing and a restriction to greenfield rate on a development of this size would result in potential blockages.

### 6.2 WASTEWATER DRAINAGE

- 6.2.1 The appliances will be captured in new inspection chambers and discharged to the existing combined drain manhole within the footpath.

**Appendix I**  
**Architectural Heritage Impact Assessment**

# Architectural Heritage Impact Assessment

## Castlepollard Market House

Townparks, Castlepollard, Co. Westmeath, Ireland

Report February 2022

by CAKM on behalf of Westmeath County Council



Park Elevation of the Former Market House, Townparks, Castlepollard, Co Westmeath

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## 1.0 Introduction

The following Architectural Heritage Impact Assessment (AHIA) on The Market House located on Townparks, Castlepollard County Westmeath has been produced by CAKM Architects on behalf of Westmeath County Council.

The report comprises a written and photographic record of the building, a brief historical overview, an architectural heritage assessment, and an architectural heritage impact assessment. The impact assessment, which is found towards the rear of the document, aims to identify and discuss any impacts that proposed changes could have on the structural fabric and character of the building.

The AHIA report has been prepared following a site visit to the property on Wednesday 21st October 2021, and is intended to be read in conjunction with architectural drawings and planning application documents submitted to Westmeath County Council by CAKM Architects.

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## 2.0 Core Data

### Purpose of Assessment

Architectural Heritage Impact Assessment produced as part of a planning application for conservation works by CAKM Architects to The Former Market House, Townparks, Castlepollard, Co. Westmeath. This report aims to provide a written and photographic record of the building, an evaluation of the significance of the structure, an overview of the site's history, an assessment of the architectural quality and significance of the building, and an evaluation of the impact of proposed development.

Address	The Market House, Townparks, Castlepollard, County Westmeath
XY Coordinates of Site	246410, 270176
Ordnance Survey Map	Sheet 2428-A & 2428-B
Planning Authority	Westmeath County Council
Record of Protected Structures	N/A
NIAH Reg. Number	15302044
NIAH Rating	Regional
ACA	The Square and surrounding streetscape extending along the Dublin Road and Church Street
Record of Monuments and Places	N/A
National Monuments Service	N/A
Categories of Special Interest	Architectural, Historical, Social
Date of Site Inspection	21st October 2021

## 3.0 Historical Overview

### 3.1 Castlepollard

Castlepollard is located in a fertile valley which nestles between Lough Derraverragh and Lough Lene. Main vehicular routes intersect the village connecting Oldcastle, Mullingar, Edgeworthstown, Finnea and Kells.

Castlepollard is an attractively laid out village in North Westmeath which largely dates from the early to mid nineteenth century. It takes its name from the descendants of one Captain Nicholas Pollard who was granted lands at Mayne in the early 17th century. The Castlepollard name translates in Irish to Baile na gCros, meaning “town of the cross (or crossroads)”. However, the name Cionn Toirc (anglicised Kinturk), meaning “head of the boar”, has also been applied to the village. The townland of Kinturk Demesne covers the southern part of the town.

### 3.2 Built heritage

In the early nineteenth century, the main village and the Pollard family properties underwent a reconstruction program. The Kinturk Demesne residence and the adjacent town buildings were rebuilt in the Georgian style of the period. Some common lands were enclosed. A new Church of Ireland building was erected in the Square, along with the Market house located on the west side of the green, this was the village’s major public building and landmark. The quarterly Court of Petty Sessions convened here.

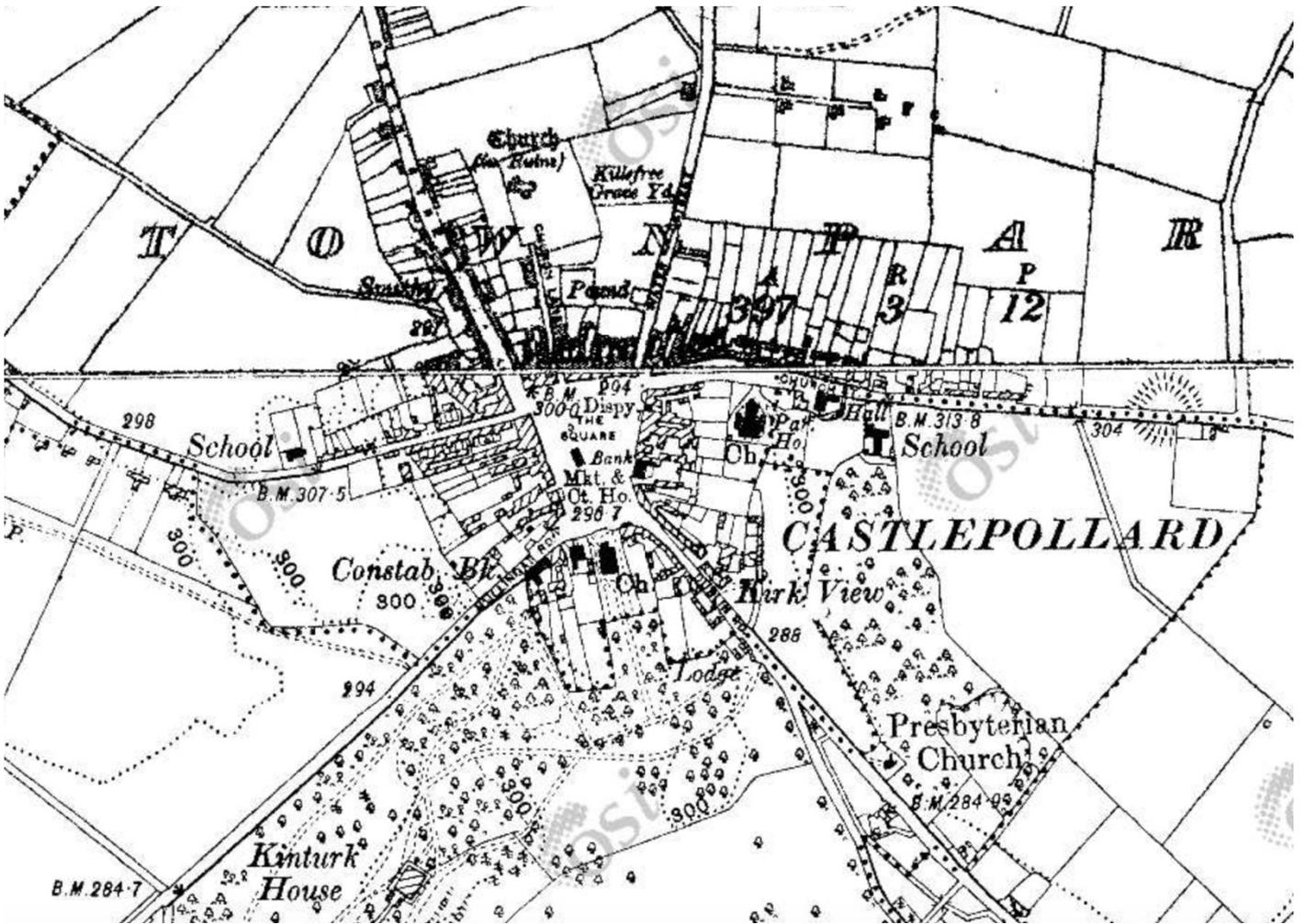
Castlepollard is a planned town built around a square with a village green at its core. The original village layout, much of which dates to the 19th century, is preserved and now landscaped in a central triangular green. Surrounded by buildings from the Georgian period. The ‘square’ provided the necessary infrastructure for successful community living: houses, shop units, a market house, court house, police barracks, Post Office and churches for Protestant, Catholic and Presbyterian worshippers. In 1848 a National School was built in Castlepollard and almost ninety years later, Castlepollard Technical School, the forerunner to Castlepollard Community School, was opened.

Castlepollard’s 19th century Market House was rebuilt in 1926

### 3.2 Examination of the Cartographic Record

The extract of the OS map below, which was produced between 1888 and 1913, shows the footprint of the Market House. The map highlights Castlepollard’s Irish meaning Baile na gCros meaning “town of the cross (or crossroads)”. Castlepollard acts as the principal crossroads between Oldcastle, Mullingar, Edgeworthstown, Finnea and Kells. The vast square or green also embodies the area as the thriving market town it once was that acts as the centre point from which Castlepollard expanded.

The subsequent 25 inch map shows a very similar footprint.



Map 1: Extract from OS map of Castlepollard, Sheet 2428-A & 2428-B, 6 inch Cassini (1830s to 1930s)



Map 1: Extract from OS map of Castlepollard, Sheet 2428-A & 2428-B, Historic Map 25 inch (1888-1913)

### 3.3 The Market House

Market houses were a common feature in Ireland and once the hub for communities as they formed a major part of the economy. Freestanding market houses were strategically placed in prominent positions on a central market space or a diamond. Often sited on axis with their civic and ecclesiastical counterparts, together they created a distinctive set-piece in the formally planned settlement.

The Irish market house has its origins in the Renaissance tradition and was typically arranged in a classical motif, with an arcaded ground floor and a fully enclosed upper level; their forms sometimes defined by lantern clock towers, reflecting the civic awareness of eighteenth-century developers. The ground floor was for storing, weighing and selling goods, while upper floors often doubled as space for administration and for court sessions. This dual function was not uniquely Irish and had its predecessor in thirteenth-century Europe, where the hybrid of town hall and market house was widespread. The open arcades provided a semi-public, semi-private space that allowed deals to be struck under arches and sales to spill out onto the streets.

Eighteenth and early nineteenth-century models were financed by local landlords, serving to demonstrate their patronage, as well as expressing the country's overall impetus for improvement during the Enlightenment. Materials ranged from coursed rubble-stone to smooth renders and classicism pervaded even at the most modest of scales.

Following the Act of Union between Great Britain and Ireland in 1800, the trade structure was reformed. With purchasing methods changing, and the growth of the retail trade, market administration was transferred to the local authorities. While new market houses continued to be constructed (albeit at a slower pace), their viability was challenged by the developing hierarchy of department stores and covered market halls emerging in cities and larger towns. By the mid-1800s, many market houses were either adapted to other uses, or leased by local shopkeepers and spirit grocers. Some efforts to restore and refurbish followed in the twentieth century, but with their function almost entirely superseded by supermarket chains and co-operative livestock markets, the bulk of Ireland's market houses fell into disrepair or were removed. Their demise severed a vital link to a vibrant trading past and fragmented the singular nature of the market spaces that once distinguished the country's provincial expression.

Castlepollard is a prime example of the planned settlement, arched form and layout, finance method and later adoption. This building is a landmark structure in the centre of Castlepollard and has played a central role in the economic and social history of the village since the early nineteenth-century.

## 4.0 Architectural Record

### 4.1 Description of Building – Exterior

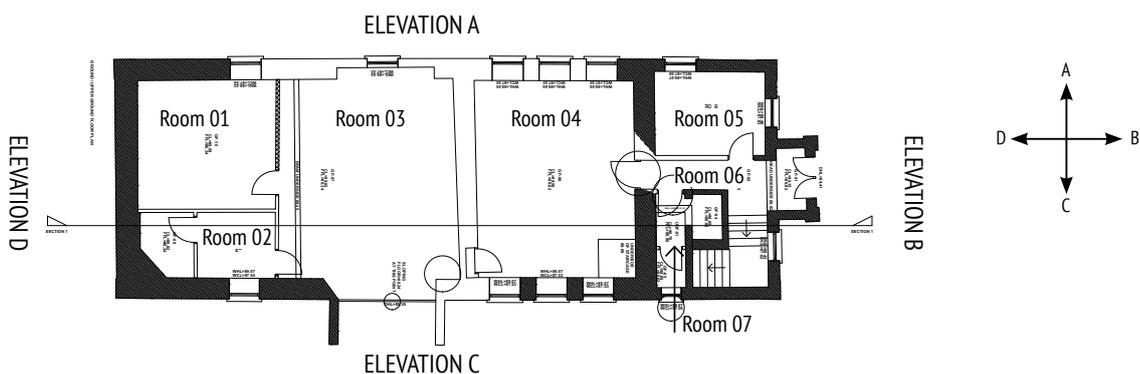
Composition: Detached three-bay two-storey former Market House and Courthouse, built c.1815. Burned c.1921 and rebuilt c.1926 with a single-bay single-storey flat-roofed entrance porch added to the north elevation.

Roof: Hipped natural slate roof with red clay ridge tiles, a single rendered chimney-stack to the southeast corner and with a moulded eaves course.

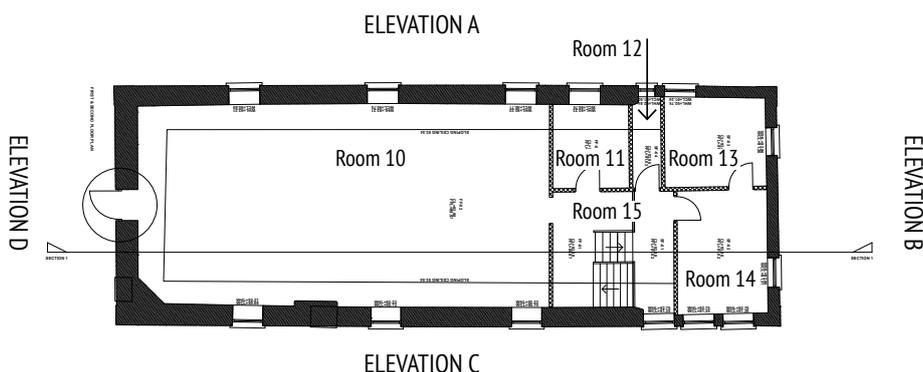
North elevation: Smooth rendered finish to the north elevation having a moulded string course at first floor level (running around head of projecting porch) and with a date plaque on rectilinear-plan to the centre at first floor level having 'Town Hall A.D. 1926' in raised lettering. Channelled rendered pilasters to either end of the projecting porch. Round-headed door-case to projecting porch having timber double-doors and a plain over-light above.

Side and Rear elevations: Pebble dashed rendered walls to the east, west and south elevations over smooth rendered plinth. Raised rendered block quoins to the corners. Square-headed window openings having one-over-one pane timber sliding sash windows to the north façade and timber casement windows elsewhere.

A partially cantilevered cut stone staircase to the south elevation, flanked to either side by wrought-iron railings, gives access to court room door at first floor level via a round-headed doorway, having a timber door and plain over-light.



Reference Ground Floor Plan



Reference First Floor Plan

## 4.2 Description of Building – Interior

### Ground Floor Plan

#### Room 01: Community storage (Christmas lights, lawnmowers etc.)

Floor to ceiling tongue-and-groove wainscotting along elevation C, elevation A, B and D are lime plastered with a cement based skim coat. Tongue and groove ceiling boards. Poured concrete floor. Evidence of the original entrance archway and stone quoins are visible internally.

#### Room 02: WC

A 2.2m stud partition for a WC cubicle within the room. Elevation A is made up of floor to ceiling tongue-and-groove wainscotting and elevation B, C and D are lime plastered with a cement based skim coat. Tongue and groove ceiling boards. Poured concrete floor.

#### Room 03: Garage

Elevation C has floor to ceiling tongue-and-groove wainscotting and elevation A, B and D are lime plastered with a cement based skim coat. Evidence of the original entrance archway and stone quoins along the street are visible internally. The ceiling has the original tongue and groove ceiling boards and the floor is poured concrete.

#### Room 04: Community Office

All walls are lime plastered with a cement based skim coat. Plastered ceiling with painted tongue and groove ceiling boards on the underside of the stair. The flooring is laminate.

#### Room 05: Office

All walls are lime plastered with a cement based skim coat. Original timber casing surrounding the sliding sash window on elevation B. Plastered ceiling with coving. A recent laminate floor has been installed.

#### Room 06: Hall, Porch and stairwell

All walls are plastered and painted with elevation B and C of the stairs and elevation C of the porch having low level tongue-and-groove wainscotting. Original timber casing surrounding the sliding sash window on elevation B. Plasterboard ceiling with moulding. The ground floor comprises of a grey ceramic square tile.

#### Room 07: WC

Room 7 comprises of two section; (a.) being the WC and (b.) being the wash up area. Within (a.) Elevation B, C and D has stained tongue-and-groove wainscotting with a painted lime plaster and cement based skim coat above. The ceiling is made up of Tongue and groove painted ceiling boards.

Whereas in (b.) all walls and ceiling are plastered. The original timber casing surrounding the ticket hatch next to the stair is still located within (b.). The flooring in both sections is vinyl.

## 4.2 Description of Building –Continued

### First Floor Plan

#### Room 10: Community Room (former Court of Petty Sessions)

All internal elevations has painted tongue-and-groove wainscotting with a lime plaster and cement based skim coat above. The partially sloping ceiling has tongue and groove stained ceiling boards. The original timber floorboards are in place and untreated.

#### Room 11: Office

Plasterboard and skim finish fixed on timber studs. Flush door. Plasterboard ceiling with moulding. Original timber flooring has been overlaid with vinyl – the condition beneath is unknown.

#### Room 12: WC

Walls: Plasterboard and skim finish fixed on timber studs. Flush door.

Ceiling: Plasterboard ceiling with moulding

Flooring: Original flooring has been overlaid with vinyl – the condition beneath is unknown.

#### Room 13 & 14: Office

Painted plaster. Original timber casing surrounding the sliding sash window on elevation B. Plasterboard ceiling with moulding  
Original timber flooring has been overlaid with vinyl – the condition beneath is unknown.

#### Room 15: Hall

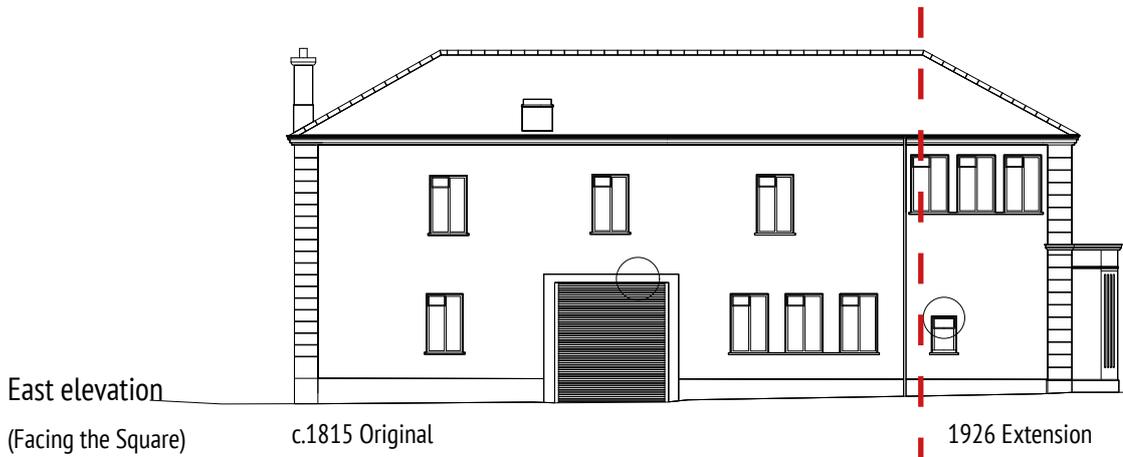
Painted lime plaster walls with a cement based skim coat and a plasterboard ceiling with moulding. The original flooring has been overlaid with vinyl – the condition beneath is unknown.

#### Stair

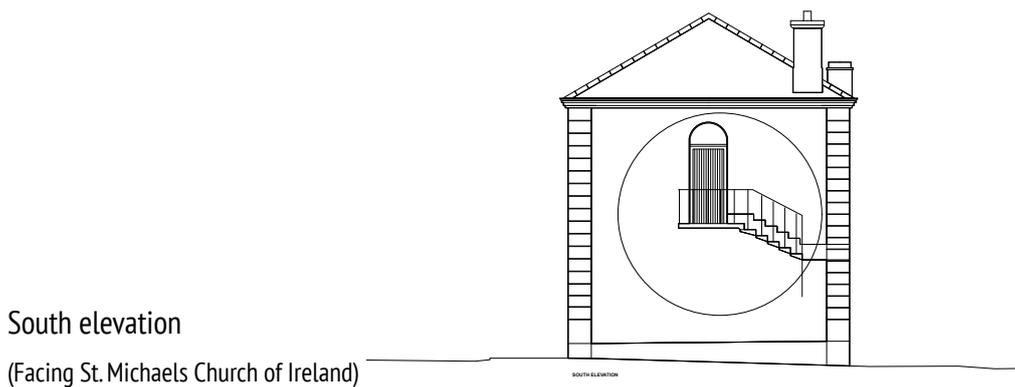
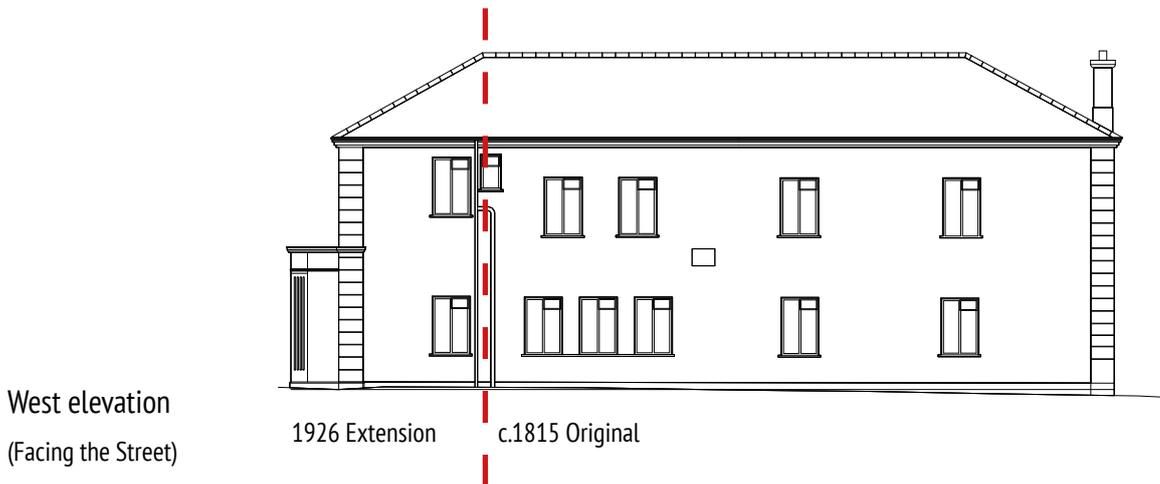
As you ascend the timber dog legged stair, low level tongue-and-groove wainscotting is located on the left hand side and a circular timber handrail is on the right along the first and second flight up to the landing cupboard. No handrail is provided for along the third flight however 1 No. moulded newel post with an eggcup capping is located at the top right hand side of the third flight.. A stair finished in vinyl.

The first floor comprises of two levels with a difference of 1050mm. This half landing stair has widely spaced painted square balusters, with 6 no. simple painted square newel posts. This stair is also timber and finished in vinyl.

### 4.3 Survey Drawings



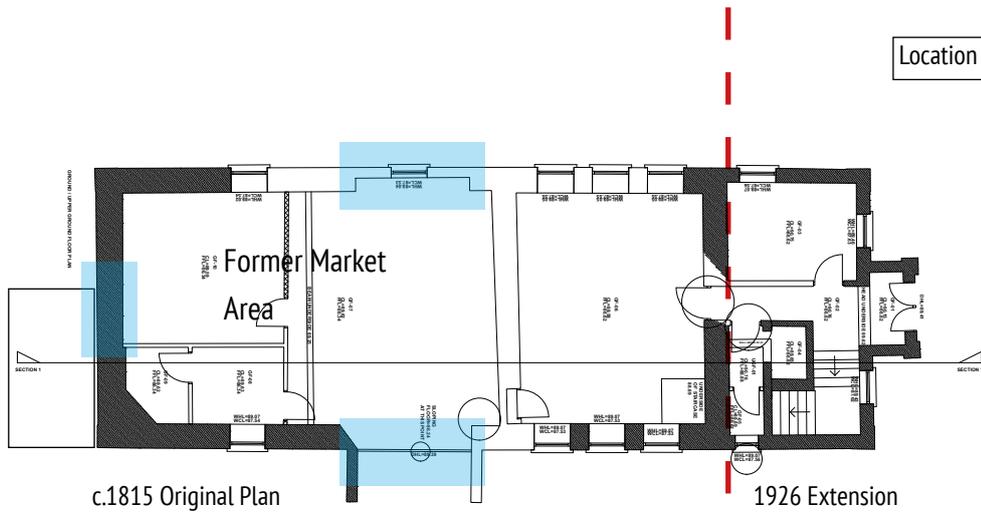
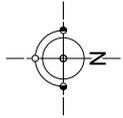
Note: Shallow projecting square-headed carriage arch to the centre of the east-facing elevation, constructed c.1977 formerly giving access to fire station.



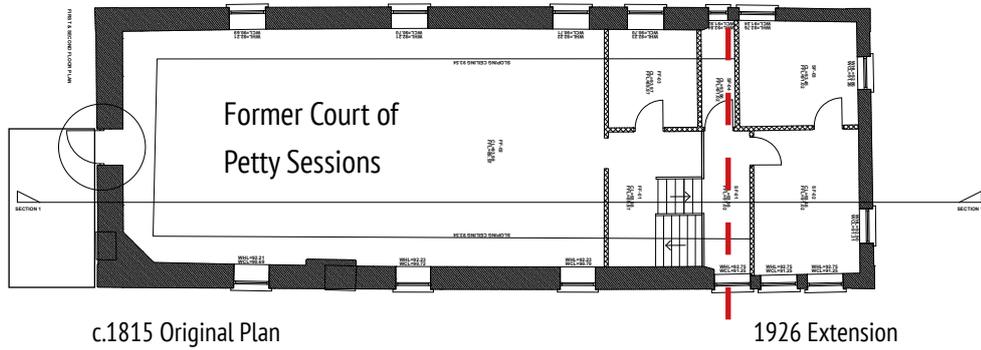
4.3 Survey Drawings

Former arcaded entrance

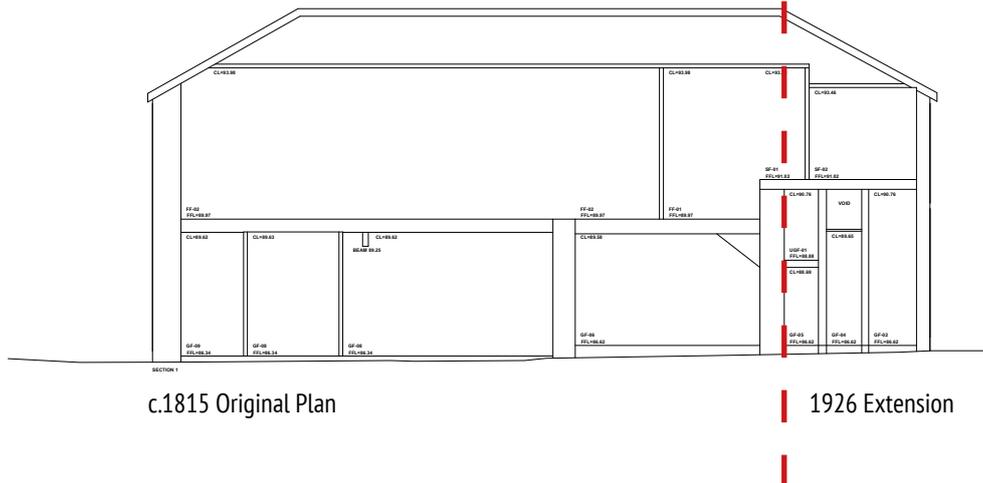
Location of external steps



Ground Floor Plan



First Floor Plan



Section 12

## 5.0 Architectural Heritage Appraisal

### 5.1 Social Significance

The Market House has played an important role in the history of Castlepollard and has featured in two of the most important events that occurred in the village over the last two hundred years. It has important historical associations with an infamous event colourfully known as the 'Castlepollard Massacre' (23rd of May 1831), when the local constabulary opened fire on a rioting fair day crowd killing 13 people and injuring many more. It was used as a temporary morgue in the aftermath of this event. In 1921, during the War of Independence, this building was burned by the Irish Republican Army (IRA) and its present appearance largely dates to a rebuilding project after this event. Later in use as a Town Hall, refurbished c.1977 to form a fire station and lastly a library. Refurbished externally, c.1975.

This building is a landmark structure in the centre of Castlepollard and has played a central role in the economic and social history of the village since the early nineteenth-century.

### 5.2 Architectural Significance

The building is one of a number of similar purposely designed Market Houses throughout Ireland. Great care and attention were given to the design of the principal façade and, as a result, it is one of the more prominent structures on the main street.

The Market House in Castlepollard is an early nineteenth-century civic building, which retains its importance to the streetscape and is an integral element of the town's history. It was originally constructed as part of the extensive remodelling of Castlepollard and its redevelopment around a central market square, c.1815. It is a feature building in the town and, as such, is vital to the understanding and appreciation of the planned urban form of Castlepollard following this major redevelopment. It is interesting that this building faces away from St. Michael's Church of Ireland (15302036), perhaps an intentional design feature as not to give equal billing to religion and commerce in the centre of the village. Although altered, the form of this building is similar to a number of early nineteenth-century public buildings found in small towns in Ireland, having a courthouse to the upper floor and a market house to the ground floor, such as is found at Ballymahon, Co. Longford. The cantilevered cut stone staircase and first floor doorway to the south elevation that originally gave access to the court house, is an interesting survival. This building originally had arcaded ground floor entrances, as is found at the majority of Irish market houses, and there is some surviving evidence of blocked arches to the interior.

### 5.3 Evaluation of Architectural Features

The property has been vacant for a number of years with the exception of a ground floor office that is currently in use. Overall, this has led to the absence of building maintenance and is reflected in the deterioration of the fabric mainly due to a high level of water moisture in the building. Several factors such as missing or defective rainwater goods, broken or missing roof tiles, a cracked and uncapped chimney and thick vegetation growing between cracks have contributed to the decay of the fabric. Overall however the building is in relatively good repair and its notable joinery, glazing and plasterwork features have been preserved.

Over the years the Market House changed with the needs of the village. It was first built c.1815 by the Pollard family under the village reconstruction program. On the ground floor the Market House encouraged trade as it provided farmers and their customers with a reliable means of weighing crops and livestock whilst the first floor is where the quarterly Court of Petty Sessions convened. During the War of Independence in 1921 the Irish Republican Army (IRA) torched the Market House; they targeted government offices throughout Ireland in a concerted effort to cripple the UK civil service in its day-to-day administration of the country. The Market House was rebuilt in 1926, and served as the Town Hall. Since then the building has also served as a library, community storage, offices and the village fire station until a purpose-built fire station was constructed and also the village library.

Due to the ever evolving use, alternations and additions have been made over the years to accommodate the purpose. During opening up works evidence was found that the building originally had arcaded entrances on the east, west and south elevation; as is found at the majority of Irish market houses, and there is some surviving evidence of blocked arches to the interior. It is speculated that the northerly section along with the flat roofed porch was built after the fire damage in 1921 and that the original Market House was of symmetrical proportions. It is also expected that the sliding sash windows and timber frame doors, wainscoting and flooring dates back to c. 1926. Internally the wainscoting and timber work is the buildings most significant feature.

In summary the Market House has important aspects that tell the story of the past however the building's most significant feature is its proud setting, sitting along the west facing side of the square.



## 6.0 Photographic Inventory

### 6.1 Elevations



West elevation A (Facing the Street)



North elevation B (Next to the car park)

## 6.0 Photographic Inventory *Continued*



East elevation C (Facing the Square)



South elevation D (Facing St. Michaels Church of Ireland)



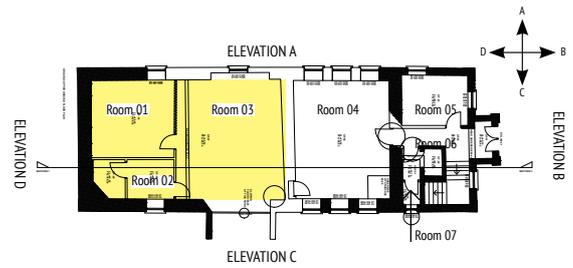
South Elevation D: Original external steps c.1815



East elevation C Vehicular entrance porch added c.1977 to convert the use to a Fire Station

## 6.0 Photographic Inventory

### 6.1 Internal Elevations (Ground Floor Plan)



#### Room 1

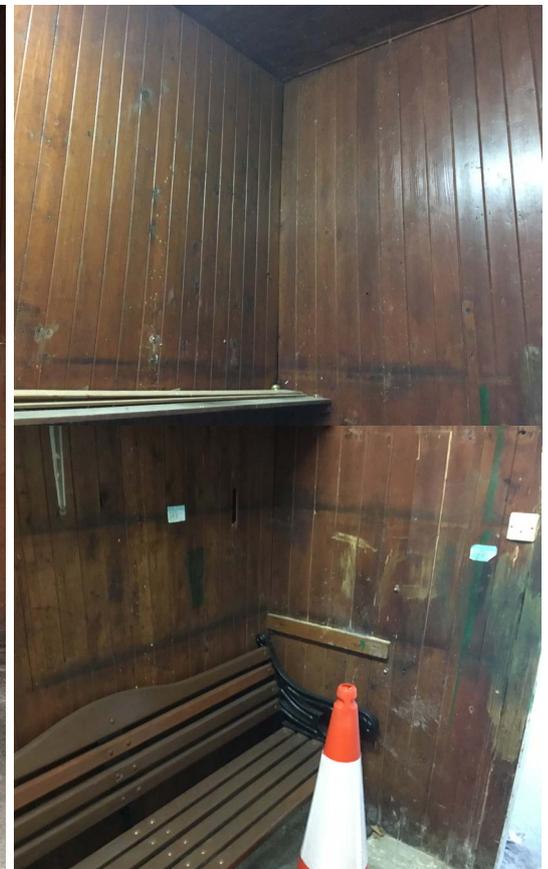


Currently in use for the storage town maintenance equipments such as Christmas lights, lawnmowers etc.



Floor to ceiling tongue-and-groove wainscoting and ceiling Boards Note the evidence of the original entrance archway and stone quoins visible internally.

#### Room 2



A 2.2m stud partition forms a WC cubicle within the room. Segmental-Headed Doorcase with Timber Panelled Doors and original timber casing surrounding doorcase. Floor to ceiling tongue-and-groove wainscoting and ceiling boards

## Room 3



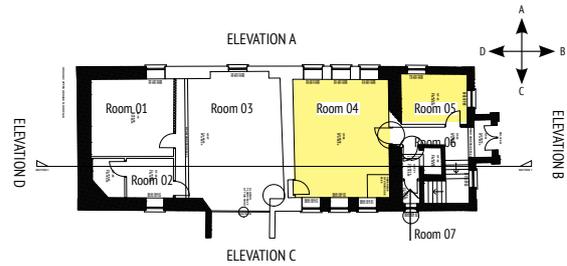
This room would have been very important when the building was operating as the Market House as it was the main entrance / exit. The photograph at the top highlights where the former arch was located. The shallow projecting square-headed carriage arch to the centre of the east-facing elevation was constructed c.1977 formerly giving access to fire station; this is the location of the former second arch. The original floor to ceiling wainscoting and ceiling boards are in good condition.

## Room 4



Internal elevation C:

This is the only room in the building that is still in full time use. Note the painted tongue and groove ceiling boards on the underside of the stair.



Reference Plan

## Room 5



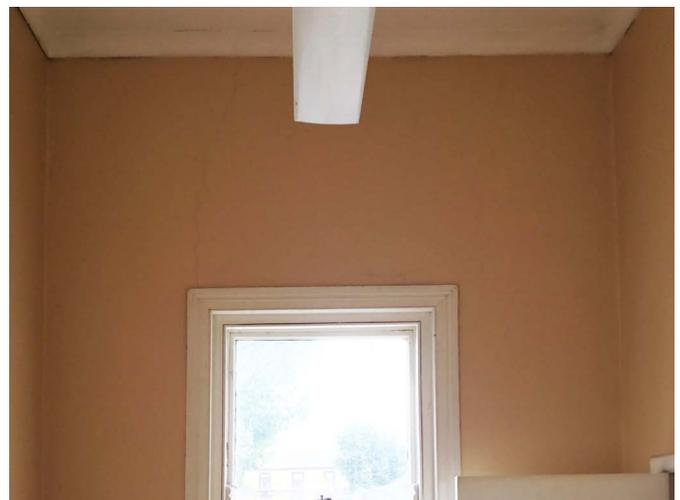
A recent laminate floor has been installed. Note the evidence of rising damp on the external wall



Internal elevation B

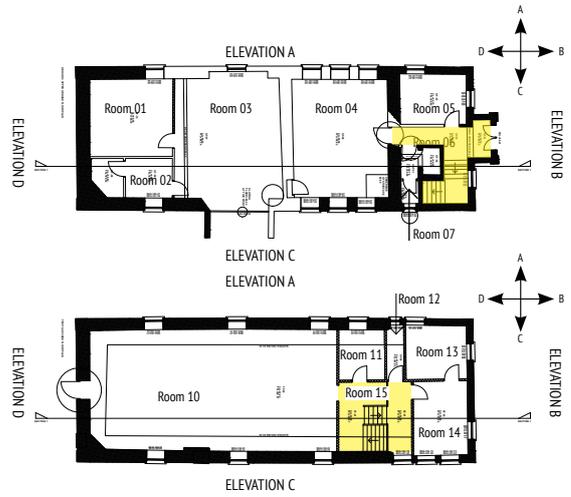


Internal elevation D: The lime plaster and cement based skim coat has been damaged to fixings which now has been removed.



Internal elevation B: Original timber casing surrounding the sliding sash window. Also note the presence of moulding around the ceiling.

## Room 6, 15 & Stairs



## Porch

Internal elevation B: Arched segmental-headed doorcase with double timber panelled doors. Original tongue-and-groove wainscoting.



Ground floor hall: High coved plasterboard ceilings with a painted lime plaster and cement based skim coat. Note the original timber cased ticket hatch

Room 6, 15 & stairs



Flight number 1: Low level tongue-and-groove wainscotting located on the external wall (left hand side) and a circular timber handrail is on the right



Flight number 2: Low level tongue-and-groove wainscotting located on the external wall (left hand side) and a circular timber handrail on the right up to the landing; There is no handrail beyond this. Note the step in the wall which expresses the extension that took place in c.1926

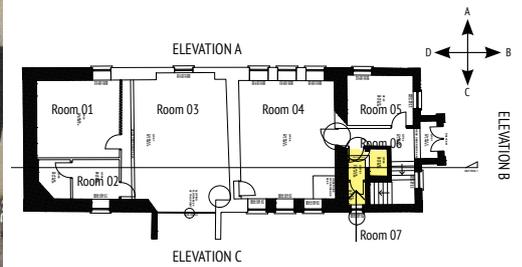


Plasterboard ceiling with moulding (left), 1 No. moulded newel post with an eggcup capping located at the top right hand side of the third flight (right).



Widely spaced painted square balusters, with 6 no. simple painted square newel posts.

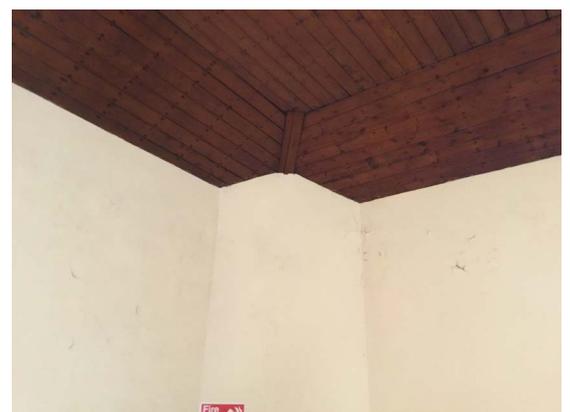
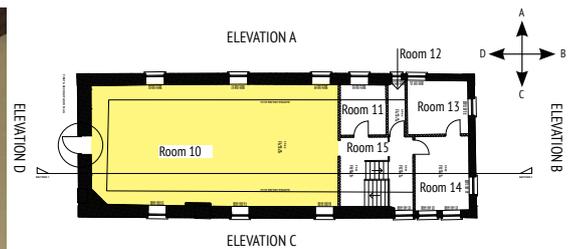
## Room 7



Stained tongue-and-groove wainscoting with a painted lime plaster and cement based skim coat above, tongue and groove painted ceiling boards and vinyl flooring. Note the original timber casing surrounding the ticket hatch next to the stair.

## First Floor Plan

### Room 10



and cement based skim coat above. Original timber floorboards. Elevation A (bottom left): A partially sloped ceiling finished with tongue and groove stained ceiling boards (see bottom right).

### Room 11

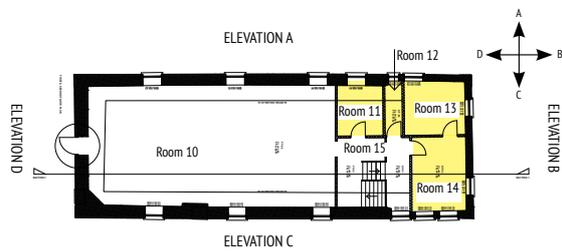


The sloping plasterboard ceiling and mouldings are in poor condition as shown in the middle image. Note right hand image - opening up works revealed a timber stud wall finished with plasterboard and skim.

### Room 12



Access to room 12: flush door



Reference Plan

### Room 13



Elevation B: Original sliding sash window

Elevation A (along window)

Elevation C

### Room 14



Elevation B: Original sliding sash window

Elevation C: View over the square

Elevation A: Direct access to Room 13

## 7.0 Architectural Heritage Impact Assessment

### 7.1 Architectural Drawings and Architect's Report on Stage One Works

The following Architectural Heritage Impact Assessment (AHIA) is an evaluation of the proposed changes designed by CAKM Architects. This report should be read in conjunction with all architectural drawings and documents.

### 7.2 Conservation Philosophy and Objectives

The Former Market House is not a Protected Structure however it is listed on the National Inventory of Architectural Heritage (NIAH) with a rating of regional importance. Nonetheless the proposed conservation plan for the repair of structural fabric will abide by series of internationally recognised conservation principles. The principles include: Minimum Intervention, Maximum Retention, Recording Works, Keeping a Building in Use.

### 7.3 Methodology for Impact Assessment

Proposed changes are analysed below and justification for each aspect of the development is provided. Proposed changes have been assessed to consider their impact on the fabric and special interest of the building. Potential impacts to the special character and historic fabric are rated as positive, neutral or adverse, and where relevant, mitigation is included.

### 7.4 Summary of Proposed Development

The proposal focuses primarily on the conservation of the historic fabric, upgrading of facilities, and the localised works to improve fire safety standards. The careful selection of proposed room functions means that minimum modernised interventions will be required.

### 7.5 Justification for Development

Justification for Development	Justification Ref:
Ensure that an historic building, can be kept in use.	J1
To conserve an historic feature/fabric.	J2
To keep the building weather-tight.	J3
Fire safety.	J4
Feature is obsolete.	J5
Restore the special character of the building by reversing poor quality historic interventions.	J6
Enhance thermal efficiency within the building.	J7

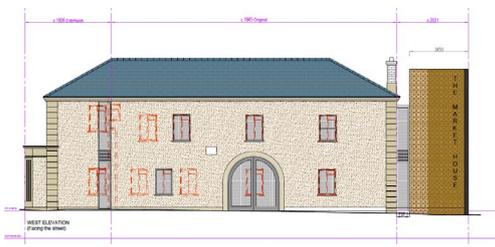
7.6 Impact Assessment of Proposed Changes

Proposed Change	Justification Ref:	Impact on Fabric, Character, or Setting	Impact Rating
<p>Roof: Repair rafters, rafter tails and wall plate; splice where necessary due to evidence of woodworm and water damage</p>	<p>J1,J2,J3,J7</p>	<p>The proposal outlined in the architect's report allows for the maximum retention of existing sound slates and timbers and replacement of non-original slate. It is in line with conservation best practice and abides by the conservation principle of minimum intervention.</p> 	<p>Positive</p>
<p>Roof: Repair and splice the timber fascia boards where necessary</p>	<p>J2,J3,</p>	<p>The lack of, and / or defective rainwater goods has resulted in decay of the timber fascia boards. The proposal allows for the maximum retention of existing sound fascia boards. It is in line with conservation best practice and abides by the conservation principle of minimum intervention. This will restore the special architectural character and preserve historic fabric.</p>	<p>Positive</p>
<p>Chimney stacks: Replace the sand and cement render, pointing to brickwork, chimney flues to be capped and localised repairs, where needed,</p>	<p>J1,J2,J3,J7</p>	<p>The proposal to carry out localised repairs to the chimney stacks using a correctly specified lime-based render and mortar follows the principle of minimum intervention. This will not only restore the architectural character but prevent water ingress therefore preserving the historic fabric</p> 	<p>Positive</p>
<p>Roof: Replace artificial slate with natural slate to match existing and install insulation</p>	<p>J2,J3,J7</p>	<p>The existing insulation has dislodged from the underside of the slates; the replacement of the insulation will not have a visual impact but will improve the thermal efficiency and ensure longevity of the former Market House.</p>	<p>Positive</p>
<p>Flat Roof: The condition of the concrete slab to be inspected further due to the appearance of cracks. The fall of the roof to be increased to an appropriate level.</p>	<p>J1,J2,J3,J7</p>	<p>The appearance of cracks, vegetation and an inadequate fall is allowing water to sit and penetrate the slab.</p> 	<p>Neutral</p>

Flat Roof: Flashing detail where the roof abuts the main building.	J1,J2,J3,	The lack of a flashing detail is contributing to the ingress of water internally. The proposal to carry out localised repairs follows the principle of minimum intervention and preserve the historic fabric	Positive
Flat roof: Repairs to the moulded string course	J2,J3,	The moulded string course is dislodged with vegetation growing in the void allowing for water ingress internally. The proposal to carry out localised repairs follows the principle of minimum intervention and preserve the historic fabric	Positive
Walls: Repair cracks in the pebble dash and smooth render	J1,J2,J3,J7	The proposal to carry out localised repairs to brick joints using a correctly specified lime-based mortar follows the principle of minimum intervention. This will not only restore the architectural character but prevent water ingress therefore preserving the historic fabric	Positive
Timber Floor Joists and timber wall plate along the south elevation to be repaired and sliced or replaced where necessary	J1,J2,	Significant structural decay due to water ingress through external defects has been located in the joist ends and timber wall plate; these have been embedded within the rubble wall along the south elevation. The architects proposal ensure the health and safety of the users and longevity of the building	Positive
			
c.1926 first floor half landing to be removed and lowered to match the level of the first floor court room	J1,	To ensure all spaces throughout the building are accessible to all including the installation of an ambulant disabled stair the 1926 first floor half landing is to be removed. The new floor will be level with the former Market House Floor.	Neutral
Timber sash windows: Repairs to existing timber sash windows.	J1,J2,J3,J7	The architect's proposal for the retention and repair of historic windows will ensure that openings and timber work are made good. A minimum intervention approach has been set out.	Positive
Non original timber windows to be removed and replaced with timber sash window to match the original	J1,J2,J3,J6,J7	The replacement of the non original windows will have a positive visual impact restoring the Market House to how it once looked. In turn this will also improve the thermal efficiency and ensure longevity of the Market House.	Positive
Doors to existing side entrances to be repaired, treated and repainted.	J1,J2,J3,J7	The careful restoration of original doors will improve thermal efficiency, restore the special architectural character and preserve the historic fabric.	Positive
Rainwater goods: Replace all PVC rainwater goods with cast aluminium rainwater goods.	J1,J2,J3,J6,J7	Replacing the PVC rainwater goods will restore the special architectural character and preserve historic fabric. The former appearance is unknown however a style of its time will be chosen.	Positive

<p>Electrics: Renewal of electrics, where required.</p>	<p>J1, J4</p>	<p>Rewiring will limit a potential cause of fire within the building which could result in loss of historic fabric and/or adversely affect occupants. Wiring is to be surface mounted, but carefully located so as not to impact historic features such as joinery or decorative plasterwork.</p>	<p>Neutral</p>
<p>Expose timber flooring</p>	<p>J2, J6</p>	<p>The timber flooring already exposed in room 2, 4 and 5 is a significant architectural feature; currently it is obscured by vinyl tiles in room 3 and 6. The uncovering of the floor will greatly enhance the original character of the space.</p>	<p>Positive</p>
<p>Minor repairs to all internal windows and doors.</p>	<p>J1, J2</p>	<p>Minor, localised repairs will allow for the maximum retention of historic features. Elements to be sanded, repaired, treated and repainted.</p>	<p>Positive</p>
<p>Widen doorways from communal entrance space to the public areas</p>	<p>J1, J4, J5,</p>	<p>Minimum effective clear widths of external doors and internal lobby doors at the entrance of buildings used by the general public should be no less than 1000mm. The existing maximum clear width obtained is 934mm. By removing the wall sections highlighted - a clear width of 1000mm can be obtained.</p>	<p>Neutral</p>
<p>Plasterwork repairs: Throughout the building</p>	<p>J1, J2, J7</p>	<p>A minimum intervention approach to conservation repairs of the damaged plasterwork will insure the protection of historic fabric and the space's character.</p>	<p>Positive</p>
<p>Minor repairs to all internal wainscoting and wall panelling</p>	<p>J2, J7</p>	<p>Localised repairs will allow for the maximum retention of historic features. Elements to be sanded, repaired, treated and repainted</p>	<p></p>
<p>Reinstate the former arches on the ground floor plan</p> 	<p>J2, J6</p>	<p>The most distinguished feature in any market house in Ireland are the arches located on the ground floor, reinstating these will restore its special architectural character.</p> 	<p>Positive</p>
<p>Reinstate the former gable wall</p>	<p>J2, J6</p>	<p>The 1926 extension was built onto the northern gable of the Market House. In doing to the end gable wall mostly on the first floor was removed and the former Court of Petty Sessions was reduced in length to accommodate additional rooms and the stair. The architect's proposal to reinstate the original proportions will restore the special architectural character of the structure.</p>	<p>Positive</p>

Removal of internal timber stud partitions on the first floor as described on the architect's drawings	J1, J6	The non original timber stud partition walls are to be removed with the installation of a fire rated wall separating the kitchenette and stair. Limited changes will have a neutral impact on the fabric and character of the Protected Structure.	Neutral
Creation of two no. WCs and one changing places	J1,	The installation of stud walls to form the rooms are necessary alterations to make the space usable. The limited changes will have a neutral impact on the fabric and character of the Protected Structure.	Neutral
Removal of the c.1926 timber stair case and surrounding internal walls	J1,	The existing timber stair is non-compliant with the current building regulations. As the Market house is not listed on the Record of Protected Structures there is very little leeway for deviation from the regulations. However the proposed installation of an ambulant accessible stair will allow the first floor to be accessed by all safely. The removal of the stair will also allow the reinstatement of the Court of Petty Sessions dimensions.	Neutral
Non-original windows to be blocked up on the east and west elevation	J6,	The former Market House was constructed in c.1815. The extension in c.1926 along with alteration works in c. 1977 have resulted in disproportionate elevations - skewing how the Market House once looked. The architect's proposal to reinstate the original proportions will restore the special architectural character of the structure.	Positive
Formation of a glazed opening separating the c.1815 and c.1926 extension along the east and west elevations	J2,	The glazed openings distinguishes and separates the phases of construction (c.1815 and c.1926) allowing the original proportions to be expressed. The proposed extension with also incorporate a glazed opening. The architect's proposal to reinstate the original proportions will restore the special architectural character of each phase.	Positive
Shallow projecting square-headed carriage arch to the centre of the east-facing elevation, constructed c.1977 formerly giving access to fire station to be removed.	J5, J6	The removal of the projecting square headed arch and reinstatement of the original archway will restore the special architectural character of the Market House.	Positive



## 8.0 Sources

### Resources

Castlepollard Settlement Plan, Westmeath County Development Plan 2014-2020

### Maps

Ordnance Survey Map of the County of Westmeath

### Websites

[www.buildingsofireland.ie](http://www.buildingsofireland.ie)

[www.dia.ie](http://www.dia.ie)

[www.castlepollard.ie](http://www.castlepollard.ie)

[https://erinascendantwordpress.wordpress.wordpress.com/2016/04/01/kidnapped-in-mullingar-an-ira-operation-and-its-aftermath-1920/](https://erinascendant.wordpress.wordpress.com/2016/04/01/kidnapped-in-mullingar-an-ira-operation-and-its-aftermath-1920/)

[http://freemarket.ie/01\\_news\\_3.php](http://freemarket.ie/01_news_3.php) (The demise of the Irish market house, Livia Hurley)

**Appendix J**  
**Archaeological Impact Assessment**



# Farrimond MacManus Ltd

ARCHAEOLOGY • SURVEY • GIS

Archaeological Impact Assessment  
for proposed Castlepollard Town Hall  
at  
Castlepollard, Co Westmeath

commissioned by

**CAKM Architects**

on behalf of

**Westmeath County Council**



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# *Archaeological Impact Assessment for proposed Castlepollard Town Hall at Castlepollard, Co Westmeath<sup>1</sup>*

## *Summary*

*The following archaeological impact assessment was carried out by FarrimondMacManus Ltd having been commissioned by CAKM Architects in relation to a proposed new Town Hall at the former Market House in Castlepollard, Co Westmeath. The archaeological desk-based assessment has confirmed that the proposed development Castlepollard is located within a wider archaeological landscape, with recorded archaeological sites located within the wider landscape and several recorded structures located within the town of Castlepollard itself.*

*No upstanding archaeological sites are located within the boundaries of the proposed project and an assessment of potential of survival of subsurface archaeological remains is also deemed as low within the proposed development area. As there is a low potential for survival of archaeological remains, and the proposed development does not include extensive invasive ground works, the archaeological impact of the proposed development is deemed as neutral. It is therefore recommended that the proposed Town Hall Regeneration project proceed with no further archaeological requirement.*

## **1 Introduction**

1.1 This Archaeological Impact Assessment was prepared during February 2022 by FarrimondMacManus Ltd, having been commissioned by CAKM Architects in relation to a planning application for a proposed the Town Hall Regeneration Project at Castlepollard, Co Westmeath.

## **2. Legal and Statutory Policies Relating to the Protection of Cultural Heritage**

2.1 The legal framework which provides for the protection of the archaeological and cultural heritage resource in Ireland consists of various national and international laws and policies. The National Monuments Acts 1930 – 2004 is central to this framework and provides for the protection of a number of categories of monuments;

- National monuments in the ownership or guardianship of the Minister or a Local Authority or national monuments which are subject to a preservation order.
- Historic monuments or archaeological areas recorded in the Register of Historic Monuments.
- Monuments or places recorded in the Record of Monuments and Places

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- 2.2 The provisions of the National Monuments Acts were supplemented by the 1992 “European Convention on the Protection of the Archaeological Heritage” (commonly known as the ‘Valletta Convention’) which was ratified by Ireland in 1997. The aim of the Convention is to ‘protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study’ (Article 1). The Convention provides the basic framework for policy on the protection of the archaeological heritage. The obligations on the State under the Convention include, but are not limited to:
- Providing for statutory protection measures, including the maintenance of an inventory of the archaeological heritage and the designation of protected monuments and areas.
  - the authorisation and supervision of excavations and other archaeological activities;
  - providing measures for the physical protection of the archaeological heritage, including (as necessary) acquisition or protection by other means by public authorities of areas intended to constitute archaeological reserves, conservation, and maintenance of the archaeological heritage (preferably in-situ), and the provision of appropriate storage places for archaeological remains removed from their original locations.
  - providing for consultation between archaeologists and planners in relation to the drawing up of development plans and development schemes so as to ensure that full consideration is given to archaeological requirements;
- 2.3 The National Monuments Service of the Department of Culture, Heritage and the Gaeltacht keeps a record of all known monuments and sites (the Record of Monuments and Places (RMP)). The term ‘monument’ was redefined by the National Monuments (Amendment) Act of 1987 as:
- “any artificial or partly artificial building, structure or erection or group of such buildings, structures or erections, any cave, stone or other natural product... that has been artificially carved, sculptured or worked upon... any, or any part of any, prehistoric or ancient tomb, grave or burial deposit, or ritual, industrial or habitation site, any place comprising the remains or traces of any such building, structure or erection...”*
- but excluding
- “any building or part of any building, that is habitually used for ecclesiastical purposes”.*
- 2.4 Section 1 of the 1987 Act provides that the term “historic monument” “includes a prehistoric monument and any monument associated with the commercial, cultural, economic, industrial, military, religious or social history of the place where it is situated or of the country and also includes all monuments in existence before 1700 A.D. or such later date as the Minister may appoint by regulations”.
- 2.5 Under the Planning and Development Act 2000 (as amended) and associated Regulations, a planning authority must refer all planning applications, which might affect or be unduly close to any archaeological site, monument, or feature, to the Minister for the Environment, Heritage and Local Government.
- 2.6 When the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a Recorded Monument, they are required under Section 12 (3) of the 1994 Act to give notice in writing to the Minister 2 months before commencing that work. This time will allow the National Monuments Service to advise on how the work may proceed in tandem with the protection of the monuments in question.
- 2.7 While the owner or occupier or any persons proposing to carry out work at or in relation to a recorded monument is required under the National Monuments Act to give notice in writing to the Minister, it is the practice of DOEHLG to accept referrals from planning authorities as fulfilling the notification requirements.

2.8 The Planning and Development Act 2000 (as amended) recognises that proper planning and sustainable development includes objectives for the protection of the archaeological heritage. Development plans may include such objectives and conditions relating to archaeology may be attached to individual planning permissions.

### 2.9 *Architectural and Built Heritage*

2.9.1 The protection of the architectural and built heritage resource in Ireland is provided for in the Heritage Act 1995, the National Monuments (Misc. Provisions) Act 1999 and the Local Government (Planning and Development) Act 2000. Under the terms of the various elements of legislation a "Record of Protected Structures" (RPS) was compiled and produced within the Westmeath County Development Plan 2021-2027

## 3. **Methodology**

3.1 The following archaeological impact assessment is based upon an extensive desk-based assessment carried out on information held by the National Monuments Service as the Archaeological Survey Database. Available historical mapping was consulted and all sites and monuments, and listed buildings within the vicinity of the proposed development area (PDA) were noted.

## 4. **Aims and Objectives**

4.1 The aims of the Archaeological Impact Assessment can be viewed in the context of reference to the relevant National Monuments legislation in conjunction with Westmeath County Development Plan 2021-2027 with specific reference to the following Planning Policies:

- Cultural Heritage Policy Objectives CPO 14.1 – 14.4
- Archaeology Policy Objectives CPO 14.5 – 14.13
- Protected Structures Policy Objectives CPO 14.24 – 14.35
- Architectural Conservation Areas Policy Objectives CPO 14.36 – 14.40
- Vernacular Building and Structures Policy Objectives CPO 14.41 – 14.46
- Historic Parks, Gardens and Demesnes Policy Objectives CPO 14.47 – 14.49
- Industrial Heritage Policy Objectives CPO 14.50 – 14.52

4.2 In the first instance the desk-based assessment and examination of current site conditions aim to identify any recorded archaeological remains which may exist within the boundaries of the proposed scheme, while the desk-based assessment is also aimed at analysing the wider archaeological landscape in order to assess the potential for any previously unrecorded archaeological remains existing within the boundaries of the proposed development area (PDA).

4.3 The second aim of the archaeological desk-based assessment is to develop a series of proposed mitigation measures in order to allow for the preservation (either *in situ* or by record) of any potential archaeological remains which may survive in line with relevant heritage planning guidelines.

## 5. **Site Location**

5.1 The proposed regeneration project is located in the centre of the town of Castlepollard which is located 17km north of Mullingar and 34km south of Cavan between Lough Derravaragh and Lough Lene (figs. 1 & 2).

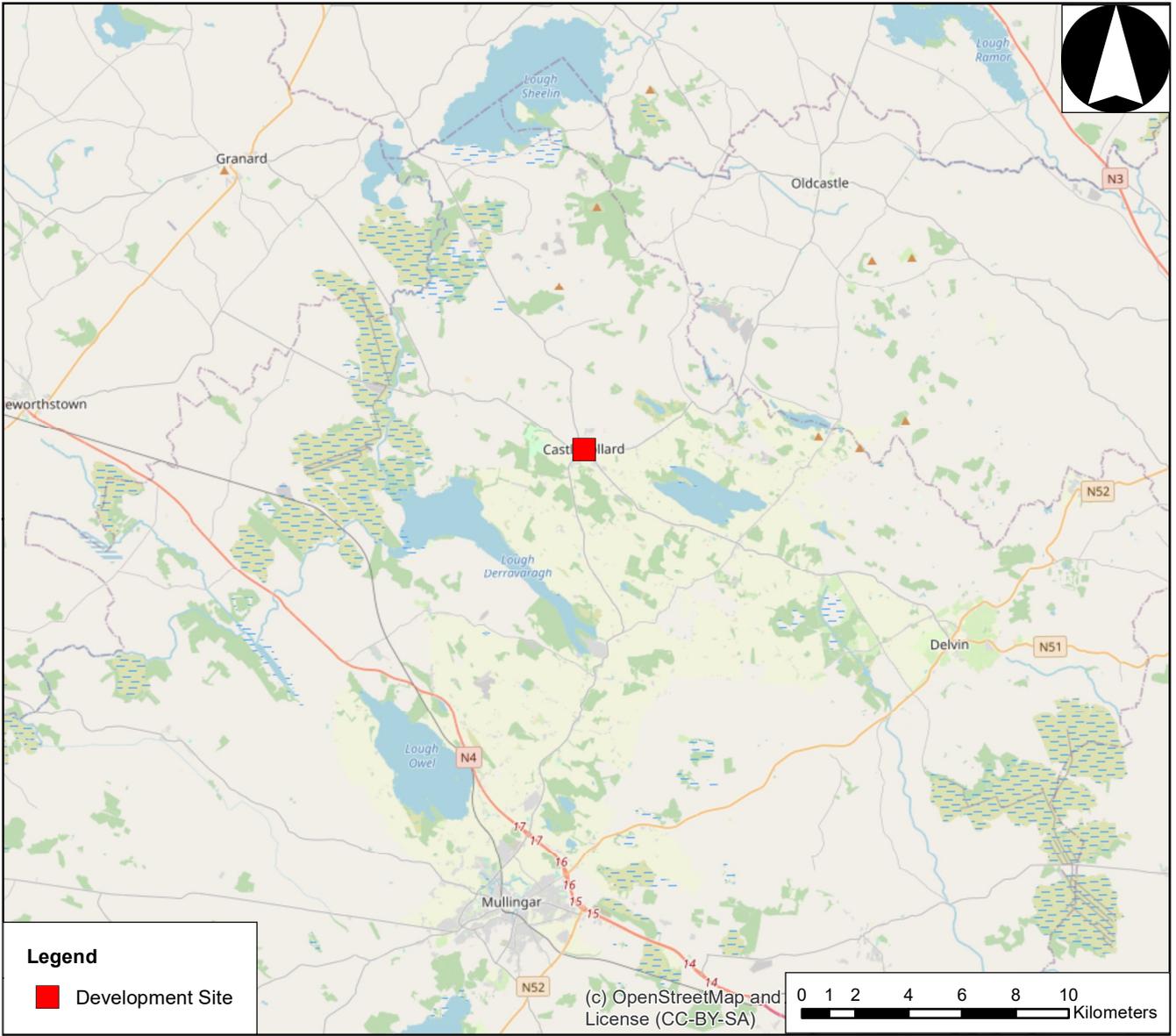


Figure 1: Location of the Proposed Development Area: General Location



Figure 2: Proposed Castlepollard Town Hall Development: Detailed site location

## 6. Proposed Development

- 6.1 The proposed development is to consist of the regeneration of the former Market House located at The Square in Castlepollard town as a means of preserving and restoring the historic fabric of the building and allowing for its use as a public building.
- 6.2 The restoration will include the repair and upgrade of the fabric, to improve the thermal performance and resistance to damp penetration. It is proposed to open up and restore the former Market House arches to face out onto the streets and square and make the building more open and inviting. The 1925 timber stair to the north of the building will be removed and replaced with a fully compliant staircase so that the former Court of Petty Sessions can be reinstated in full on first floor. This space will become a room for the community of Castlepollard. The existing external stair and lift will be augmented with a new lift on the south of the building. On the ground floor we have a further community spaces, accessible toilets, ancillary support spaces and a changing places accessible toilet and shower room for visitors to Castlepollard.
- 6.3 Externally development will consist of the upgrade of the existing paving surround the building, relocation of the existing picnic bench to the rear of the building and reinstating the hard surface to grass (fig. 3).

## 7. Geological and Topographic Setting

- 7.1 Although there are some poorly exposed older rocks at Sion Hill and west of Moate, virtually all of the bedrock geology of Co. Westmeath comprises Carboniferous Limestone from around 330 million years ago, when a warm tropical sea covered Ireland. In the Mesozoic Era, especially in the last 50 million years this limestone was exposed as land and subject to intense weathering leading to some karstic landscape features like relict towers at the Rock of Curry. The Ice Ages of the last couple of million years removed much but left perhaps the best spread of eskers in the country covering Westmeath and Offaly. Sands and gravels were deposited in linear ridges from meltwater tunnels under the ice sheets. From 10,000 years ago when the ice had gone, mushroom rocks and turloughs formed in temporary lakes or wide river basins. Peat bogs started growing in low-lying depressions and the landscape of today emerged<sup>2</sup>.
- 7.2 Geological mapping of the PDA shows that the bedrock is composed of Derravargh Cherts with the Natural Drift Geology formed by Dinantian Upper Impure Limestones.

## 8. The Archaeology of the Wider Area

- 8.1 The following background is a brief summary of the archaeology and history of the general area of the development, which is designed to put the results of the investigations into their archaeological and historical context.
- 8.2 Mesolithic (7,500 – 4,500 BC)
- 8.2.1 The earliest evidence of human activity in Ireland comes from the Mesolithic Period, for which evidence begins around 7,500 BC. The people were hunters and gatherers, living by catching wild animals, birds and fish and collecting wild fruit, nuts and shellfish. They exploited local outcrops of flint and chert to manufacture characteristic microliths (to form composite implements), Larnian blades and butt-trimmed (Bann flake) tools.

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<sup>2</sup> Meehan R. et al, (2019) The Geological Heritage of County Westmeath An audit of County Geological Sites in County Westmeath

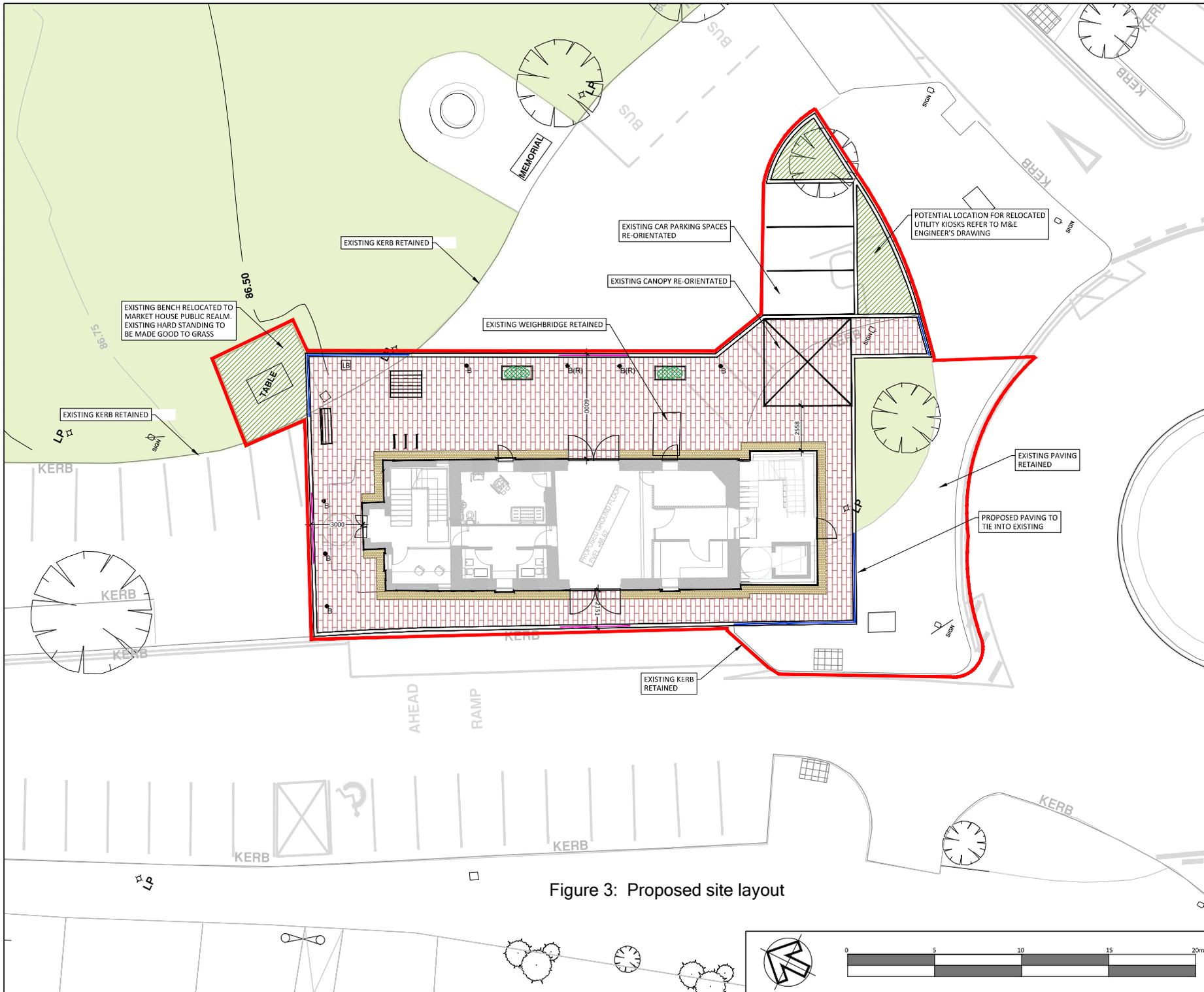


Figure 3: Proposed site layout

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**LEGEND**

- PAVING**
- TYPE 1: SILVER GREY MIX NATURAL STONE SLABS TO FOOTWAY
  - TYPE 2: SILVER GREY MIX NATURAL STONE SETTS TO FOOTWAY
- EDGES**
- TYPE 1: SILVER GREY NATURAL STONE KERB 125mm UPSTAND
  - SILVER GREY NATURAL STONE KERB DROPPED KERB
  - SILVER GREY NATURAL STONE KERB FLUSH KERB
- FURNITURE**
- BOLLARD / REMOVABLE BOLLARD
  - BENCH
  - PICNIC TABLE
  - CYCLE STANDS
  - BIN
- SOFTWORKS**
- EXISTING GRASS RETAINED
  - GRASS SEEDING
  - ALUMINIUM STEEL PLANTER COLOUR: BLACK
- PLANTING**
- | Species                                | Height   | Spec                      |
|--|----------|---------------------------|
| Taxus Baccata - Pyramidal Clipped Form | 1.7m     | Rootballed & Transplanted |
| Ilex crenata - Sphere Clipped Form     | 20-40cm  | Rootballed & Transplanted |
| Stipa tenuissima                       | 80-100cm | Container 2L              |
| Allium hollandicum 'Purple Sensation'  | 60-75cm  | Bulb / Container 2L       |

Revision Details	By	Date	Rev

Status: **PLANNING**

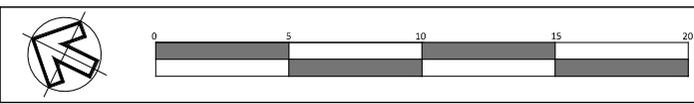
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 T: +44 (0)28 9029 8020 E: info@parkhood.com parkhood.com

Client : **Westmeath County Council**

Project : **Castlepollard Regeneration Project  
 Castlepollard, Westmeath**

Title : **Landscape Layout - Market House Public Realm**  
 Scale@A1: 1:100 Date: January 2022  
 Dwg.no: 7192-L-2000



### 8.3 Neolithic (4,500 – 2,500 BC)

8.3.1 The Neolithic Period began around 4,500 BC with the arrival of farming. The introduction of a settled agricultural regime allowed some industrial specialisation (flint mining, polished stone axe production), the establishment of long-lasting settlements and the erection of megalithic tombs. Pottery was produced for the first time and exploitation of the flint resource continued for the manufacture of tools. Substantial houses and settlements were constructed and, with many such sites have been discovered in the last 10 years. Megalithic tombs, built of large stones, are some of the most prominent funerary sites in the landscape, many of which were used as burial monuments to inter the remains of the dead.

### 8.4 Bronze Age (2,500 – 500BC)

8.4.1 The beginning of the Bronze Age, around 2,500 BC, was marked by the appearance of new types of pottery (Beakers, Food Vessels and Urns) and by the introduction of metallurgy (working with gold and bronze). Although wedge tombs date from this period, new burial practices in the form of single inhumations and cremations (often in cists and pits) and earthen barrows replaced the megalithic tomb tradition. Stone circles are probably the best-known monuments of the Bronze Age. Standing stones are sometimes assigned a Bronze Age date and may mark burials of the period. Settlement sites of the Bronze Age are being revealed at a dramatic rate in recent years; the houses are generally circular and leave no visible traces on the surface. Many artificial islands, or crannogs, also date to this period; composed of brushwood, timbers and stone, they are found in small lakes and areas of drained and reclaimed land. The most numerous monuments of the period, however, are fulachta fiadh, or burnt mounds, composed of charcoal, ash and fire-cracked stones; thought to be cooking places, they often have hearths, troughs and wood-lined pits associated with them. The majority of these sites have no upstanding remains and are usually revealed at the topsoil-stripping stage of archaeological investigations.

### 8.5 Iron Age (500BC – AD500)

8.5.1 Evidence of human activity and settlement in the Iron Age is surprisingly sparse, though more sites are gradually being discovered as part of development led archaeological works. Important Iron Age sites include the Black Pigs Dyke a considerable earthwork which stretches through Counties Leitrim, Longford, Monaghan, Cavan, Fermanagh and Down. As the name indicates, it was during this period that the manufacture and use of iron and steel tools, weapons and other artefacts first took place, though the tradition of pottery production apparently disappeared.

### 8.6 Early Medieval (550AD – 1177AD)

8.6.1 The term 'Early Medieval' is used to refer to the period from about 500 to the Anglo- Norman invasion of east Ireland in 1169, though it is being increasingly referred to as the Early Medieval period. Monuments from this period are the most numerous in the landscape, with tens of thousands in the whole of Ireland. These include defended settlements including raths, cashels, crannogs, unenclosed settlements, ecclesiastical sites and souterrains. The most plentiful of these are raths, which were farmsteads enclosed by banks and ditches. Many of the destroyed sites listed as enclosures in the SMR are probably the remains of raths disturbed by agricultural improvement schemes. Rathes are generally circular or oval but vary in size and in the number of enclosing banks and ditches. Cashels are

enclosures in rocky upland areas, of similar date and function as raths but with stone-built walls instead of banks and ditches.

- 8.6.2 Associated with such sites are souterrains, underground structures most commonly made by digging open trenches, lining them with boulders to form dry-stone walls, and then roofing them with large stone lintels before covering with soil. Due to the removal of associated upstanding remains, many souterrains are found with no obvious accompanying settlement; these are difficult to anticipate prior to their exposure.
- 8.6.3 As is clear from the name, this period saw the introduction of Christianity, and subsequently literacy into Ireland and, therefore, the start of the historic period. There are several hundred ecclesiastical sites of the period within Ireland, varying greatly in size and state of preservation. Some are occupied by modern churches, some are still used for burial, some have been completely destroyed.

## 8.7 Medieval (1177AD – 1603AD)

- 8.7.1 The Medieval period in Ireland began with the Anglo-Norman invasion in 1169-70, and while the main focus of Anglo-Norman incursions was in east Ulster where Antrim and Down were quickly subdued and settled, the south Ulster borderlands were very much an “in between” place. In the early 13<sup>th</sup> century, there was an attempt to colonise parts of Cavan and Leitrim although the sporadic campaigns petered. Although. Where settlement did occur, the Anglo-Normans introduced new types of structures, prominent among which were mottes (flat-topped earthen mounds), stone castles and further monastic foundations.

## 8.8 Post Medieval (1603AD – 1750AD)

- 8.8.1 The Plantation of Ulster dominated the post-Medieval period. After the Flight of the Earls in 1607, large tracts of Counties Antrim, Down, Londonderry and Cavan were granted by the Crown to English and Scottish settlers in ‘Proportions’ of land of 1,000, 1,500 or 2,000 acres, on condition that the holders were able to build strong houses and enclosures. These in turn functioned as the nucleus for the growth of towns.

## 9. **Historical Background**

- 9.1 Meath was a kingdom in Ireland from the 1<sup>st</sup> - 12<sup>th</sup> century and its name comes the Irish *Mide* meaning "middle," denoting the location in the middle of the island. At its greatest extent, it included all of Co Meath and Co Westmeath as well as parts of Counties Cavan, Dublin, Kildare, Longford, Louth and Offaly.
- 9.2 The larger province of Meath, which spanning from the Irish Sea across to the River Shannon, is traditionally said to have been created by Túathal Techtmar, a king in the 1<sup>st</sup> century, from parts of the other four provinces. In the 4<sup>th</sup> – 5<sup>th</sup> centuries its territories were taken over by the Uí Néill from Connacht and they pushed out the local Laigin tribes. The Uí Néill assumed the ancient titles of Kings of Uisnech in Mide and Kings of Tara in Brega and claimed a cattle-tribute, the Bóroma Laigen, on the Laigin. The Uí Enechglais were an early paramount dynasty of the Laigin and an ogham stone found south of Slane suggests they controlled the Brega area in Co Meath together with Carbury Hill and the plains of Kildare. During the early 6<sup>th</sup> century, they were expelled across the Wicklow Mountains.
- 9.3 The Uí Failge and Uí Bairrche belonged to the Laigin but may also be associated with the Iverni. In medieval Ireland, the Kings of Mide were of the Clann Cholmáin, a branch of the Uí Néill. They came to dominate their Southern Uí Néill kindreds, including the Síol nÁedo Sláine in Co Meath, the Uí Failghe

and Uí Faelain tribes of the Laigin and the Kingdom of Dublin. Several were High Kings of Ireland. The position alternated with their kindred the Northern Uí Néill for many centuries. The kingdom came under pressure in the 11<sup>th</sup> - 12<sup>th</sup> centuries from other provincial kings who sought the position of High King of Ireland and the Kingdom of Breifne under Tigernán Ua Ruairc. Mide was frequently overrun and partitioned so began to collapse as a coherent kingdom.

- 9.4 Following the Norman invasion of Ireland, in 1172, the kingdom was awarded to Hugh de Lacy as the Lordship of Meath by Henry II of England. The grant of Meath was not accepted by Tighearnán Ó Ruairc, King of Bréifne, who ruled the area. Following a confrontation at the Hill of Ward in early 1172, Ó Ruairc was slain and de Lacy assumed control. The de Lacey's controlled the Lordship of Meath until the death of Walter de Lacey in 1241 when it was divided between the two daughters of his son Gilbert, Margery and Maud. The Lordship of Meath was temporarily reunited in 1328 by Roger Mortimer 1<sup>st</sup> Earl of March the husband of Joan who was the granddaughter of Maud.
- 9.5 During 1323 a junior branch of the FitzSimons family from Herefordshire settled in Dublin before expanding into counties Meath, Westmeath, Laois and Offaly. It has been suggested that this FitzSimons family settled at Tullyally, to the west of Castlepollard, and built a castle.
- 9.6 Norman control of Ireland gradually waned during the 13<sup>th</sup> – 15<sup>th</sup> centuries and became more focused around an area known as The Pale. Eventually, only part of what was the Lordship of Meath was located within the Pale and under control of the English Crown, whilst the rest was controlled by either the Gaelic Irish or Normans previously loyal to the Crown. This resulted in the Counties of Meath and Westmeath Act 1543 which was passed by the Parliament of Ireland and Meath was divided into the eastern portion retaining the name Meath and the western portion called Westmeath.
- 9.7 During the Nine Year's War (1593 – 1603) Robert Devereux 2<sup>nd</sup> Earl of Essex arrived with an army which included Captain Nicholas Pollard originally from Devonshire and thought to be the younger son of Sir Lewis Pollard of King's Nympton, Devon a judge on the King's Bench. After the campaign, Captain Nicholas Pollard was settled on land in the Mayne area with Cionn Torc (Kinturk), a lush valley between the lakes, granted 'in capite' by Queen Elizabeth I to Captain Pollard. Little is known of his military achievements, but the grant of the lands suggests that his services were valued highly. He built a small castle at Rathyoung which he called Castle Pollard.
- 9.8 The Down Survey of Ireland<sup>3</sup> records the owner of the townland of Townparks in 1641 to be Richard Nugent 1st Earl of Westmeath and in 1670 to be James Duke of York. The owner of the townland of Kinturk Demesne in 1641 it recorded as Walter Pollard and 1670 the owner is Captain Henry Pakenham. A census of the townland was conducted in 1659 and records a total of 37 people living in the townland classified as 22 English and 15 Irish. The Down Survey also records the forfeiture of the land belonging to the FitzSimons family and the regranteeing of Tullyally to Captain Henry Pakenham who built a fortified house near the FitzSimons castle which is known interchangeably as Tullyally Castle and Pakenham Hall. Henry Pakenham gained the rank of Captain between 1642 and 1665 in the Parliamentary Dragoons in Ireland<sup>4</sup>. On 17<sup>th</sup> October 1665 he was granted lands that included acreage in the Barony of Bantry, Co Wexford and Tullyally, Co Westmeath in lieu of £4,363 arrears of pay. He held the office of Member of Parliament (M.P.) for Navan in 1667. In 1740 Henry Pakenham's grandson Thomas married Elizabeth Cuffe, who was the great great niece of the 2nd Earl of Longford who died childless<sup>5</sup>. Thomas Pakenham became Baron Longford in 1756 and in 1785 Elizabeth was created

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<sup>3</sup> <http://downsurvey.tcd.ie/>

<sup>4</sup> Mosley, C. (2003) *Burke's Peerage, Baronetage & Knightage*, 107th edition, 3 volumes. Wilmington

<sup>5</sup> <http://www.tullyallycastle.ie/index.php/history>

Countess of Longford in her own right. She was succeeded by her grandson Thomas Pakenham who became the 2nd Earl of Longford. The family continue to own and reside at Tullyally Castle.

- 9.9 Walter Pollard, the son of Captain Nicholas Pollard, had his lands 'erected into the Manor of Castlepollard by letters patent, dated 36 Charles II<sup>6</sup> after the Restoration of the Monarchy in 1660. The grant was made by charter from King Charles II and approved by the Irish Parliament. The charter also charged Walter Pollard with the building of a town on the lands of Rathyoung and Ballinagross which became Castlepollard. In addition, he was granted a permit for a weekly market and a fair which was held four times annually. Walter Pollard built Kilafree Church in 1672 and his son, also called Walter, was appointed High Sheriff of Co Westmeath in 1692 and in 1716 built Kinturk House and the town jail.
- 9.10 After the second Walter Pollard died in 1718, he was succeeded by his son Dillon Pollard who died childless, and the manor passed to his sister Letitia Pollard<sup>7</sup>. Letitia married Major Charles Hampson who assumed the name and arms of Pollard. The Pollard family gradually improved the residence and the demesne by rebuilding the adjoining outbuildings and developed the town of Castlepollard. Between 1803 and 1839, Castlepollard was transformed into an elegant and spacious small town by William Dutton Pollard who also served as High Sheriff of Co Westmeath in 1812.
- 9.11 On 23<sup>rd</sup> May 1831 Castlepollard's fair took place and a jug was broken in Fagan's public house located on the corner of the Square and Water Street. An argument arose as to who would pay for the damage. The Constabulary arrived and arrested a man but after being surrounded and jeered by the crowd, the man was released. Later the Constabulary returned armed with muskets under the command of Chief Constable Peter Blake. They formed up between the corner of the Market House and the pump in the centre of the Market Square and fired a number of volleys into the crowd resulting in 13 deaths and many injured. The Market House was used as a temporary morgue. An inquest was held and the coroner committed 19 policemen to jail in Mullingar to await trial on charges of causing the deaths. The policemen were tried at the Summer Assizes in Mullingar in July 1831. Mr. C.P. Wallace, solicitor, prosecuted the case against the police. After a trial lasting 30 hours a verdict of not guilty was found in all cases and the policemen were discharged.
- 9.12 This incident may have been related to the enforcement of collection orders during the Tithe War (1831–1836). Sporadic violence broke out around this time when the police entered local fairgrounds to enforce seizure orders on cattle for non-payment of tithes. Order was finally restored by the rescinding of seizure orders in 1836. The subsequent revision of the Tithe Act commuted the levy. The Church of Ireland was disestablished by the Gladstone government in 1869, and the tithe was abolished.
- 9.13 In the early 19<sup>th</sup> century, the main town and the Pollard family properties underwent a major reconstruction program. The Kinturk Demesne residence and the adjacent town buildings were rebuilt in the classical Georgian style of the period and some common lands were enclosed. A new Church of Ireland building was erected in the Square, along with the Market House. Located on the west side of the green, this was the town's major public building and landmark. The quarterly Court of Petty Sessions convened here.
- 9.14 During the War of Independence, the Irish Republican Army (IRA) burned the Royal Irish Constabulary (RIC) barracks located on the Mullingar Road as part of a wave of burnings targeting government offices throughout Ireland in an effort to cripple the civil service in its day-to-day administration of the country. The RIC then moved to the courthouse. In 1921 the Market House was burnt by the Black and Tans. Two sitting magistrates were kidnapped by the IRA on their way to the court. The men were held hostage

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<sup>6</sup> Burke, B. (1911) *A Genealogical and Heraldic History of the Landed Gentry of Ireland*

<sup>7</sup> *Ibid.*

locally, reportedly in a cow byre on the Hill of Moal, and they were released unharmed after forty-eight hours. The Market House was rebuilt in 1926 and serves as the Town Fire Station.

## 10 Desk Based Study

### 10.1 Sites and Monuments Record

10.1.1 The desk-based assessment shows that the proposed development is situated within an established archaeological landscape with 12 archaeological sites and monuments (SMR) recorded within a 2km study area ranging in date from the Prehistoric to the Modern period (fig. 4; Table 1).

SMR No.	Site Type	General Period	Townland
WM003-092----	House - fortified house	Medieval	Pakenhamhall or Tullyally
WM003-094----	Moated site	Uncertain	Mullanakill
WM003-095----	Barrow - mound barrow	Prehistoric	Mullanakill
WM003-096----	Church	Post Medieval	Townparks
WM003-096001-	Graveyard	Post Medieval	Townparks
WM003-096002-	Grave slab	Post Medieval	Townparks
WM003-096003-	Memorial stone	Post Medieval	Townparks
WM003-096004-	Memorial stone	Post Medieval	Townparks
WM007-010----	Ringfort - rath	Early Medieval	Kinturk Demesne, Townparks
WM007-011----	Barrow - ring-barrow	Prehistoric	Slieveboy
WM007-108----	Icehouse	Modern	Kinturk Demesne
WM007-121----	Ritual site - holy well	Uncertain	Kinturk Demesne

Table 1: List of sites recorded on the SMR within 2km of the proposed development

- 10.1.2 The two Prehistoric sites include a mound barrow (WM003-095----) and a ring barrow (WM007-011----) located 0.75km north and 1.4km southeast of the PDA, respectively. The south side of the mound barrow was partially excavated in 1792 and a burial chamber or cist containing human remains and lined with flagstones and roofed with flat lintels was uncovered<sup>8</sup>. The stone material found in the mound was subsequently used by local people to construct cottages at the north end of Castlepollard. The ring barrow is a roughly circular, fairly well-preserved ring-barrow with a flat-topped, steep-sided platform surrounded by a deep flat-based ditch and a flat-topped outer bank<sup>9</sup>.
- 10.1.3 The Early Medieval sites include rath site (WM007-010----) located 0.5km east of the PDA. There are only partial remains of the rath as a road runs through the centre of the monument and landscaping work to the north and south of the road have removed sections of the bank.
- 10.1.4 The Medieval sites located within the study area include a fortified house (WM003-092----) located between 1.9km northwest of the PDA. The castle is thought to be the location of a medieval castle depicted on the 1657 Down Survey map of Mayne Parish and was owned by Thomas FitzSimons in 1641. The remains of the site consist of a low natural rise outlined by a steep straight scarp and at the top of the rise is a wide, fairly flat platform. Prior to 1670 the lands were forfeited by Thomas FitzSimons and granted to Captain Henry Pakenham and he constructed a new fortified house with the SMR records suggesting that it was constructed as early as 1655. A small illustration of the fortified house was found

<sup>8</sup> Price, L. (1942) An eighteenth-century antiquary: the sketches, notes and Diaries of Austin Cooper, 1759-1880. Dublin.

<sup>9</sup> McGuinness, D. (2015) The prehistoric burial mounds & related monument of Co Westmeath. Part III - Monuments in Northern & Eastern Westmeath (Baronies of Delvin & Fore, & Parts of Baronies of Farbill, Fartullagh, Moygoish, Moyashel & Magheradernon). Unpublished survey funded by Westmeath County Council in association with Westmeath Archaeological & Historical Society.

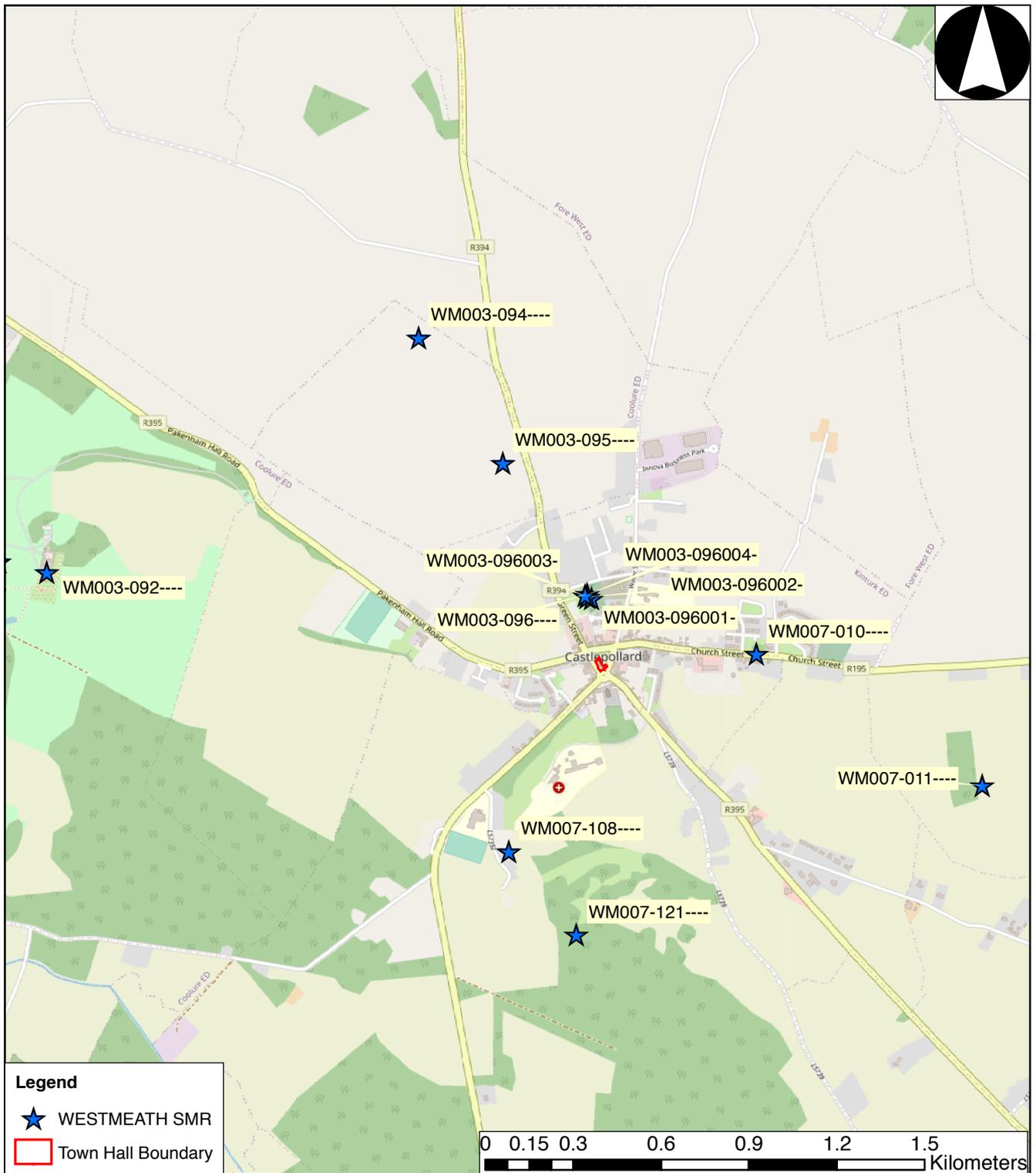


Figure 4: Location of recorded Sites and Monuments within 2km of proposed development

in a family diary dating to 1736, which shows large formal gardens on the southern slope below the house of canals and basins flanked by avenues of trees<sup>10</sup>. The castle, referred to as both Tullyally Castle and Pakenham Hall, has been extended and remodelled over the centuries and is included on the National Inventory of Architectural Heritage (NIAH) under NIAH RefNo. 15400321.

- 10.1.5 The Post Medieval Church (WM003-096----) is located 0.2km north of the PDA on the market square of Castlepollard. The site contains the remains of a ruined church, potentially the original church constructed by Walter Pollard in 1679 as there is a memorial date stone (WM003-096004-) on the external face of the south wall inscribed with the date. There are a further three SMR sites connected with the church and includes a graveyard (WM003-096001-) with memorials mainly dating from the Post Medieval period onwards surrounding the ruins and is known locally as Killafree Graveyard; a grave slab (WM003-096002-) which blocks the entrance into the subterranean burial vault of Walter Pollard and his family located beneath the south transept chapel; and a memorial stone (WM003-096003-) marking the construction of the church in 1679.
- 10.1.6 A modern icehouse is located within the study area, associated with Kinturk House (WM007-108----) 0.7km south of the PDA.
- 10.1.7 There are two sites of uncertain date included in the study area, a moated site (WM003-094----) and a Holy Well (WM007-121----) located 1.2km north and 0.4km south of the PDA. The moated site is a rectangular shape with a low earthen bank and shallow ditch and the Holy Well is enclosed by flagstones and according to local folklore was known as the 'well of the leaking hands'.
- 10.1.8 None of the aforementioned sites are located within the boundaries of the Proposed Development Area.

## 10.2 Recorded Structures

- 10.2.1 There 56 recorded structures on the National Inventory of Architectural Heritage (NIAH)<sup>11</sup> within 2km of the PDA which includes Tullyally Castle (15400321), a building of national importance which has been the home of the Pakenham Family, the Earls of Longford, for over 300 years and it is possible that the fabric of the original house built by Henry Pakenham, c.1665, is contained within the existing edifice.
- 10.2.2 Within the immediate environs of the proposed development are 15 recorded structures of regional importance on the NIAH within 100m of the PDA (fig. 5; Table 2). These structures are located within the town of Castlepollard and many date to the extensive remodelling of Castlepollard and its redevelopment around a central market square c.1815, the majority of which are also afforded Protected Structure status.
- 10.2.3 The Market House (15302044) itself is recorded within the NIAH records as an architecturally significant structure. The original market house was constructed c.1815 as part of a redevelopment at the time and was used as a market house and courthouse until it was burnt down c.1921. The building was rebuilt c.1926, externally refurbished c.1975 and has been used as a town hall, fire station and library. Whether the original building or the newer build building, the market house has been an important building in the history of Castlepollard and has played a central role in the economic and social history of the town since the early 19<sup>th</sup> century, although it is not included in the Record of Protected Structures.
- 10.2.4 The water pump (15302029) and vent pipes (15302042; 15302048) are freestanding cast-iron structures erected c.1910 and c.1900. The water pump has a fluted cylindrical shaft with a moulded base and neck, fluted cap and acorn finial. The vents comprise of a fluted pedestal with moulded necking and a cylindrical shaft with a splayed saw tooth-profiled parapet to the vent opening. These structures are

<sup>10</sup> <http://www.tullyallycastle.ie/index.php/history>

<sup>11</sup> <https://www.buildingsofireland.ie/>



Figure 5: Location of recorded NIAH Record / Recorded Structures within 100m of proposed development

early examples of mass-produced cast-iron work. The water pump and one of the vent pipes are also afforded protected structure status.

NIAH No.	Protected Structure No	Date	Name	Address	Value	Original Use	Current Use
15302025	007-021	1800 - 1840	The Corner Shop	Church Street, Castlepollard	Regional	House	Shop; House
15302029	007-022	1900 - 1920		The Square, Castlepollard	Regional	Water Pump	Disused Water Pump
15302030	003-007	1810 - 1830		The Square, Castlepollard	Regional	House	House
15302031	007-023	1870 - 1890	Bank of Ireland	The Square, Castlepollard	Regional	Bank; House	Bank
15302032	003-008	1830 - 1870	J. McGovern	Dublin Road, Castlepollard	Regional	Shop	Office
15302035	007-026	1800 - 1840		The Square, Castlepollard	Regional	House	House
15302036	007-027	1820 - 1830	St. Michael's Church of Ireland Church	The Square, Castlepollard	Regional	Church	Church
15302037	007-028	1870 - 1890	Ulster Bank	The Square, Castlepollard	Regional	Bank	Bank
15302038	007-029	1800 - 1840		Mullingar Road, Castlepollard	Regional	RIC Barracks	House
15302039	007-030	1800 - 1830	Kenny's	Mullingar Road, Castlepollard	Regional	House	House
15302040	n/a	1820 - 1840		The Square, Castlepollard	Regional	House	House
15302041	007-031	1840 - 1880	Connies Bar / Barry's Pharmacy	The Square, Castlepollard	Regional	Shop	Public House; Shop
15302042	n/a	1890 - 1910		Church Street, Castlepollard	Regional	Vent Pipe	Vent Pipe
15302044	n/a	1800 - 1830	The Market House	The Square, Castlepollard	Regional	Market House	
15302048	007-036	1890 - 1910		Dublin Road, Castlepollard	Regional	Vent Pipe	Disused Vent Pipe

Table 2: List of buildings listed on NIAH register within 1km of the proposed development

- 10.2.5 Around the Market Square, there are five houses (15302025; 15302030; 15302035; 15302039; 15302040) which appear to date to c.1820 when the centre of Castlepollard was redesigned. Of particular note is 15302028, an example of an urban vernacular house with most of its original features and character and is the only surviving example of its type in the village; and 15302030 which is described as the finest private dwelling house still surviving on the square with its iconic doorcase and the delicate petal fanlight over the door.
- 10.2.6 The constabulary barracks (15302038) were built c.1820 and is now used as a private residence with the only evidence of its previous use being the cast-iron bars on the ground floor windows.
- 10.2.7 St Michael's Church of Ireland Parish Church (15302036) was built c.1827 to a gothic revival design and the clock in the tower, designed by J. Booth and Son, dates from 1887 and was erected in memory of the 4th Earl of Longford. A number of the earlier marble memorials and monuments (earliest is in memory of Catherine Gunning in 1751) pre-date this church and according to the NIAH database were probably moved from Killafree Church (WM003-096----) after it was deconsecrated.
- 10.2.8 Four commercial properties located in the Market Square are included in the NIAH database and include two shops and two banks. The earliest of these shop buildings (15302032) which retains its early form, character and fabric was constructed c.1850. The timber shop front possibly dates to the late 19<sup>th</sup> or early 20<sup>th</sup> century and is the only surviving shopfront of this type in Castlepollard. The second, more substantial, shop (15302041) was constructed c.1860 and was originally one unit but despite now being divided into two shops has retained its original character and form. Previous occupiers of the building include Hennessy's Department Store, which was one of the largest commercial enterprises in north

Westmeath during the 20<sup>th</sup> century and the building is an important part of the social history of Castlepollard.

- 10.2.9 The Ulster Bank (15302037) was constructed c.1878 as a detached structure adjacent to St Michael's Church of Ireland. The 'Hand of Ulster' motifs which appear on either end of the frieze indicate that the building was purpose built as a bank and continues in this use. The Bank of Ireland (15302031) with attached bank managers residence was built c.1880 on the site of the original Church of Ireland rectory. According to the NIAH database, the building was probably designed by Sandham Symes who designed many of the Bank of Ireland buildings at this time. This particular branch is notable for not following the usual palazzo style designs at the time and it has been suggested the Symes either did not want to overwhelm the low roofline of the early 19<sup>th</sup> century buildings surrounding the square or that an existing building was remodelled.

### 10.3 National Museum of Ireland Finds Database

- 10.3.1 The finds database from the National Museum of Ireland<sup>12</sup> was consulted to establish whether any archaeological artefacts have been discovered within the PDA, giving further indication of the archaeological potential of the area. There were no artefacts listed from within the boundaries of the PDA.

### 10.4 Historic Maps

- 10.4.1 A series of historic maps from 1685 – 1914 were consulted to examine the development of the proposed development area and its immediate surroundings (figs. 6a - d).
- 10.4.2 The County of Westmeath map drawn by William Petty in 1685 shows the wider landscape and the placenames associated with the area at that time: Rathyoung, Kinturk and Tullinally. The placenames of Kinturk and Tullinally remain as the modern townlands of Kinturk Demesne and Tullynally whilst Rathyoung was renamed to Castlepollard with the development of the settlement of Castlepollard.
- 10.4.3 The Counties of Longford, Meath and Eastmeath map drawn by H. Moll in 1728 depicts the location of the settlement of Castlepollard and the main road travelling through the settlement from south to north. Tullinally is depicted to the northwest of Castlepollard.
- 10.4.4 The main road layout through Castlepollard is depicted in Taylor and Skinner's Maps of the Roads of Ireland Surveyed in 1777 with the four main roads exiting the centre, with one road then dividing in two. The maypole is marked and labelled in the centre of Castlepollard. The map also depicts large houses and their estate names such as Drumcree, Reefstran, Barbavilla owned by Smith Esq. and an unnamed house owned by Pollard Esq. well as Kilpatrick Church to the southwest of the settlement.
- 10.4.5 The map of the County of Westmeath by William Larkin produced in 1808 shows more details of the wider landscape with the layouts and private roads of the estates of Kinturk and Tullinally (labelled as Pakenham Hall). There is additional detail of the layout of the Castlepollard and the location of buildings along the roads illustrated by a thicker black line. The buildings in Castlepollard are not labelled but one in the north of the settlement is depicted separately which may be the Kilafree Church constructed by Walter Pollard in 1672.
- 10.4.6 The 1<sup>st</sup> Edition OS 6<sup>th</sup> map (1838) shows the well-established town of Castlepollard with buildings and houses lining the main streets. The overall shape of the buildings and houses are indicated with many facing onto the road with rear gardens and outbuildings depicted. The Police Station, a new Church of

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<sup>12</sup> <https://www.heritagemaps.ie/WebApps/HeritageMaps/index.html> accessed 01.11.2021



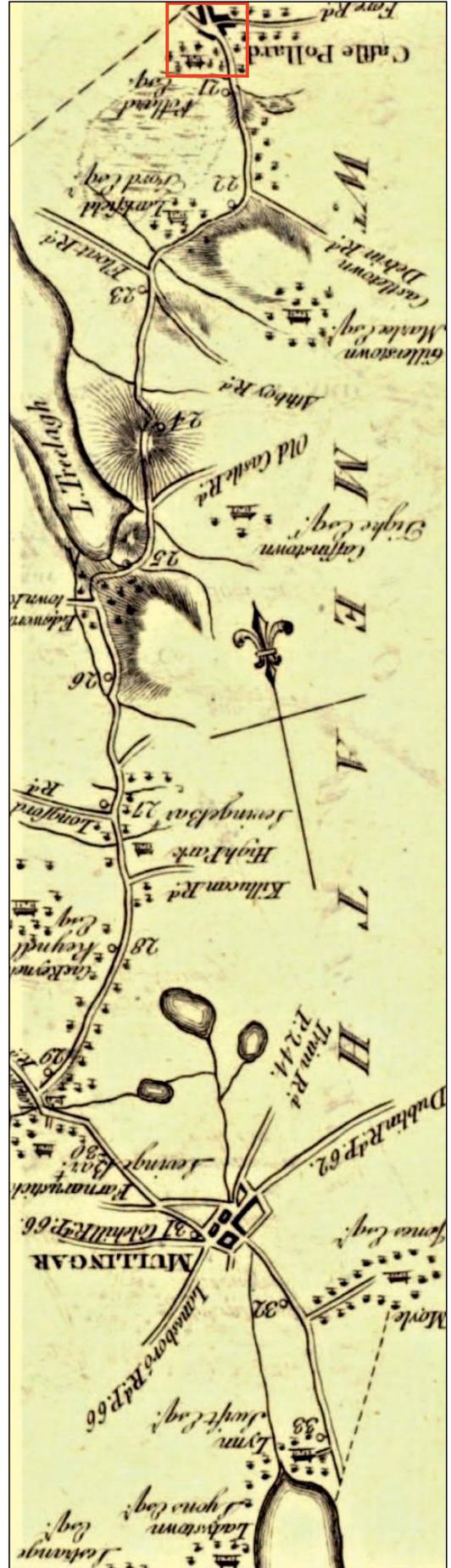
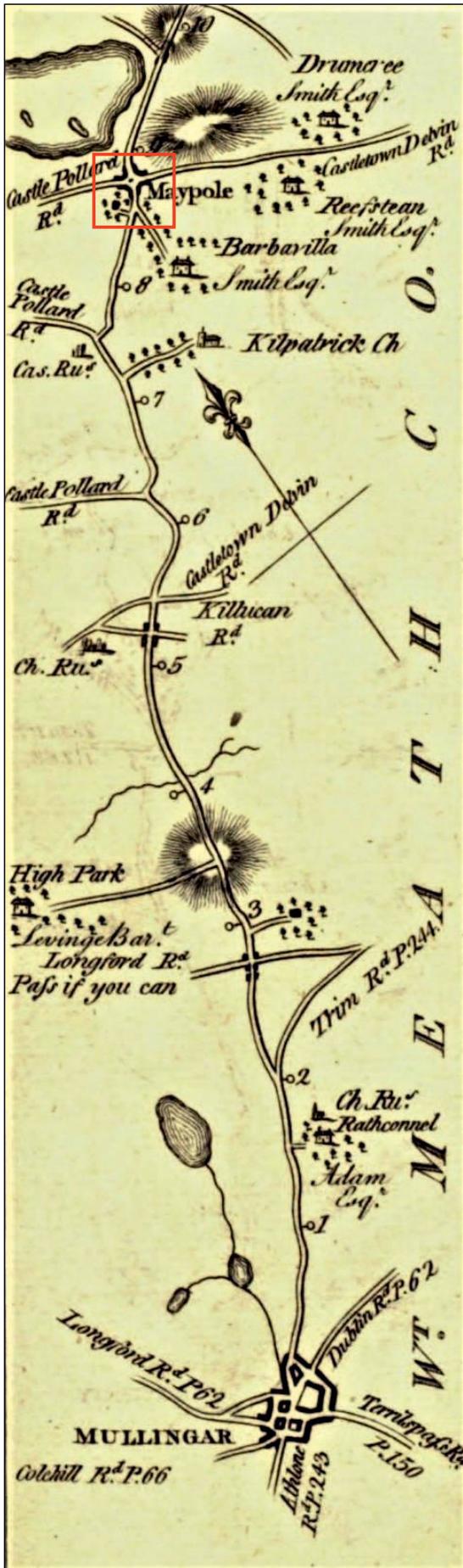
The County of Westmeath by William Petty in 1685



The Counties of Longford, Meath and Eastmeath by H. Moll in 1728

 Location of Castlepollard

Figure 6a: Historic maps of the Proposed Development Area from the 17th - early 18th centuries



Location of Castlepollard

Figure 6b: Historic maps of Castlepollard from Taylor and Skinner's Maps of the Roads of Ireland Surveyed 1777



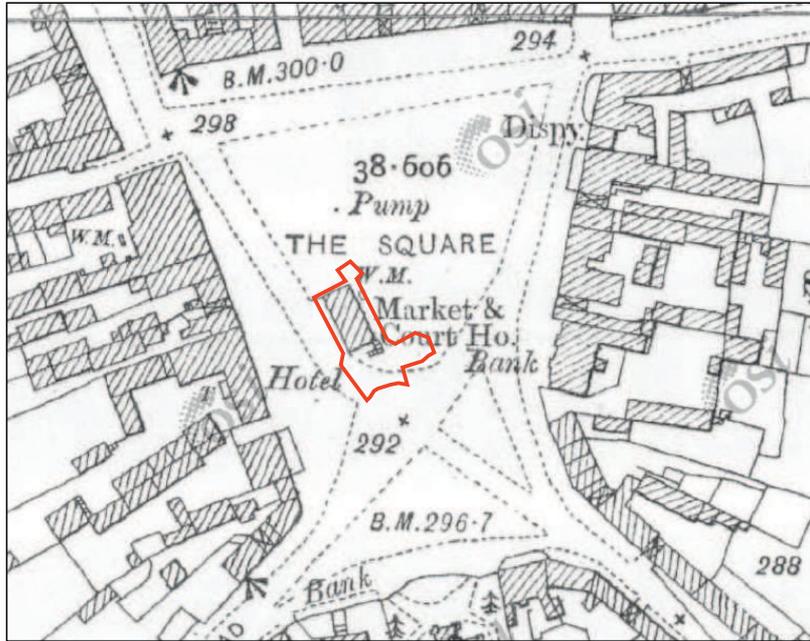
Map of the County of Westmeath by William Larkin in 1808



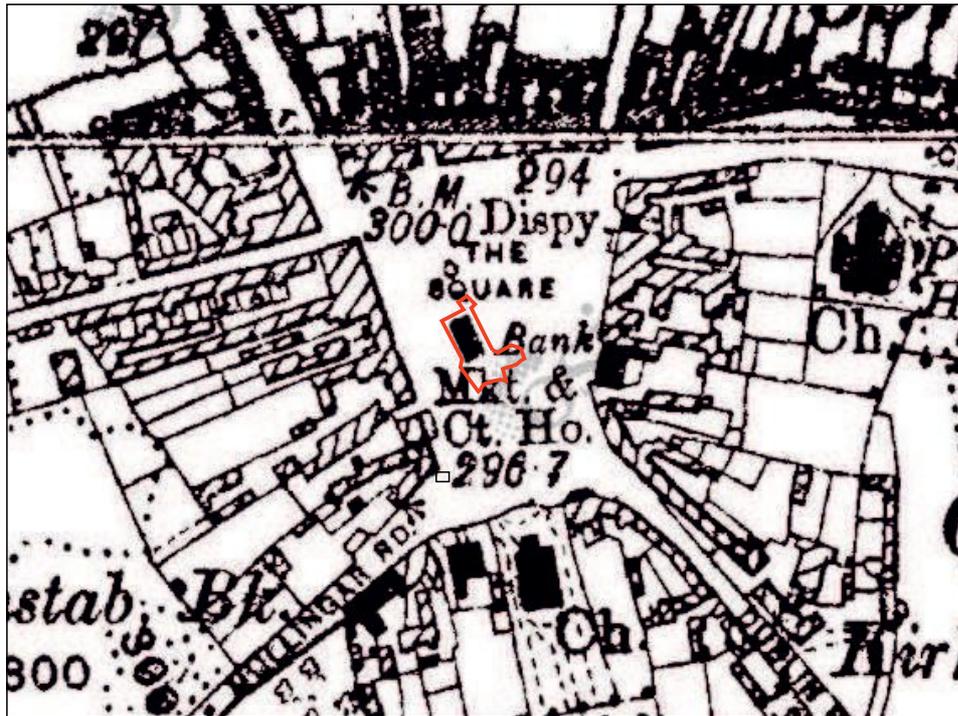
First Edition OS 6" map in 1838

 Location of Castlepollard / Site Boundary

Figure 6c: Historic maps of the Proposed Development Area from the 19th century



OS 25" Map in 1911



Third Edition OS 6" map in 1914

 Site Boundary

Figure 6d: Historic maps of the Proposed Development Area from the early 20th century

Ireland Parish Church, Post Office, Pound and the Market House are labelled. The Market House is located in the centre of the town square, at the junction of three converging streets.

- 10.4.7 The OS 25" map (1911) shows the layout of the buildings surrounding the town square in more detail with the Market House clearly marked as a long rectangular building and is also annotated as being used as the Court House. The town square has a hotel, a dispensary, bank and a water pump.
- 10.4.8 The 3<sup>rd</sup> Edition OS 6" map (1914) shows no changes or additional buildings in and around the Market House.
- 10.4.9 An examination of the historic maps has shown that the proposed development has historically been located centrally within Castlepollard, within an area of the town which has remained largely open space at the convergence of three streets.
- 10.4.10 No previously un-identified potential archaeological or new historical sites were noted from inspection of the historic maps.

## 10.5 Aerial Photographs

- 10.5.1 Aerial photographs (fig. 7) have been examined to trace the modern development of the PDA and identify any potential unknown archaeological features in the landscape.
- 10.5.2 The aerial photograph shows the PDA to be centred at Market Square. The Market Square of Castlepollard is triangle shaped with roads along each side and a roundabout at the southern point. The roads are lined with houses, shops and the Church of Ireland Parish Church. The central area of Market Square contains a tree lined grass area, carpark and the Market House.
- 10.5.3 No previously unknown archaeological features were identified in the aerial photographs.

## 10.6 Griffiths Valuation

- 10.6.1 Griffiths Valuation<sup>13</sup> records, published between 1847 - 1864 were consulted as a means of establishing the development of land use within the boundaries of the PDA from the mid-19<sup>th</sup> century.
- 10.6.2 The records show that the PDA is located across two plots in two townlands on the valuation map. Plot 32 in the townland of Townparks includes the centre of Castlepollard and a detailed town map corresponds with the Valuation Records to identify the occupiers and immediate lessors as well as the use and value of each building and area of land. Plot 7A in the townland of Kinturk Demesne includes Kinturk House estate owned and occupied by the Pollard family.

Record	Year	Plot	Occupier	Lessor	Description of Tenement	Area	Value of Land	Value of Buildings
Griffiths Valuation	1863	7A	William Pollard-Urquhart M.P.	In fee	House, gatehouses, offices & land (part plantation)	430 acres, 0 roods, 18 perches	£183 15s	£90

## 10.7 Place name evidence

- 10.7.1 Often the origin of town or townland names<sup>1415</sup> will indicate the historic topography of an area or its use in past times. As such a search of the meanings of place names can assist in the assessment of archaeological potential of an area.

<sup>13</sup> <http://www.askaboutireland.ie/griffith-valuation/>

<sup>14</sup> <http://www.placenamesni.org>

<sup>15</sup> <http://www.logainm.ie>



Figure 7: Aerial photography showing modern landuse of PDA

10.7.2 The proposed development area is located within the townland of Townparks in the centre of Castlepollard.

10.7.3 Town Parks is a common townland name and is found as the name of the central portion of many substantial towns often replacing the name of the original townland, the name of which was then transferred to the town. For example, Town Parks in Ballymena for example was originally the townland of Ballymena.

## 10.8 Previous Archaeological Excavations

10.8.1 The Database of Irish Archaeological Excavation Reports<sup>16</sup> was consulted in order to identify previous archaeological investigations within the study area (Table 3).

Licence No.	Site Name/Location	Reason for Archaeological Excavation	Results of Archaeological Excavation
98E0347	Water Street, Castlepollard	Housing development	No archaeological features
03E0663	Packenhamhall Road, Castlepollard	Housing development	No archaeological features
03E1539	Water Street, Castlepollard	Housing development	No archaeological features
05E0148	Kinturk Avenue, Castlepollard	Housing development	No archaeological features
05E0717	Market Square, Castlepollard	Mixed-use development	No archaeological features
07E0094	Church Street, Castlepollard	Housing development	No archaeological features
07E0165	Oldcastle Road, Castlepollard	A mixed-use neighbourhood centre	Ground disturbance and soil removal made it impossible to undertake test trenching. It was recommended to preserve for investigation those areas not yet disturbed.
07E0166	Water Street, Castlepollard	Housing development	No archaeological features

Table 3: Previous archaeological investigations within the study area

10.8.2 Previous archaeological excavations within the study area have resulted in no archaeological remains being uncovered.

## 11. **Current Site Conditions**

11.1 The current site conditions confirm the urban environment of the proposed development area centered around the Market Square of Castlepollard,

11.2 The Market Square of Castlepollard is located within an urban built environment designed around a traditional market square with a green surrounded by two storey residential and commercial buildings on three sides (Plates 1 – 3). The Market Square green is planted with trees around the periphery and there is public seating and planting, together with a statue of the legendary Children of Lir. In a prominent location in the southwest area of Market Square is the Market House.

11.3 No newly identified archaeological features were noted through an examination of the current site conditions.

<sup>16</sup> [www.excavations.ie](http://www.excavations.ie) accessed 29.10.2021



Plate 1: View across proposed development area facing north



Plate 2: View across proposed development area facing northwest



Plate 3: View across proposed development area facing southeast

## 12. Assessment of Archaeological Potential

12.1 The assessment of the topographic potential and the examination of the type, density and distribution of archaeological sites within that landscape give rise to the identification of the archaeological potential of any given landscape. These areas of archaeological potential may be indicated given their:

- a. close proximity to recorded archaeological monuments (as depicted on the SMR and NIAH maps)
- b. close proximity to newly identified potential archaeological sites.

### 12.2 Summary of Findings- Desk Based Assessment

12.2.1 Consultation of the records maintained by the Department of Culture, Heritage and Gaeltacht revealed that the wider study area has a proven archaeological heritage with 12 SMR sites within 2km and 15 recorded structures within 100m of the proposed development. The Market House itself is recognised as an architecturally significant building dating to the mid-19<sup>th</sup> century and has been listed on the NIAH records.

12.2.2 Consultation of historical records and maps indicate that the area has been a townland with residential and commercial development prior to Taylor and Skinner's Maps of the Roads of Ireland Surveyed in 1777. Examination of the modern maps and aerial photography highlights that proposed development has been maintained as a focal building within an open space area occupying the center of the town.

12.2.3 Based solely on the desk top study, the area of the PDA can be assessed to have a moderate archaeological potential due to the sites location within an established archaeological landscape.

### 12.3 Summary of findings – Topographic Assessment: interpretation of the archaeological landscape

12.3.1 Consideration of the topographic setting of any proposed development is fundamental in the interpretation of the archaeological landscape of a given area. Three topographical characteristics may be considered as of archaeological importance within the landscape setting:

- High ground/elevated areas: These may be deemed as being of archaeological potential given their prominence in the local landscape. Numerous examples of the importance of areas of high/elevated land are recorded within the archaeological record, with specific emphasis upon early Christian defensive sites (i.e., raths/forts), prehistoric funerary (i.e., Barrows/Megalithic tombs) and ritual (i.e., prehistoric enclosures) sites.
- Areas in proximity to river courses: These areas may be deemed as being of archaeological potential given their ease of access to both natural resources such as water, food, and water energy (i.e., mills).
- Areas in proximity to lakes/coastal areas: As with those areas in proximity to river courses, these may also be deemed as being of archaeological potential due to their ease of access to water and food sources.

12.3.2 The proposed development is located within the town of Castlepollard which became a focal point for occupation after the foundation of the town prior to 1777. The PDA is located in a low-lying area between Lough Derravaragh and Lough Lene with the Yellow River to the southwest. The loughs and river in the wider landscape would provide access to natural resources such as food and water as well as transport.

12.3.3 Based solely upon the topographic setting, the PDA can be assessed to have moderate archaeological potential based solely upon its location within a wider landscape.

#### 12.4 *Summary of findings – Existing Site Conditions*

- 12.4.1 The proposed new Town Hall is located within an existing urban area, albeit largely open green space occupied by the historic Market House building. While the common green space to the north of the proposed development may be considered as being of moderate archaeological potential given its undeveloped nature, the proposed development area is located within a portion of the town square which has already seen modern development in the form of construction of existing roads and surfaces. This modern development would therefore lower the archaeological potential of the proposed development area.

### 13. **Assessment of Archaeological Impact of the Development**

#### 13.1 *Criteria for assessing the Archaeological Impact*

- 13.1.1 Proposed development plans for the new Town Hall include restoration and modernisation of the existing Market House building and the resurfacing of the area immediately surrounding the building.
- 13.1.2 The framework for identifying the archaeological impact of any development upon cultural heritage and archaeological remains uncovered during the development are governed by National legislation and with Westmeath County Development Plan 2021-2027 with specific reference to the following policies Cultural Heritage Policy Objectives CPO 14.1 – 14.4; Archaeology Policy Objectives CPO 14.5 – 14.13; Protected Structures Policy Objectives CPO 14.24 – 14.35; Architectural Conservation Areas Policy Objectives CPO 14.36 – 14.40; Vernacular Building and Structures Policy Objectives CPO 14.41 – 14.46; Historic Parks, Gardens and Demesnes Policy Objectives CPO 14.47 – 14.49; Industrial Heritage Policy Objectives CPO 14.50 – 14.52.
- 13.1.3 The criteria for assessing the impact include period, rarity, documentation, group value, survival / condition, fragility / vulnerability, diversity and potential.
- 13.1.4 This information, in conjunction with various other legal and statutory policies (as outlined above in Section 2) and with professional judgement, is used to assess the value of archaeological sites and monuments within a development.

#### 13.2 *Assessment of Archaeological Impact: Previously Identified Cultural Heritage Features.*

- 13.2.1 The proposed development site lies within an area of low - moderate archaeological / historical potential, with 12 archaeological sites and monuments and 15 recorded structures recorded within the study area, 12 of which are also designated as Protected Structures.
- 13.2.2 None of the existing known recorded archaeological sites and monument are located within or immediately adjacent to the proposed development, therefore the proposed development will not have a direct impact upon these cultural heritage features.
- 13.2.3 One recorded structures listed within the NIAH is located within the boundaries of the proposed development, although this building has not been afforded Protected Structure status. The proposed development has been designed to be sympathetic to the historic nature of the existing Market House building and aims to restore, conserve and augment this historic structure. As such the proposed development may be considered as having a neutral if not beneficial impact upon this structure.

#### 13.3 *Assessment of Archaeological Impact: Previously Unidentified/Potential Archaeological Remains*

- 13.3.1 Previous archaeological investigations associated with development works within Ireland have highlighted the potential for subsurface archaeological remains associated with both prehistoric and

historic activity to be adversely impacted upon during development works such as those carried out during development for housing, infrastructure and commercial development.

- 13.3.2 The desk-based assessment suggests that the PDA is located within an area of moderate archaeological potential considering its location within an archaeological landscape with several known sites within the study area. The boundaries of the proposed development are situated within the historic core of Castlepollard and beyond, which has retained much of its layout since at least the beginning of the 19<sup>th</sup> century. Construction works associated with modern built form may have already had an impact upon surviving sub-surface archaeological remains within the boundaries of the proposed development. Proposed development plans indicate that there will be minimal invasive ground works associated with the restoration of the Market House / Town Hall largely limited to re-surfacing of the existing footway, therefore the proposed development is unlikely to extend beyond the depth of existing formation levels. Therefore, the proposed development is likely to have a neutral impact upon previously un-identified archaeological remains.

#### **14. Conclusions and Recommendations<sup>17</sup>**

- 14.1 The desktop study has confirmed that the proposed development is located within an area of moderate archaeological potential given its location within the historic core of Castlepollard, a town whose origins date back to at least the 18<sup>th</sup> century.
- 14.2 While there remains a moderate potential for archaeological remains to survive within the site boundaries, the proposed development is unlikely to extend beyond the depth of existing formation levels. Therefore, the proposed development is likely to have a neutral archaeological impact and it is therefore recommended that it proceed with no further archaeological requirement.

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<sup>17</sup> All recommendations are subject to discussions with and the approval of the relevant heritage authorities

**Appendix K**  
**Tree Survey Report**



Rialtas na  
hÉireann  
Government  
of Ireland

Tionscadal Éireann  
Project Ireland  
**2040**

December 13th, 2021  
Update January 2022



**WESTMEATH COUNTY COUNCIL**  
Comhairle Chontae na hIarmhí

# BS5837 TREE SURVEY REPORT AIA,AMS

Site at Castlepollard Public Realm and Town Park– Park Hood

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## Site at Castlepollard Public Realm and Town Park

### Survey details

This initial BS 5837 2012 tree survey report was requested by Park Hood Landscape Architects and concerns the tree population of the above site.

All information proved to the author of this report is assumed to be accurate.

The scope of this report is to complete a BS5837 2012- Trees in relation to construction-specification tree survey of the trees and make recommendations for any tree management required.

The survey was carried out using Visual Tree Assessment (VTA) methodologies from ground level only. No below ground, invasive or destructive tests were undertaken. No soil / root samples were taken for analysis.

Weather conditions during the survey were dry with a light wind.

Due to the changing nature of trees and other site circumstances this report and any recommendations made are limited to a 1-year period. Any alteration to the subject site, trees or any development could change the current circumstances and may invalidate this report and any recommendations made.

The report is valid only for normal weather conditions. Healthy trees or parts of healthy trees may fail in normal weather situations although the risk is significantly increased in storm conditions and as the consequences of such weather phenomena are unforeseeable the tree surveyor cannot be held liable for any such failures.

Any alteration or deletion from this report shall invalidate it as a whole.

### Tree details

This survey records trees located within the Redline area designated on supplied plans as described by the project architect. The tree population has arisen through a combination of deliberate planting and self-seeding. The amenity value of the trees could be considered low to high (Town Green). The majority of trees have undergone routine maintenance.

Species include Cherry, Lime and Sycamore. There are a number of private properties bordering the site. This survey has been completed on the basis that the locational information provided on the topographical survey is correct.

The site has a population of 94 trees surveyed as individual trees and as groups. The species breakdown can be explored in Figure 1.

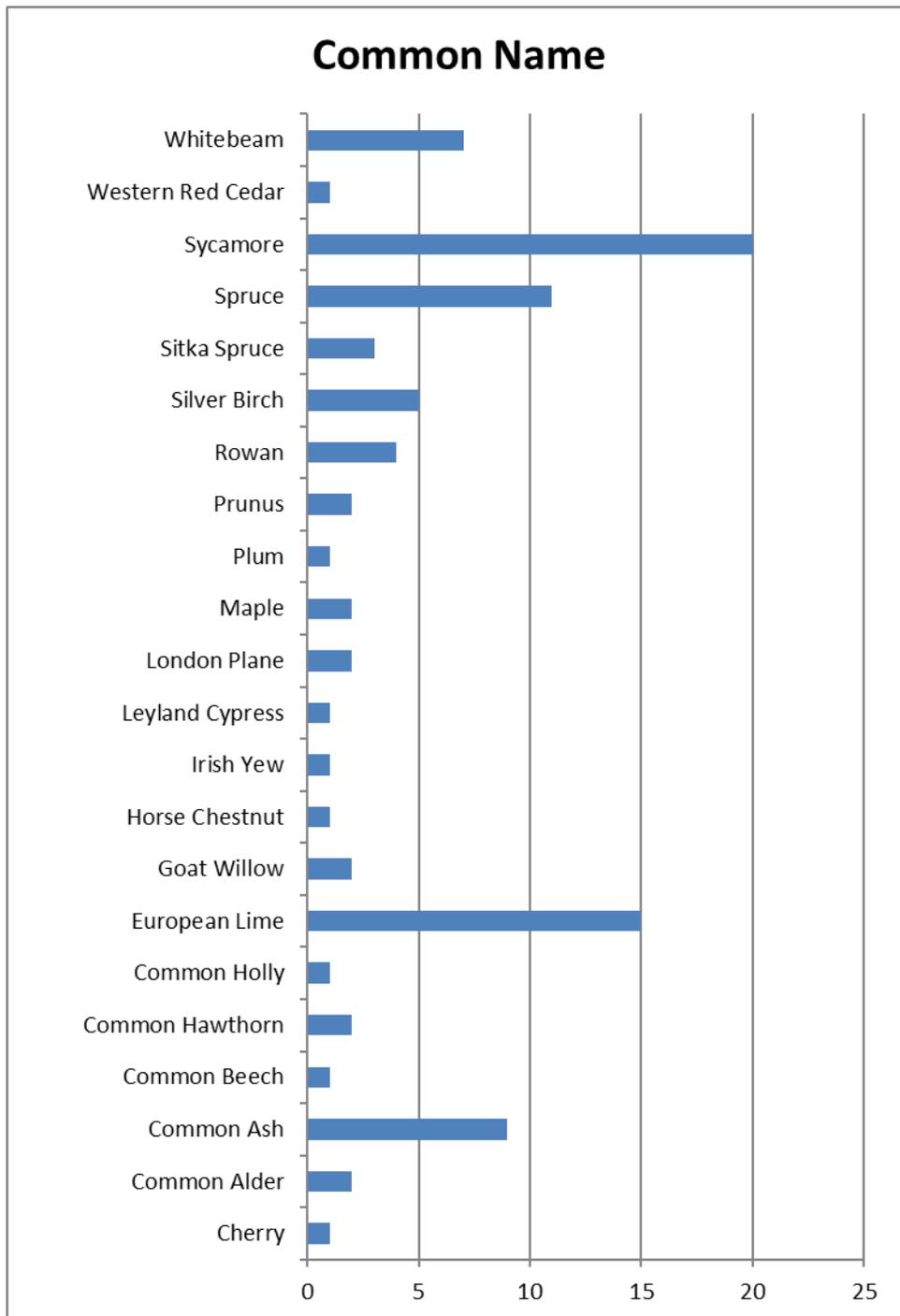


Figure 1. Species make up.

### BS5837 Category.

In summary, 48% of trees or groups are classed as c, 42% classed as B. The remainder fall within the U category( Figure 2). See Appendix 1 for definitions of each category.

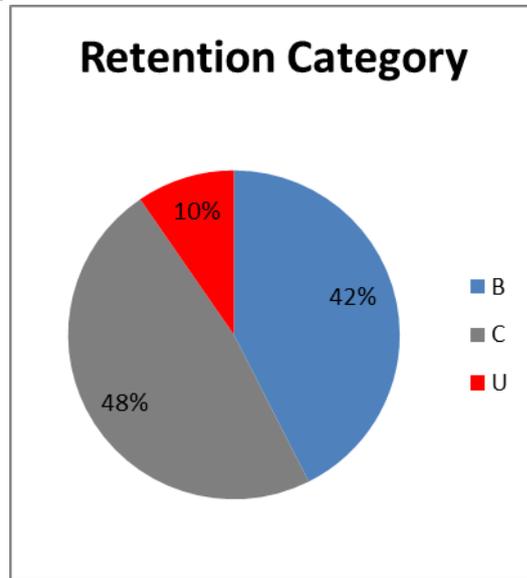


Figure 2. Retention category summary.

The tree population has a diversity of ages with the majority being mature. ( Figure 3.) A summary of the remaining contribution of the trees can be seen in figure 4.

A brief summary of each category can be found below.

**C-** Trees in this category include unremarkable trees of limited merit, small-growing, young species which have a relatively low potential amenity value, and low landscape benefits.

**U-** Trees assigned to this category are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and/or are unsuitable for retention in the proximity of new dwellings or areas of public open space.

**B-** Trees assigned to this category include healthy attractive trees with remediable defects that are in a condition as to be able to make a significant contribution for a minimum of 20 years.

See Appendix 1 for full definitions of each category.

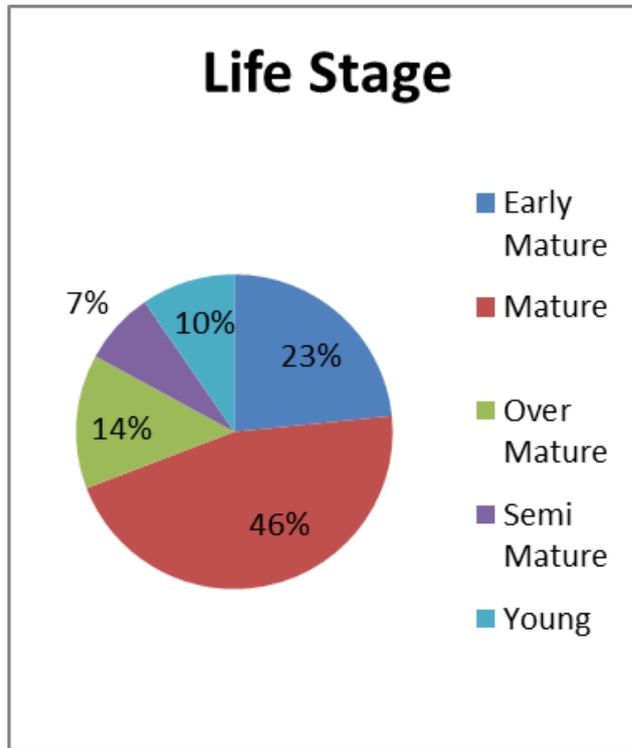


Figure 3. Age class summary

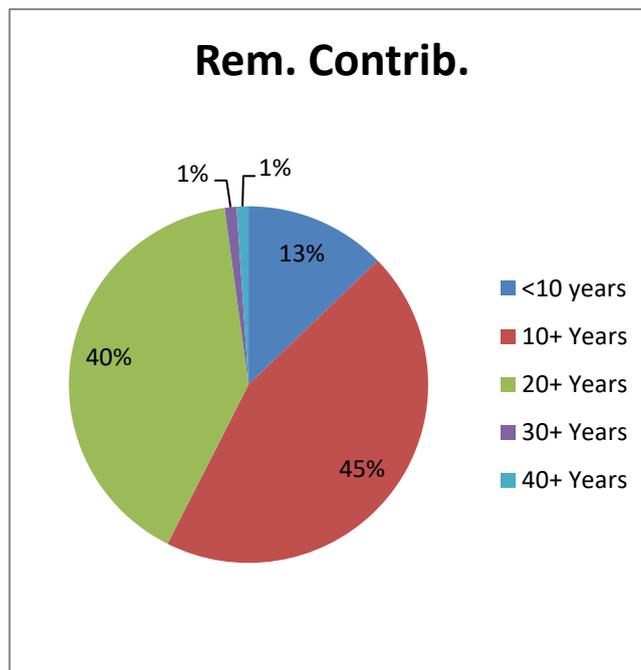


Figure 4. Remaining contribution of trees.

## Trees suitable for retention

Where possible, it is generally considered desirable for Category 'A' and Category 'B' trees to be retained. Category 'U' trees are not considered to be appropriate for retention.

Other factors worth consideration in long term management include:-

- Shading
- Future Pressure for Tree Removal and Pruning
- Seasonal Nuisance
- Infrastructure
- Direct Damage
- Root Protection Areas
- Future Management
- Demolition/Ground Works
- Construction Activity

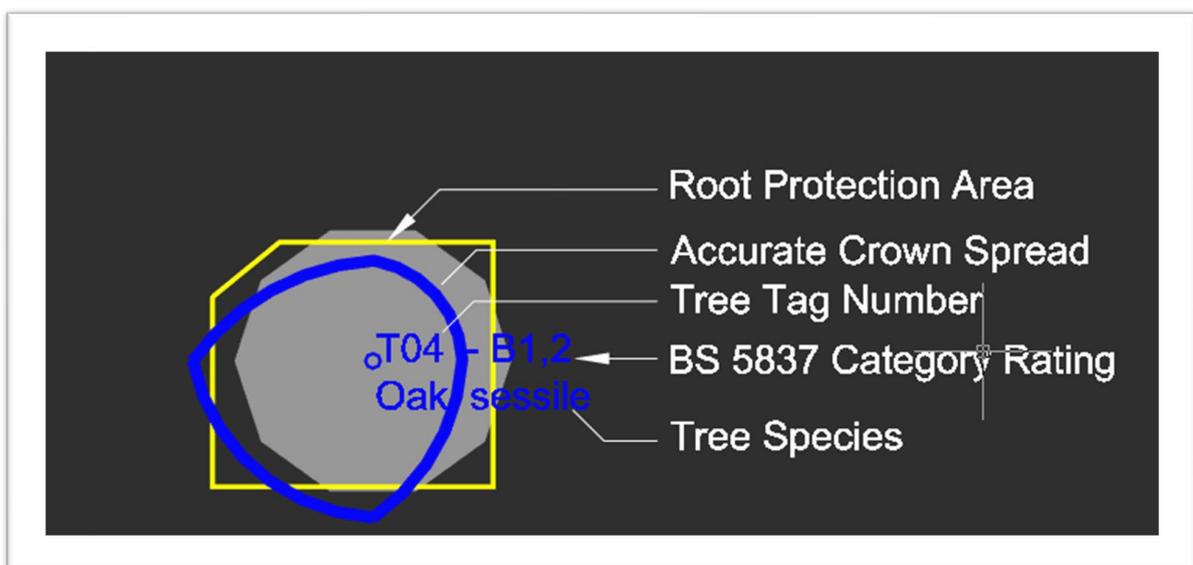
## Tree constraints Plan- TCP

A Tree Constraint Plan was drawn.

The Tree Constraint Plan is a clear and accurate plan, drawn using AutoCAD, which is plotted directly onto a topographical site survey. It contains the positions and dimensions of all trees on a site at the time of the initial survey.

The Tree Constraint Plan helps to inform future tree management and tree preservation and protection plans. The tree dimensions used on a Tree Constraint Plan include the crown spreads measured at the four cardinal compass points to create a realistic intimation of their shape.

The Tree Constraint Plan will also include root protection areas to indicate both the above and below ground constraints the trees pose. The categorisations of tree quality in accordance with BS5837:2012 (2005) are also indicated on the plan and colour-coded for easy interpretation.

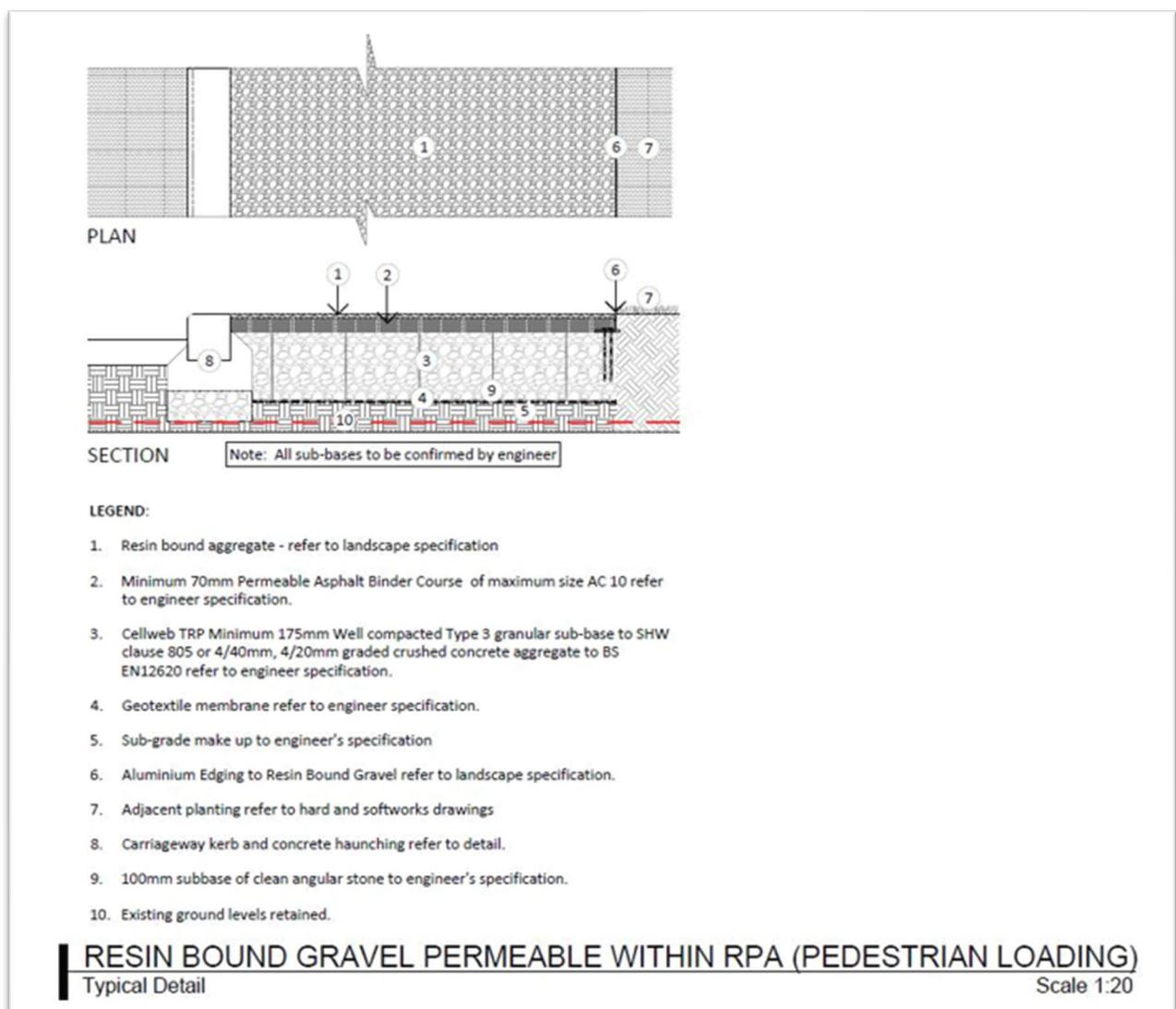


## Arboricultural Impact assessment

The design for the playground has been developed with protection of the Root Protection Areas of the retained trees as a top priority. The design has been revised several times to mitigate any impact. The trees in this area are mature and well established.

Excavation required is limited and any foundations needed to support play structures have steered away from slab and trench methods towards pile foundations where possible.

Construction of paths and hard surfacing within the playground area is as specified on the landscape proposals. The following illustration shows the surfacing installation specification and can be found in more detail within the landscape plans.



The arboricultural impact assessment has identified the following impacts on a tree by tree basis. No impacts have been classed as major if the arboricultural method statement is followed.

<b>Tree Number</b>	<b>Impact</b>	<b>Mitigation</b>
<i>T008</i>	No Impact due to location	N/A
<i>T009</i>	Path construction within RPA	NO-dig construction, Permeable surfacing as per Landscape Plan 7192-L101
<i>T010</i>	Path construction within RPA	NO-dig construction, Permeable surfacing as per Landscape Plan 7192-L101
<i>T011</i>	Path construction within RPA, Playground installation partially within RPA	NO-dig construction, Permeable surfacing. Equipment fixed using piling foundations only with minimal footprint as per Landscape Plan 7192-L102
<i>T012</i>	Path construction within RPA, Playground installation partially within RPA	NO-dig construction, Permeable surfacing. Equipment fixed using piling foundations only with minimal footprint as per Landscape Plan 7192-L102
<i>T013</i>	Remove tree	N/A
<i>T014</i>	Path construction within RPA, Playground installation partially within RPA	NO-dig construction, Permeable surfacing. Equipment fixed using piling foundations only with minimal footprint as per Landscape Plan 7192-L102
<i>T015</i>	Path construction within RPA	NO-dig construction, Permeable surfacing as per Landscape Plan 7192-L101
<i>T016</i>	Path construction within RPA, Playground installation partially within RPA	NO-dig construction, Permeable surfacing. Equipment fixed using piling foundations only with minimal footprint as per Landscape Plan 7192-L102
<i>T017</i>	Path construction within RPA, Playground installation partially within RPA	NO-dig construction, Permeable surfacing. Equipment fixed using piling foundations only with minimal footprint as per Landscape Plan 7192-L102
<i>T018</i>	Playground installation partially within RPA	NO-dig construction, Permeable surfacing. Equipment fixed using piling foundations only with minimal footprint as per Landscape Plan 7192-L102

<i>T019</i>	Path construction within RPA, Playground installation partially within RPA	NO-dig construction, Permeable surfacing. Equipment fixed using piling foundations only with minimal footprint as per Landscape Plan 7192-L102
<i>T020</i>	Path construction within RPA, Playground installation partially within RPA	NO-dig construction, Permeable surfacing. Equipment fixed using piling foundations only with minimal footprint as per Landscape Plan 7192-L102
<i>T021</i>	Path construction within RPA	NO-dig construction, Permeable surfacing as per Landscape Plan 7192-L101

## Arboricultural Method statement

### Introduction

This section is a preliminary arboricultural method statement specifying the methodology to be used for the protection of trees and works close to trees that have the potential to result in the loss of or damage to a tree.

Following planning consent, a detailed arboricultural method statement may be required, and secured by an appropriately worded planning condition. Full details of root protection fencing can be found in Tree protection guidelines below.

### Site clearance and set-up

**Site clearance** Damage can easily be caused to trees to be retained during initial site clearance, therefore tree protection barriers must be in place before site clearance to protect retained trees.

**Site and fuel storage, cement mixing and washing points** All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage must be outside RPAs. No discharge of potential contaminants should occur within 10m of a retained tree stem or where there is a risk of run-off into RPAs.

### Tree protection barriers

The precise location of the barriers and other protective measures should be confirmed at the pre-commencement meeting before any demolition or construction activities, including site clearance, start.

**Ground protection** In areas where it is not possible to erect protective barriers, ground protection must be used to protect the CEZ (Construction exclusion zone) of trees. Where it has been agreed during the design stage that vehicular or pedestrian access for the construction operation may take place within the CEZ, the possible effects of construction activity should be addressed by a combination of barriers and ground protection. The position of the barrier may be within the CEZ at the edge of the agreed working zone but the soil structure beyond the barrier to the edge of the CEZ should be protected with ground protection.

**Precautions when working in CEZs** Only work agreed with the local planning authority can be carried out within CEZs.

### Removal of existing surfacing

The site comprises large areas of grass and care must be used to minimise the impact on all trees for retention if these surfaces are to be removed which will include machinery positioned outside RPAs and the use of hand tools in sensitive areas.

### Installation of new surfacing

New surfaces will consist of a permeable resin bonded surface. It will be necessary to use non-standard methods of construction within the RPAs of any new finished surfaces such using a sub-layer of cellular confinement system such as 'Cellweb' to prevent damage to rooting zones and limit soil and root compaction.

### Installation of new services

The exact location of services is often difficult to establish until construction is in progress. Where new services have to be installed in RPAs, conventional excavation techniques are unacceptable and great care must be taken to minimise any disturbance. Trenchless installation should be the preferred option but if that is not feasible, any excavation must be carried out by hand or using a compressed air lance. Methodology must comply with NJUG Volume 4: Guidelines for the Planning, installation and Maintenance of Utility Apparatus in Proximity to Trees.

### Tree works Recommendations

Recommendations for tree works can be found in the tree works schedule in the tree survey schedule. All works shall be in accordance with British Standard BS 3998:2010 Tree work: Recommendations, or in accordance with current best practice. The use of a competent tree surgery contractor is necessary to comply with this (follow link for a list of Arboricultural Association approved contractors Directory of Tree Surgeons - Arboricultural Association). The main contractor and tree surgery contractor must ensure that any necessary consents have been received from the local authority regarding planning constraints in regards to trees, and that no protected species or habitats are harmed whilst carrying out site clearance or tree surgery works.

## Recommendations

All recommendations are as per the survey schedule below. Recommendations are based on the site at present and may change as its usage develops.

For a complete list of observations and recommendations on a tree by tree basis please consult the attached tree survey schedule.

## Tree Protection Guidelines

### Tree protection plan

Primary tree protection will take the form of Tree Protective fencing as described in [Figure 5](#).

The proposed location of this fencing has been suggested illustrated on the Tree Constraints Plan.

The location of tree Protection fencing shown is a suggestion and the final placement should be agreed between the project arboriculturalist and the contractor who will complete the works and must be based on real world limitations.

### Location of storage compound and contractors parking

The site has multiple areas for the storage of materials, car parking and staging during construction which are well away from trees.

A final area can be agreed with the arboriculturalist prior to commencement and must avoid all Root Protection areas.

### Root protection areas –(RPAS)

The erection of protective fencing as per the Tree Protection Plan (TPP) prior to the commencement of any works on site will protect the RPA of retained trees.

Existing ground levels should be retained within the RPAs. Intrusions into the soil within the RPAs is generally not acceptable and topsoil within it should remain in situ.

The erection of protective fencing, in this instance, is considered likely to place constraints on elements of the construction and its associated activities and/or possibly limit the working space available, with the subsequent result that incursions into the RPAs of some of the retained trees. Consequently, additional ground protection measures will be required.

Guidance is provided below, which upon adoption, will help to minimise the potential for any detrimental effect that associated ground works and construction might have in respect of retained trees.

Suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during the construction and,

development rather than being removed. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate (BS 5837:2012).

The British Standards 5837:2012 advises that new temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction to underlying soil and further provides the following note:

*NOTE The ground protection might comprise one of the following:*

*a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;*

*b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;*

*c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.*

Root Protection Fencing.

Protective fencing is essential to preserve root protection areas during the duration of the works.

The location will be agreed with the retained Arboricultural consultant prior to work commencing and will aim to preserve and protect the root systems of retained trees for the duration of the works.

Due to the nature of this site root protection fencing may have to allow for pedestrian movement.

Protective barriers are to be erected prior to the commencement of site works including demolition, soil stripping or movement, bringing onto site of materials, supplies or machinery. Tree works can be undertaken prior to the erection of the barriers.

The barriers should be considered essential and should not be removed or altered without prior recommendation by an Arboriculturalist and approval of the local planning authority.

The barrier should consist of a vertical and horizontal framework of scaffold tubing which is adequately braced to resist impacts. The vertical scaffold tubes need to be placed at a distance not exceeding 3m apart and driven securely into the ground for a minimum depth of 0.6m.

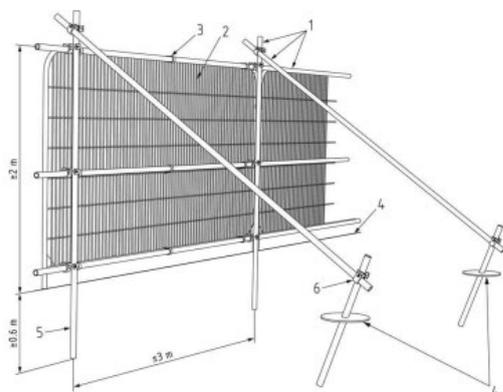
Care should

be taken when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid any structural roots. The weldmesh or Heras panels need to be a minimum 2.0m tall and are securely attached to the scaffold framework with wire or scaffold clamps.

The wire or scaffold clamps should be secured on the inside of the barrier to avoid easy dismantling. Panels on rubber or concrete feet are not resistant to impact and should not be used.

No fixing shall be made to any tree and all possible care must be taken to prevent damage to

All barriers must be firmly fixed to prevent movement by site personnel or vehicles and include all weather signs with the wording “Construction exclusion zone- keep out”.



To be effective fencing must be robust and clearly signed

## Excavation/Ground Works

The erection of protective fencing and/or use of ground protection, prior to the commencement of any works on site, will allow excavations and ground works to take place without any adverse effect and/or impact on the retained trees.

All plant and vehicles engaged in ground works should either operate outside the RPAs, or run on ground protection in the proximity of retained trees.

Where trees stand adjacent to hard surfaces and/or buildings to be removed, excavation should be undertaken inwards, from within the footprint of the existing hard surfacing or outside of the RPAs.

## Hard Surfacing Within the Root Protection Area

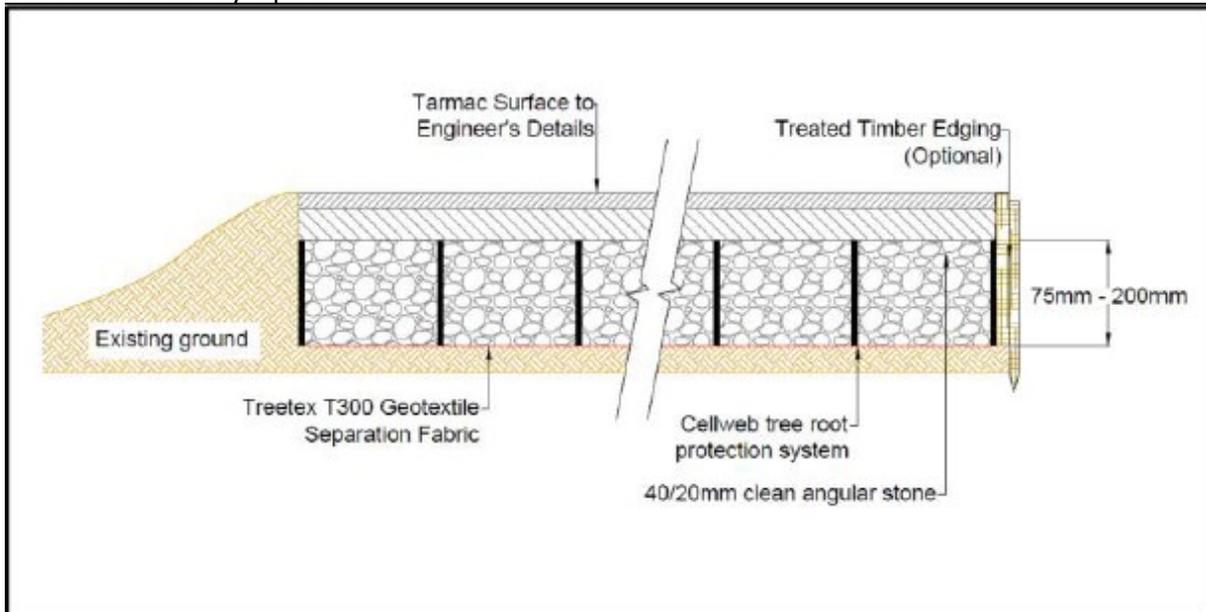
General guidance is provided below in the event that a subsequent need transpires.

Arboricultural Practice Note No. 12 describes in detail the requirements of no-dig type installation whilst BS 5837:2012 suggests 'Appropriate sub-base options for new hard surfacing include three-dimensional cellular confinement systems'.

An assessment should be made to establish whether or not the existing site topography lends itself to the installation of a three-dimensional cellular no-dig product upon anticipation of the required and final level changes.

Final on-site measurements should be taken to ascertain the extent of any incursions into the RPA and provide subsequent guidance on the extent of any 'no-dig' installation.

Cross sectional drawings of a suitable product can be seen below (figure 6)



General considerations.

To prevent damage to the retained trees, including their roots, within the fenced area (RPA) the following should be avoided.

- Alteration of ground levels, including soil stripping.
- Storage of any materials or equipment, even on a temporary basis.
- Storage of oil, bitumen, cement or other harmful materials, mixed or discharged within 12- m of the trunk of any retained tree and making further allowances for any slope of the ground so prevent running contamination. Phytotoxic materials would include any mineral oil, fuels, cement mortar washings concrete washings, mortar.
- Fires must not be lit beneath or within 12-m of any tree canopies.
- Site operations such as deliveries, site machines, crane jibs etc should be organised to avoid damaging the trunk or crown of trees. Where this conflict is unavoidable then facilitation pruning should be carried out in advance, rather than after damage has occurred. This may also be required to allow demolition operations.
- Mechanical cultivation of the soil as part of landscaping operations.

Direct Damage

Any proposed layout should consider the likelihood of direct damage occurring from incremental root and stem growth and the possibility of the fabric of any new structure being damaged by the whipping of branches against it.

Andrew Boe *BSc (Hons) MArborA*

## Photographic Record







## Tree survey Schedule –

### ***TREE SURVEY TO THE BRITISH STANDARD 5837:2012 "TREES IN RELATION TO CONSTRUCTION - RECOMMENDATIONS"***

#### **FIELD KEY:**

TREE No.	Tree identification method in sequential order – TXXX=Existing trees, Gx=Group of trees
SPECIES	Species and/or common name;
HEIGHT in (m)	Approximate height of tree in metres;
DBH in (mm)	Stem diameter in millimetres taken at 1.5 metres above ground level; AV=average diameter (see appendix III)
Branch Spread in (m) N - E - S - W	Branch spread in metres reflecting the spread at the four principal compass points; N/A= Not Applicable in woodland settings
Existing height above ground in (m)	Height in metres of crown clearance above existing ground level: To include first significant branch and direction of growth (e.g., 2.5 – N) Height of lower form of Canopy to inform current ground clearance, crown/stem ratio and shading
Life Stage	Age classification (Y=young, SM=semi-mature, EM=early-mature, M=mature, LM=late-mature, OM=over-mature)
Est. remain years	Approximate years remaining (+40=minimum of 40 years, +20=minimum of 20 years, +10=minimum of 10 years, <10 less than 10 years)
General Observations	Condition of tree (good, fair, poor, dead); Structural and/or physiological condition, and/or preliminary management recommendations.
Preliminary management recommendations	Works needed in order to retain tree in current setting or where works would be needed in order to facilitate development.
Physical Condition and Structural Condition	Physiological condition (good, fair, poor, dead); to include and Structural defects such as the presence of any decay, fungal issues, pathogens, defects)
RPA in (m <sup>2</sup> )	Area directly calculated from the DBH measurement (single stem/multiple stem variant, as outlined within the Standard, see appendix III);

# BS5837 Report

Park Hood

Castlepollard Public Realm and Town Park

Retention Category	No. trees
B	40
C	45
U	9
<b>Total</b>	<b>94</b>

Life Stage	No. trees
Early Mature	22
Mature	43
Over Mature	13
Semi Mature	7
Young	9

Rem. Contrib.	No. trees
<10 years	12
10+ Years	42
20+ Years	38
30+ Years	1
40+ Years	1

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T001	Irish Yew ( <i>Taxus baccata</i> 'Fastigiata')	Tree 4 stems	Height (m): 8 4 stems, diam(mm): 200, 200, 200, 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: 40+ Years	N:3 E:3 S:3 W:3	A multi-stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy. Near lines.	B1	Radius: 4.8m. Area: 72 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T002	Common Holly ( <i>Ilex aquifolium</i> )	Tree	Height (m): 3 Stem Diam (mm): 130 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Early Mature Rem. Contrib.: 30+ Years	N:1 E:1 S:1 W:1	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.6m. Area: 8 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T002a	Sitka Spruce ( <i>Picea sitchensis</i> )	Tree	Height (m): 13 Stem Diam (mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A Single stemmed tree. Healthy spreading crown. Partially overgrown with Ivy.	B1	Radius: 2.4m. Area: 18 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T002b	Sitka Spruce ( <i>Picea sitchensis</i> )	Tree	Height (m): 11 Stem Diam (mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A Single stemmed tree. Healthy spreading crown. Partially overgrown with Ivy.	B1	Radius: 2.4m. Area: 18 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T003	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 8 Stem Diam (mm): 500 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 10+ Years	N:3 E:3 S:3 W:3	A multi-stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy. Pushing out old wall. Self-seeded.	C1	Radius: 6.0m. Area: 113 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T004	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 8 Stem Diam (mm): 500 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 10+ Years	N:3 E:3 S:3 W:3	A multi-stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy. Pushing out old wall. Self-seeded.	C1	Radius: 6.0m. Area: 113 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T005	Horse Chestnut ( <i>Aesculus hippocastanum</i> )	Tree	Height (m): 3 Stem Diam (mm): 120 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Semi Mature Rem. Contrib.: <10 years	N:1 E:1 S:1 W:1	A Single stemmed tree. Poor crown with loss of vigour.	C1	Radius: 1.4m. Area: 6 sq m.	Other Reference: Physiological Cond: Poor Structural Cond: Poor Bat Habitat:	Fell tree.
T006	Silver Birch ( <i>Betula pendula</i> ) Maple ( <i>Acer sp.</i> ) Common Alder x2 ( <i>Alnus glutinosa</i> ) Rowan ( <i>Sorbus aucuparia</i> )	Group 5 trees	Height (m): 8 5 stems, avg.(mm): 180 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Early Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	A mixture of single and multi-stemmed trees. Tight against boundary wall.	C1	Area: same as Group - 20 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T007	Silver Birch x2 ( <i>Betula pendula</i> )	Group 2 trees	Height (m): 7 2 stems, avg.(mm): 150 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Early Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	Multi-stemmed trees. Growing close to boundary wall.	C1	Area: same as Group - 31 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T007a	Spruce x5 ( <i>Picea sp.</i> )	Group 5 trees	Height (m): 18 5 stems, avg.(mm): 350 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 5 Lowest Branch (m): 5(S) Life Stage: Mature Rem. Contrib.: 10+ Years	N:4 E:4 S:4 W:4	Dense woodland group of planted trees which is largely unpassable. Heavily overgrown with Ivy. Half of the trees are reduced due to the presence of Powerlines. Grow behind estate wall.	C1	Area: same as Group - 154 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Physical Defect Bat Habitat:	No action required.
T007b	Spruce ( <i>Picea sp.</i> )	Tree	Height (m): 14 Stem Diam (mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy but partially suppressed crown. Overhangs adjacent road Overhangs adjacent Powerlines. Heavily overgrown with Ivy.	C1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T007c	Leyland Cypress ( <i>Cupressocyparis leylandii</i> )	Tree	Height (m): 14 Stem Diam (mm): 300 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy but partially suppressed crown. Overhangs adjacent road Overhangs adjacent Powerlines. Heavily overgrown with Ivy.	C1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T007d	Common Ash x8 ( <i>Fraxinus excelsior</i> )	Group 8 trees	Height (m): 18 8 stems, avg.(mm): 400 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 5 Lowest Branch (m): 5(S) Life Stage: Mature Rem. Contrib.: <10 years	N:5 E:5 S:5 W:5	The Ash trees within this group are showing Ash Dieback symptoms with <30% to 40% dieback. Growing behind estate boundary wall.	U	None - due to Retention Category of U.	Other Reference: Physiological Cond: Poor Structural Cond: Poor Bat Habitat:	Fell trees.
T007e	Common Beech ( <i>Fagus sylvatica</i> )	Tree	Height (m): 19 Stem Diam (mm): 600 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 4 Lowest Branch (m): 4(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:7 E:7 S:7 W:7	Not tagged due to access issues. A Single stemmed tree. Healthy spreading crown. Overhangs adjacent road Deadwood in the crown. Partially overgrown with Ivy. Growing behind estate boundary wall.	B1	Radius: 7.2m. Area: 163 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 3m
T008	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 18 Stem Diam (mm): 700 Spread (m): 3N, 6E, 6S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 10+ Years	N:3 E:6 S:6 W:2	A Single stemmed tree. Poor unbalanced crown. Previously reduced. Deadwood in the crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Internal decay pockets suspected South side base.	C1	Radius: 8.4m. Area: 222 sq m.	Other Reference: Physiological Cond: Poor Structural Cond: Poor Bat Habitat:	Crown reduce by 4m. Sever ivy at base.
T008a	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 12 Stem Diam (mm): 400 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 3 Lowest Branch (m): 3(S) Life Stage: Mature Rem. Contrib.: 10+ Years	N:4 E:4 S:4 W:4	Not tagged due to access issues. A multi-stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy. Growing behind estate boundary wall.	C1	Radius: 4.8m. Area: 72 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T009	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 700 Spread (m): 2N, 7E, 4S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:2 E:7 S:4 W:2	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 8.4m. Area: 222 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 3m Sever ivy at base.
T010	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 600 Spread (m): 2N, 3E, 1S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:2 E:3 S:1 W:2	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 7.2m. Area: 163 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 3m Sever ivy at base.
T011	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 700 Spread (m): 5N, 7E, 6S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:5 E:7 S:6 W:3	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 8.4m. Area: 222 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 3m Sever ivy at base.
T012	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 700 Spread (m): 4N, 7E, 5S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:4 E:7 S:5 W:2	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced. Large decaying cavity at the base.	B1	Radius: 8.4m. Area: 222 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Decaying Bat Habitat:	Crown reduce by 4m Sever ivy at base.

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T013	Common Ash ( <i>Fraxinus excelsior</i> )	Tree	Height (m): 18 Stem Diam (mm): 500 Spread (m): 3N, 4E, 3S, 2W Crown Clearance (m): 3 Lowest Branch (m): 3(S) Life Stage: Mature Rem. Contrib.: <10 years	N:3 E:4 S:3 W:2	A Single stemmed tree. Poor crown with loss of vigour. 30% Ash Dieback.	C1	Radius: 6.0m. Area: 113 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Physical Defect Bat Habitat:	Fell tree.
T014	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 560 Spread (m): 3N, 4E, 4S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:3 E:4 S:4 W:2	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 6.7m. Area: 141 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T015	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 700 Spread (m): 4N, 3E, 6S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:4 E:3 S:6 W:4	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 8.4m. Area: 222 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m Sever ivy at base.
T016	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 380 Spread (m): 3N, 2E, 4S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:3 E:2 S:4 W:2	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 4.6m. Area: 66 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base. Crown reduce by 3m

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T017	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 700 Spread (m): 4N, 7E, 8S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:4 E:7 S:8 W:3	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 8.4m. Area: 222 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m Sever ivy at base.
T018	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 500 Spread (m): 5N, 5E, 4S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:5 E:5 S:4 W:2	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 6.0m. Area: 113 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base. Crown reduce by 3m
T019	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 850 Spread (m): 7N, 8E, 5S, 5W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:7 E:8 S:5 W:5	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 10.2m. Area: 327 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m Sever ivy at base.
T020	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 860 Spread (m): 3N, 6E, 7S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:3 E:6 S:7 W:6	A Single stemmed tree. Healthy but partially suppressed crown. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 10.3m. Area: 333 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 3m

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T021	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 17 Stem Diam (mm): 800 Spread (m): 6N, 5E, 3S, 5W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:6 E:5 S:3 W:5	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Previously reduced.	B1	Radius: 9.6m. Area: 290 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 3m Sever ivy at base.
T022	European Lime x3 ( <i>Tilia x europaea</i> )	Group 3 trees	Height (m): 7 3 stems, avg.(mm): 230 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:3 E:3 S:3 W:3	A group of Single stemmed landscape trees growing around carpark. Overhanging lights.	C1	Area: same as Group - 136 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Clear lights.
T022a	Sitka Spruce ( <i>Picea sitchensis</i> )	Tree	Height (m): 15 Stem Diam (mm): 250 Spread (m): 3N, 2E, 2S, 2W Crown Clearance (m): 3 Lowest Branch (m): 3(S) Life Stage: Mature Rem. Contrib.: 10+ Years	N:3 E:2 S:2 W:2	A Single stemmed tree. Healthy but partially suppressed crown. Growing behind estate boundary wall. Not tagged due to access issues. Heavily overgrown with Ivy.	C1	Radius: 3.0m. Area: 28 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T022b	Goat Willow x2 ( <i>Salix caprea</i> )	Group 2 trees	Height (m): 4 2 stems, avg.(mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	Self seeded Growing behind estate boundary wall.	C1	Area: same as Group - 11 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T023	Western Red Cedar ( <i>Thuja plicata</i> )	Tree	Height (m): 4 Stem Diam (mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Young Rem. Contrib.: 10+ Years	N:1 E:1 S:1 W:1	A Single stemmed tree. Healthy spreading crown.	C1	Radius: 1.2m. Area: 5 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T024	Silver Birch ( <i>Betula pendula</i> )	Tree	Height (m): 8 Stem Diam (mm): 180 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy but partially suppressed crown.	B1	Radius: 2.2m. Area: 15 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T024a	Sycamore ( <i>Acer pseudoplatanus</i> )	Tree	Height (m): 6 Stem Diam (mm): 120 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:4 E:4 S:4 W:4	A multi-stemmed tree. Healthy spreading crown. Self-seeded between wall and building Not tagged due to access issues.	C1	Radius: 1.4m. Area: 6 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T025	Silver Birch ( <i>Betula pendula</i> )	Tree	Height (m): 8 Stem Diam (mm): 140 Spread (m): 2N, 1E, 2S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:2 E:1 S:2 W:1	A Single stemmed tree. Healthy but partially suppressed crown.	B1	Radius: 1.7m. Area: 9 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T026	Whitebeam x7 ( <i>Sorbus aria</i> )	Group 7 trees	Height (m): 3 7 stems, avg.(mm): 80 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Young Rem. Contrib.: 10+ Years	N:1 E:1 S:1 W:1	A mixture of single and multi-stemmed trees. Carpark trees. Wounds on the main stems. One tree leans.	C1	Area: same as Group - 337 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T027	Maple ( <i>Acer sp.</i> )	Tree	Height (m): 3 Stem Diam (mm): 90 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Young Rem. Contrib.: 10+ Years	N:1 E:1 S:1 W:1	A Single stemmed tree. Healthy spreading crown.	C1	Radius: 1.1m. Area: 4 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T028	Prunus ( <i>Prunus sp.</i> )	Tree	Height (m): 4 Stem Diam (mm): 240 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading crown. Previously pruned. Overhangs adjacent path. Minor deadwood in the crown. Minor decay pockets in the crown.	B1	Radius: 2.9m. Area: 26 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required. No action required.
T028a	Sycamore x3 ( <i>Acer pseudoplatanus</i> ) Spruce x5 ( <i>Picea sp.</i> )	Group 8 trees	Height (m): 11 8 stems, avg.(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 3 Lowest Branch (m): 3(S) Life Stage: Early Mature Rem. Contrib.: 10+ Years	N:3 E:3 S:3 W:3	A mixture of single and multi-stemmed trees. Partially overgrown with Ivy. Growing behind estate boundary wall.	C1	Area: same as Group - 72 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T029	London Plane ( <i>Platanus x hispanica</i> )	Tree	Height (m): 7 Stem Diam (mm): 500 Spread (m): 3N, 2E, 3S, 1W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:2 S:3 W:1	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 6.0m. Area: 113 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T030	London Plane ( <i>Platanus x hispanica</i> )	Tree	Height (m): 7 Stem Diam (mm): 410 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 4.9m. Area: 75 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T031	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 5 Stem Diam (mm): 410 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 4.9m. Area: 75 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T032	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 5 Stem Diam (mm): 330 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 4.0m. Area: 50 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T033	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 5 Stem Diam (mm): 360 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 4.3m. Area: 58 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T034	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 5 Stem Diam (mm): 400 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 4.8m. Area: 72 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T035	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 5 Stem Diam (mm): 320 Spread (m): 1.5N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:1.5 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 3.8m. Area: 45 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T036	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 5 Stem Diam (mm): 360 Spread (m): 1N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:1 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 4.3m. Area: 58 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T037	Rowan ( <i>Sorbus aucuparia</i> )	Tree	Height (m): 5 Stem Diam (mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	A Single stemmed tree. Healthy spreading crown. Minor deadwood in the crown.	B1	Radius: 1.2m. Area: 5 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T038	Rowan ( <i>Sorbus aucuparia</i> )	Tree	Height (m): 5 Stem Diam (mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	A Single stemmed tree. Healthy spreading crown. Minor deadwood in the crown.	B1	Radius: 1.2m. Area: 5 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T039	Rowan ( <i>Sorbus aucuparia</i> )	Tree	Height (m): 5 Stem Diam (mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:1 E:1 S:1 W:1	A Single stemmed tree. Healthy spreading crown. Minor deadwood in the crown.	B1	Radius: 1.2m. Area: 5 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T040	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 5 Stem Diam (mm): 420 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 5.0m. Area: 79 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T041	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 6 Stem Diam (mm): 420 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 5.0m. Area: 79 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T042	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 6 Stem Diam (mm): 440 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 5.3m. Area: 88 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T043	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 5 Stem Diam (mm): 480 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 5.8m. Area: 106 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T044	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 6 Stem Diam (mm): 520 Spread (m): 2N, 2.5E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2 E:2.5 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Adjacent path shows some heave from root expansion.	B1	Radius: 6.2m. Area: 121 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T045	Cherry ( <i>Prunus sp.</i> 'Cherry')	Tree	Height (m): 3 Stem Diam (mm): 400 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: <10 years	N:2 E:2 S:2 W:2	A Single stemmed tree. Poor crown with loss of vigour. Overhangs adjacent path. Overhangs car park. Major deadwood in the crown. Large decaying cavity in the crown.	C1	Radius: 4.8m. Area: 72 sq m.	Other Reference: Physiological Cond: Poor Structural Cond: Physical Defect Bat Habitat:	Remove deadwood - greater than 25 mm
T046	Common Hawthorn ( <i>Crataegus monogyna</i> )	Tree	Height (m): 3 Stem Diam (mm): 260 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2.5 E:2.5 S:2.5 W:2.5	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent path. Overhangs car park. Deadwood in the crown. Minor decay pockets in the crown.	B1	Radius: 3.1m. Area: 30 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T047	Common Hawthorn ( <i>Crataegus monogyna</i> )	Tree	Height (m): 3 Stem Diam (mm): 240 Spread (m): 2.5N, 3E, 2.5S, 1W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:2.5 E:3 S:2.5 W:1	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent path. Overhangs car park. Deadwood in the crown. Minor decay pockets in the crown.	B1	Radius: 2.9m. Area: 26 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T048	Plum ( <i>Prunus domestica</i> )	Tree	Height (m): 4 Stem Diam (mm): 200 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: <10 years	N:1 E:1 S:1 W:1	A Single stemmed tree. Poor crown with loss of vigour. Internal decay. Bark death on the main stem. Stem/limb decay	U	None - due to Retention Category of U.	Other Reference: Physiological Cond: Poor Structural Cond: Poor Bat Habitat:	Fell tree.
T049	Prunus ( <i>Prunus sp.</i> )	Tree	Height (m): 4 Stem Diam (mm): 240 Spread (m): 3N, 2E, 2S, 1W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:2 S:2 W:1	A Single stemmed tree. Healthy spreading crown. Previously pruned. Overhangs adjacent path. Minor deadwood in the crown. Minor decay pockets in the crown.	B1	Radius: 2.9m. Area: 26 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required. No action required.
T050	European Lime ( <i>Tilia x europaea</i> )	Tree	Height (m): 6 Stem Diam (mm): 260 Spread (m): 1N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:1 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading pollarded crown.  Overhangs adjacent road Overhangs adjacent path. Minor decay pockets in the crown. Christmas lights. Inclusive bark at the main fork.	B1	Radius: 3.1m. Area: 30 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Appendix 1.

**BS5837:2012 Table 1 – Cascade chart for tree quality assessment**

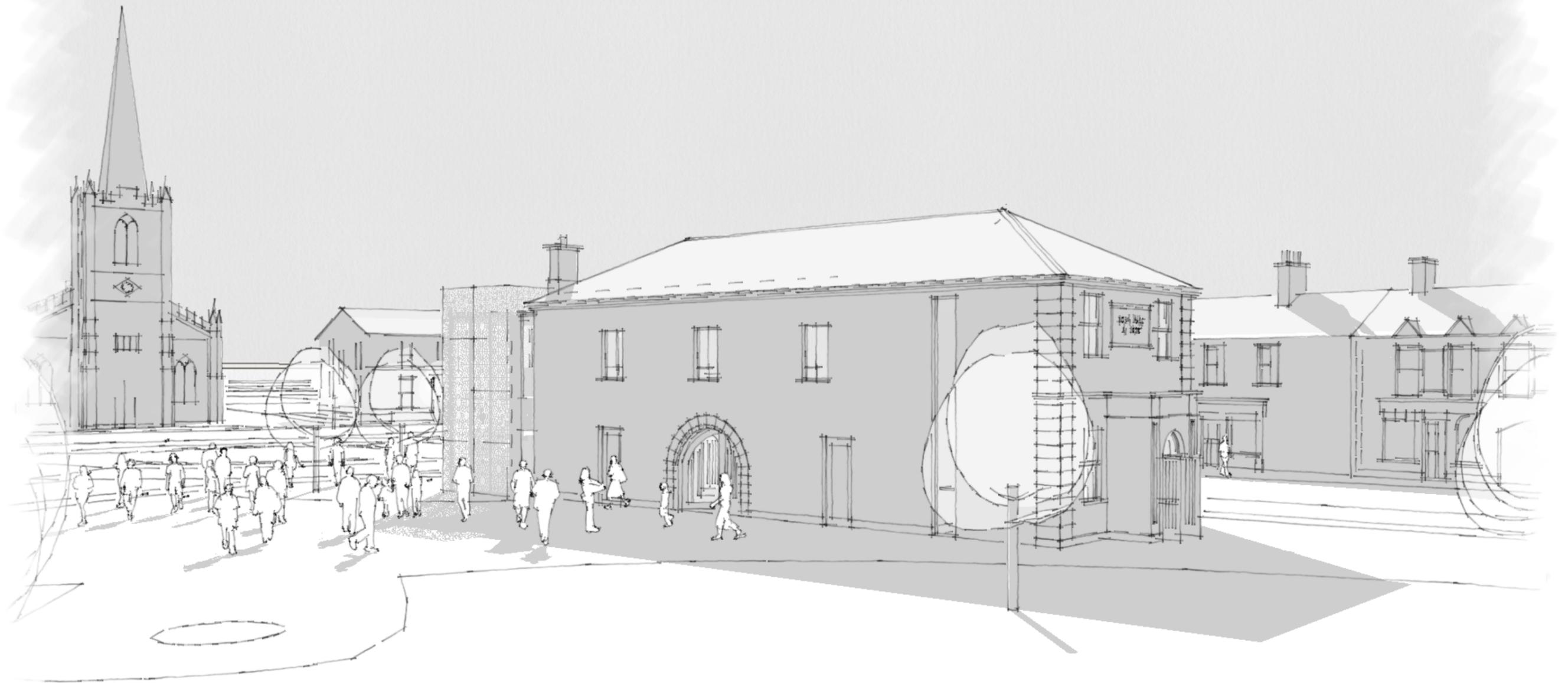
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<b>Trees unsuitable for retention</b> (see Note)				
<b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> <li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul>			
<i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.				
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>	
<b>Trees to be considered for retention</b>				
<b>Category A</b> <b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
<b>Category B</b> <b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
<b>Category C</b> <b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

**Appendix L**  
**Artistic Impressions Indicative Only**

# The Market House Castlepollard

Artistic Impressions  
Indicative Only

February 2022



**Artistic Impression** Indicative Only

# Artistic Impression - Overview of Town Square

Indicative Only



# Artistic Impression - View towards Town Square from Mullingar Road

Indicative Only



# Artistic Impression - View of Town Square facing South

Indicative Only



# Artistic Impression - View of the Market House in the Town Square

Indicative Only



# Artistic Impression - View looking North West towards Market House

Indicative Only



# Artistic Impression - View to Market House Street Elevation

Indicative Only



# Artistic Impression - Night View of Market House

Indicative Only



# Artistic Impression - First Floor Community Room

Indicative Only



# Artistic Impression - First Floor Community Room

Indicative Only



# Artistic Impression - View from Stairs of Proposed Extension

Indicative Only



# Artistic Impression - View from Existing Main Entrance towards Proposed Extension

Indicative Only



# Artistic Impression - View from the Ground Floor of the Proposed Extension

Indicative Only



# Artistic Impression - View from the Proposed Extension to Existing Main Entrance

Indicative Only



