Castlepollard
Town Park

Architectural Design Statement
Planning Report

February 2022

Artistic Impression Indicative Only

Artistic Impression Indicative Only

Contents

01 | Introduction / Outline

Introduction/Outline

01

The proposed development will include the following:

1. New pedestrian entrance at junction of Mullingar Road and Castlepollard library carpark access road.

2. Alterations to the existing concrete boundary walls along Mullingar Road to reduce height of wall and erect new railings.

3. Replacement of existing stockproof boundary fence and boundary fence to carpark with new railings

4. New footpaths and walkways including root protection to all retained trees

5. Proposed new skate park, children's play area, zip line area and climbing frames.

6. Provision of hard and soft landscaping

7. Installation of all associated services above and below ground

8. The provision of signage

9. Pedestrian link from Town Park through wooded area to new opening in existing stone wall (Protected structure 007-002,007-003), to facilitate pedestrian access to Castlepollard Community College.

10. 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.

11. All associated ancillary works

02 | Site Location

Site Location Map

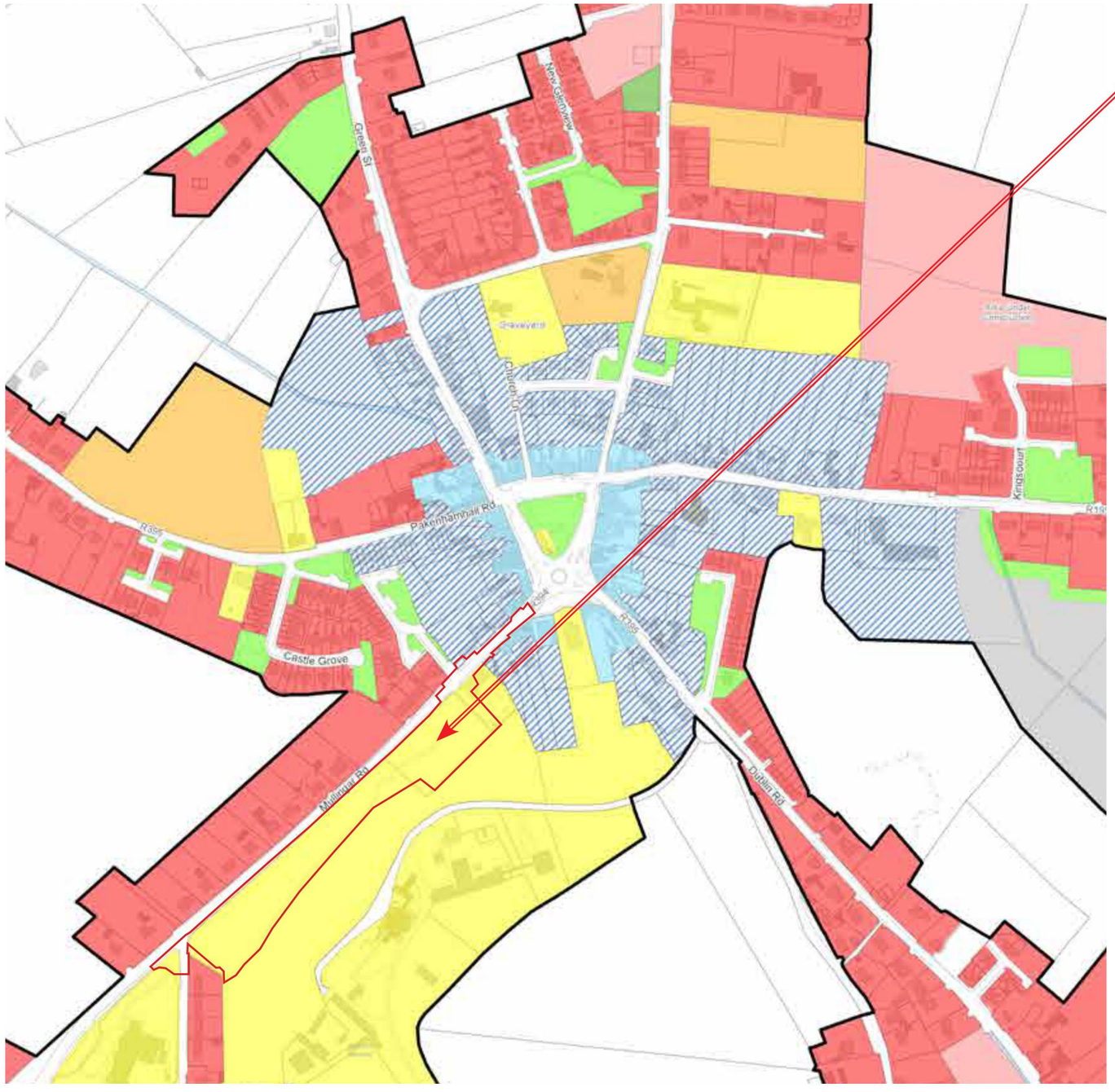
02

Site Location Map 1: 2000

03 | Planning

Development Plan Policies

03

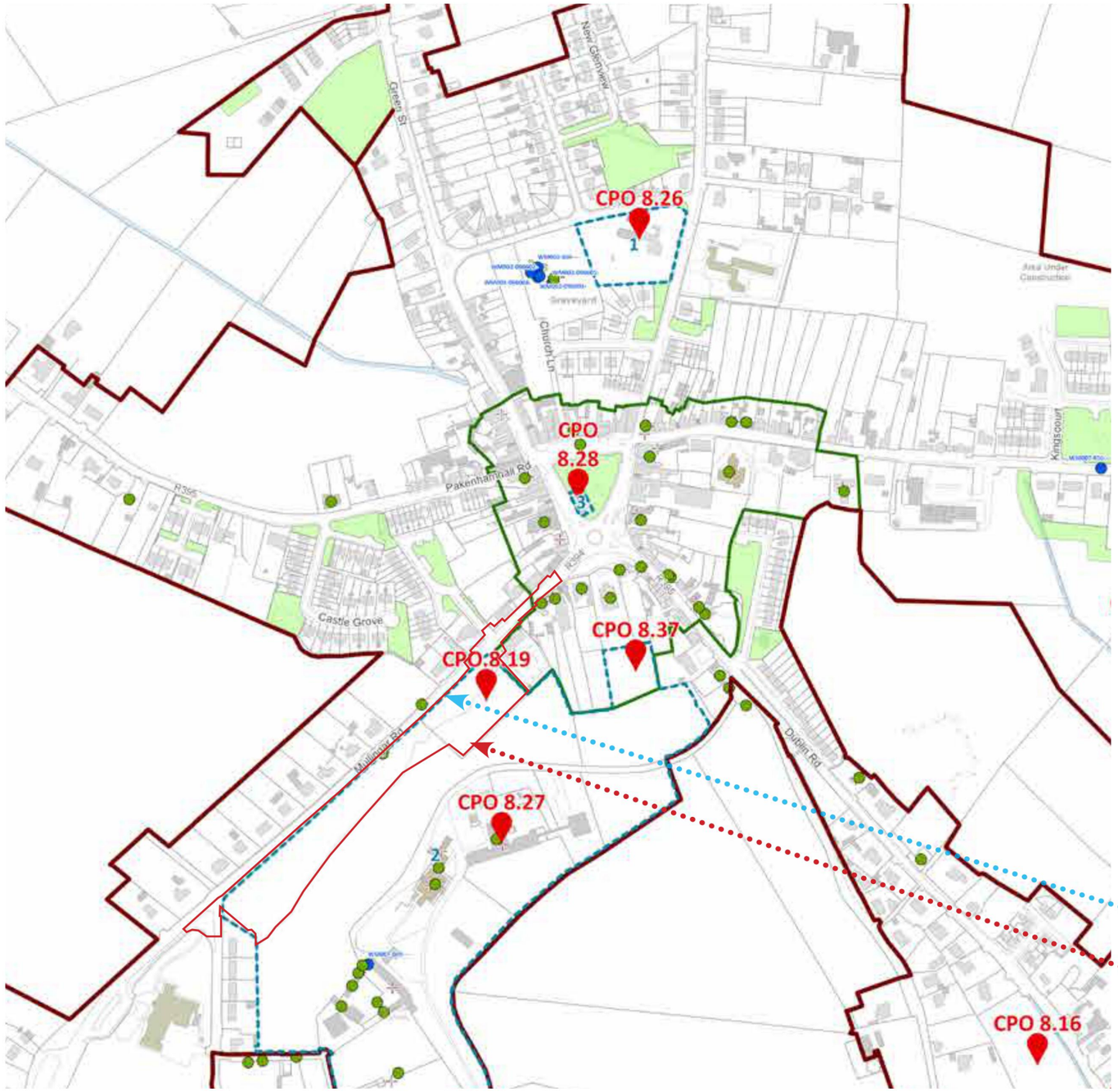


The Town Park
-Zoned as Community, Educational and Institutional

Castlepollard Zoning Map 2021 - 2027

Development Plan Policies

03



Castlepollard Objective Map - Development Plan 2021 - 2027

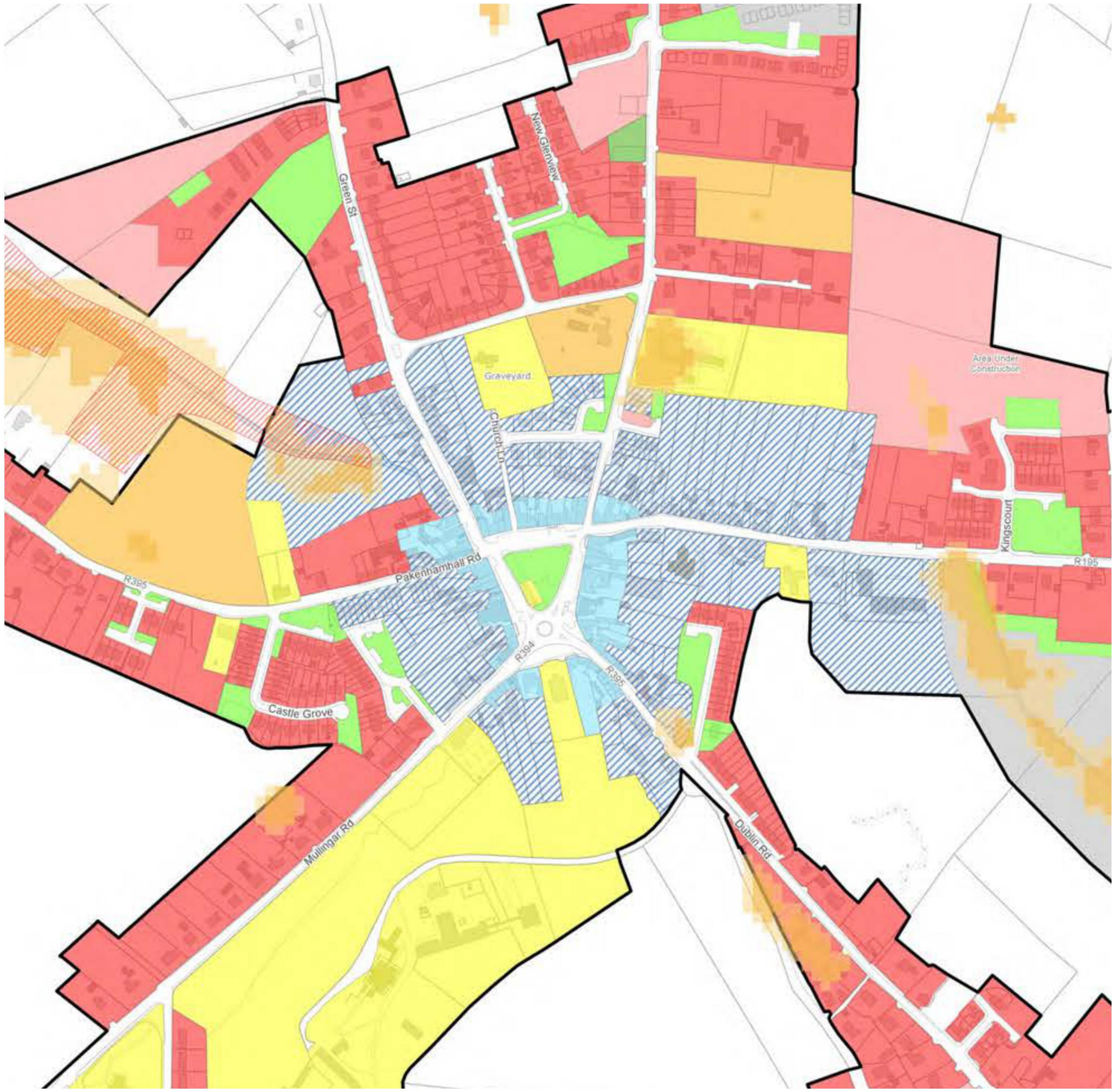
Policy Objectives

CPO 8.19
Support the provision of a high quality, public open park within the settlement on the Mullingar Road with pedestrian access from Pakenham Road and the Finnea Road and a link with the former Kinturk Demesne

CPO 8.27
Encourage the appropriate reuse and regeneration of Kinturk Demesne (St Peter's Centre) with an appropriate development that contributes positively to the character of the town having regard to its architectural and cultural heritage value.

Development Plan Policies

03



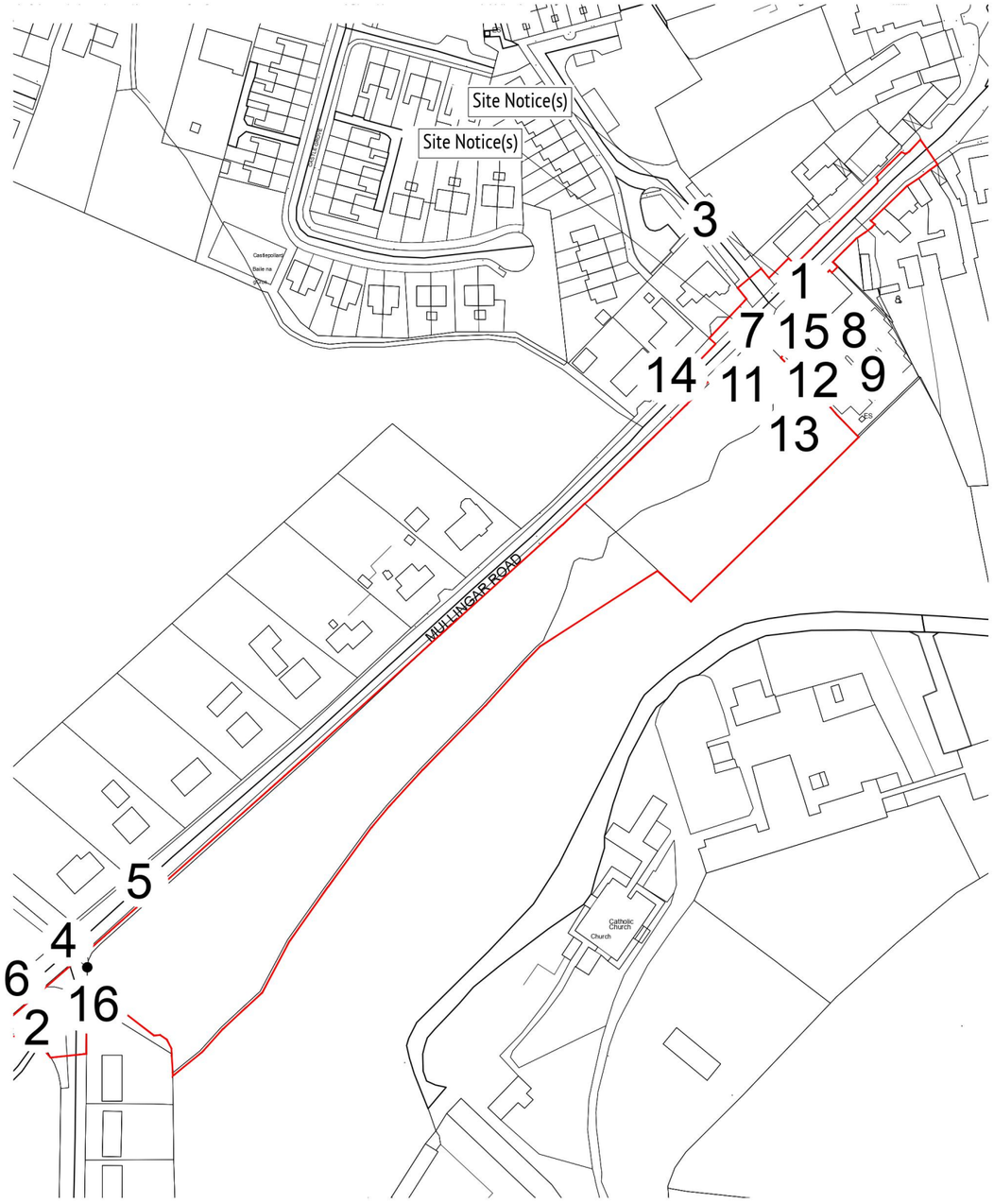
Castlepollard Flood Risk Map - Development Plan 2021 - 2027

- The Town Park location is not in a flood zone

04 | Site Context

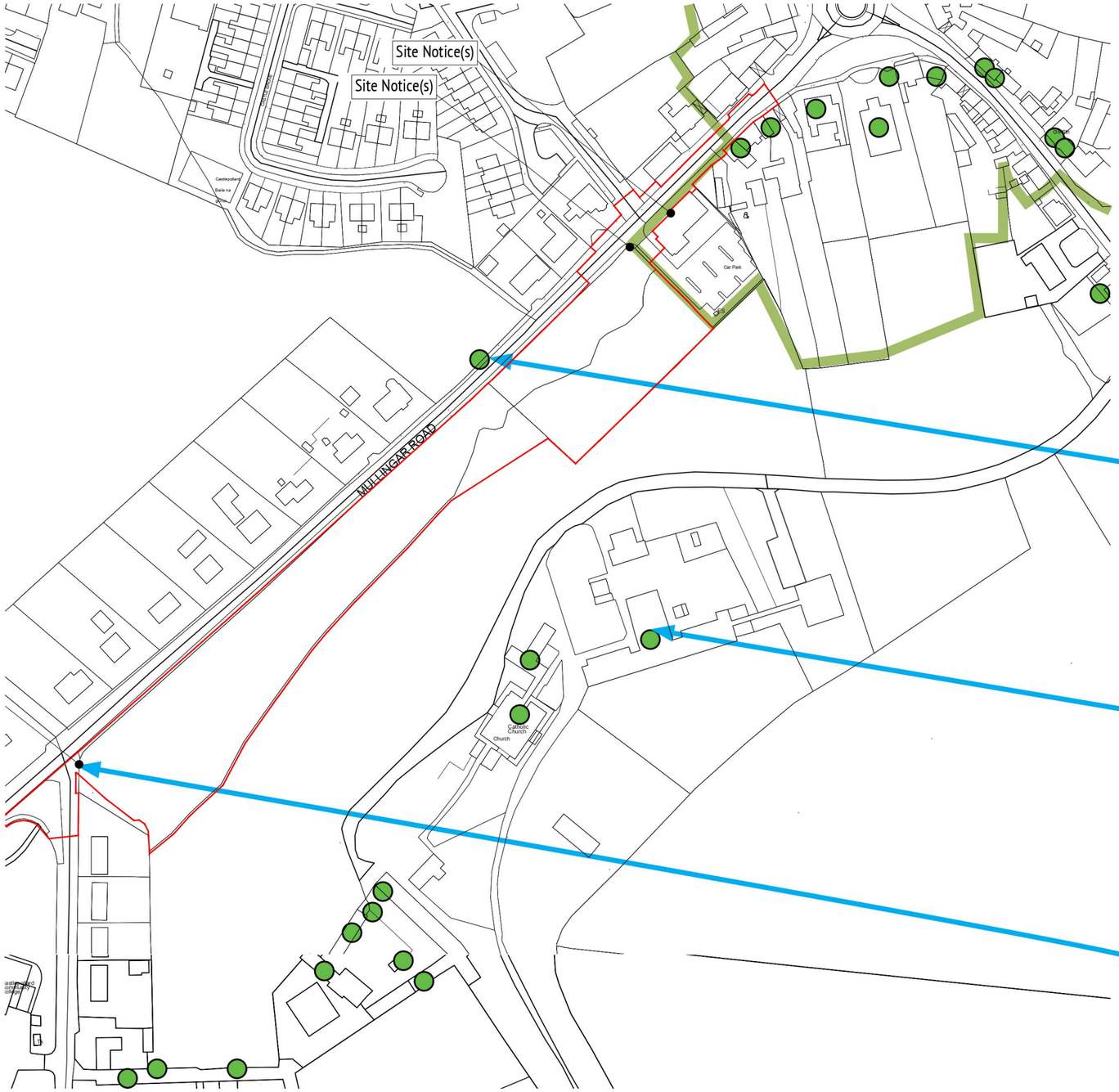
Site Context - Photographs

04



Site Context - Historical Analysis

04



Architectural Conservation Area

Record of Protected Structures

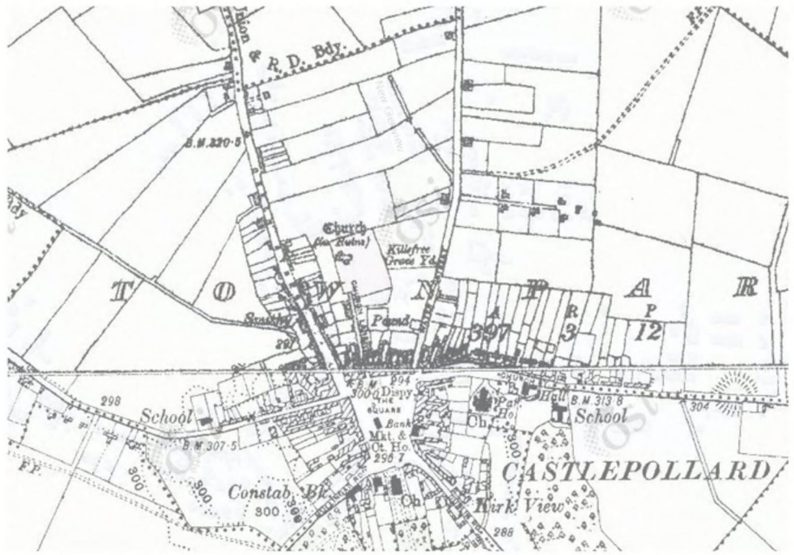
The Town Park is located adjacent to the protected structures of St Peter's Centre (Protected Structure Nr 007-033) and the boundary wall of 007-002 and 007-003 in Castlepollard.

- Cut Limestone Steps
  007-002

- St Peters Centre
  007-033

- Existing Wall
  007-002

Site Context - Historical Maps



6-inch Cassini OS Map (1830)

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

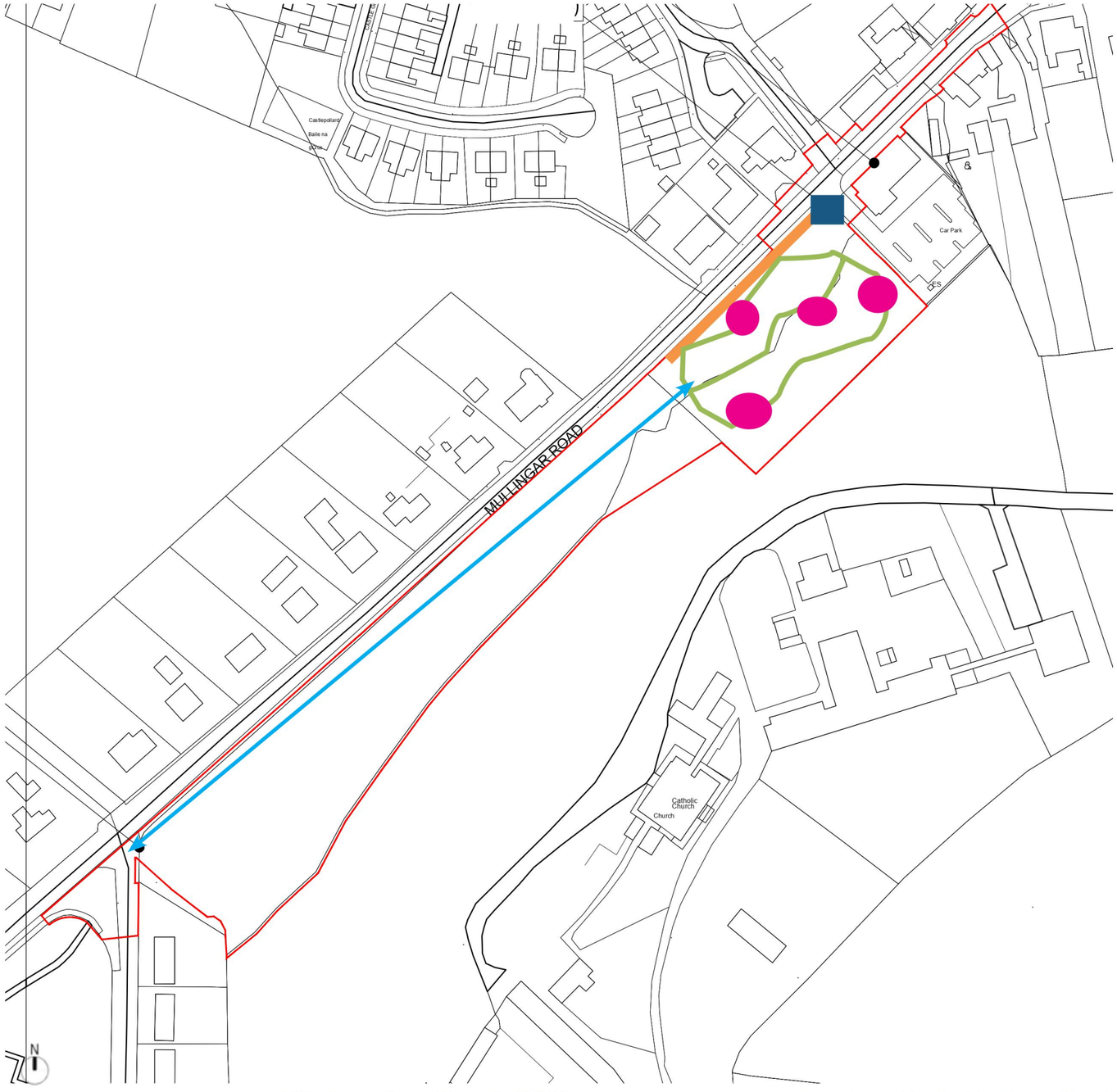
6-inch Cassini OS Map (1830)

Current OS Map

05 | Architectural Statement

Architectural Statement - Site Strategy

05



Main Entrance at the corner to draw the public in to the park

Reduced wall height to create active park edge

Looped Walkway

Activity Zones

Pedestrian Link to School

Site Location Map 1: 2000

The Town Park, Castlepollard

Architectural Statement - Town Park Layout / Design

05

Proposed Park Layout - Artistic Impression Indicative Only

The Park 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.

Where the need for a public park provokes a requirement for lighting, such allowances have been proposed with respect to;

- The proposed walkways
- The proposed skate park
- The existing ecology

Architectural Statement - Artistic Impressions

05

Proposed Park Layout - Artistic Impression Indicative Only

Proposed Park Layout - Artistic Impression Indicative Only

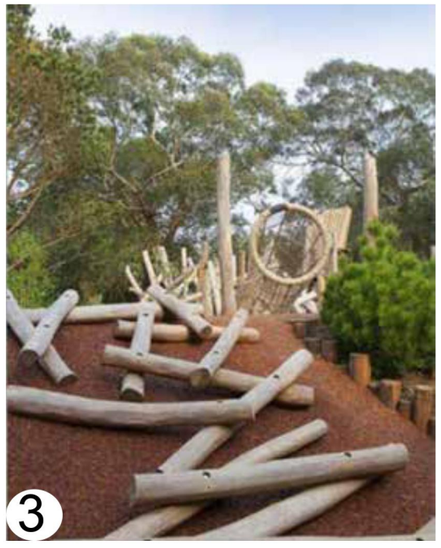
Architectural Statement - Design rationale

Artistic Impression Indicative Only

Design Rationale:

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

- **Existing site conditions**
- **Needs and desires arising from ongoing public consultations.**
- **A new entrance and safer road design/access**
- **Universal access**

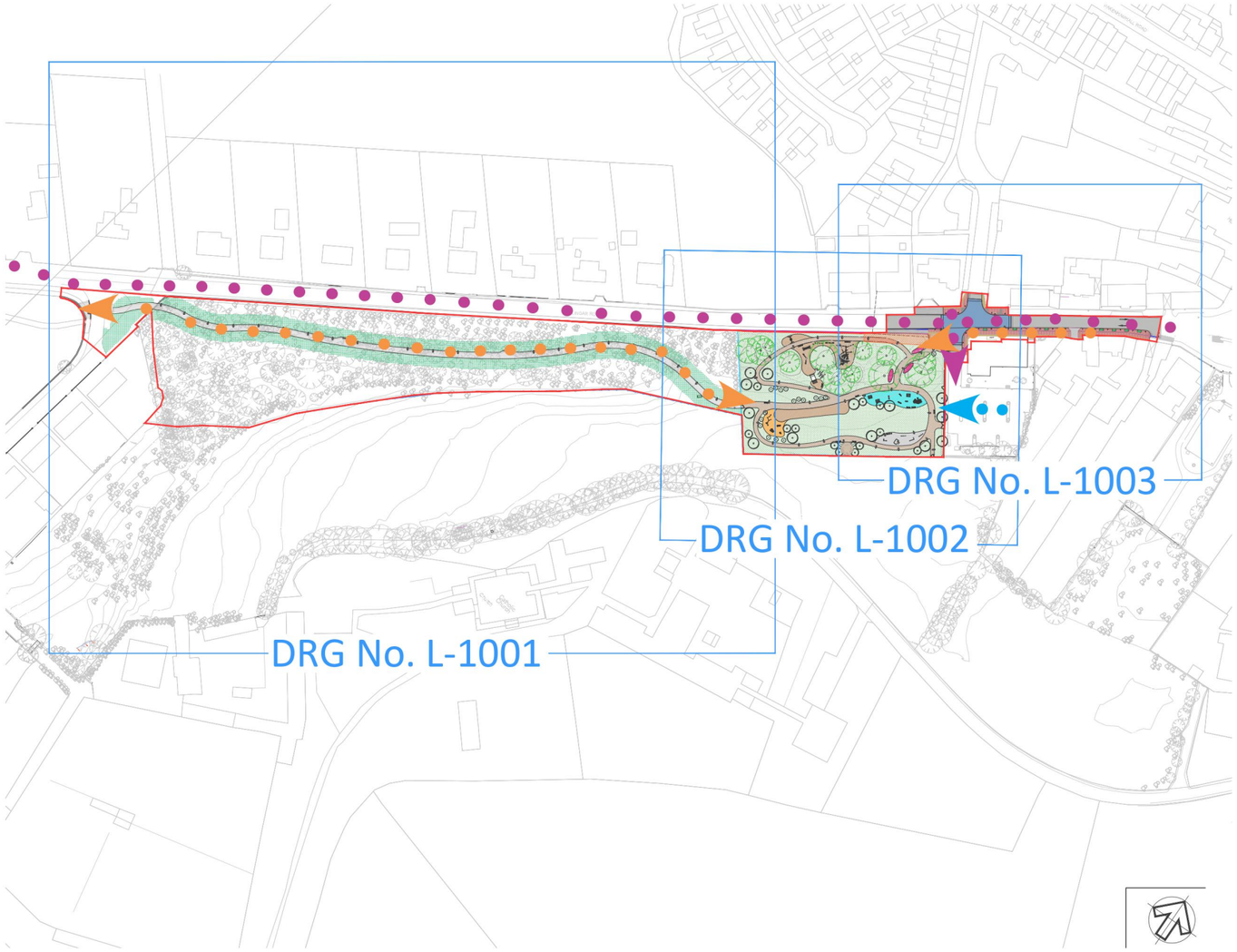


1. **New Walkways**
2. **Boundary Treatment**
3. **Activity Zones**

06 | Site Access & Circulation

Site Access and Circulation

06



Park Hood - Masterplan

PEDESTRIAN ACCESS

MACHINERY ACCESS TO SITE SERVICES

CAR ROUTES

GENERAL ACCESS

Pedestrian access will be via the proposed new entrance across from the public library - In providing a pedestrian route to the front of the site it is envisaged that the desire to enter the park will be greater.

A new pedestrian link to the park from the secondary school will provide safe pedestrian access for students and teachers to and from school.

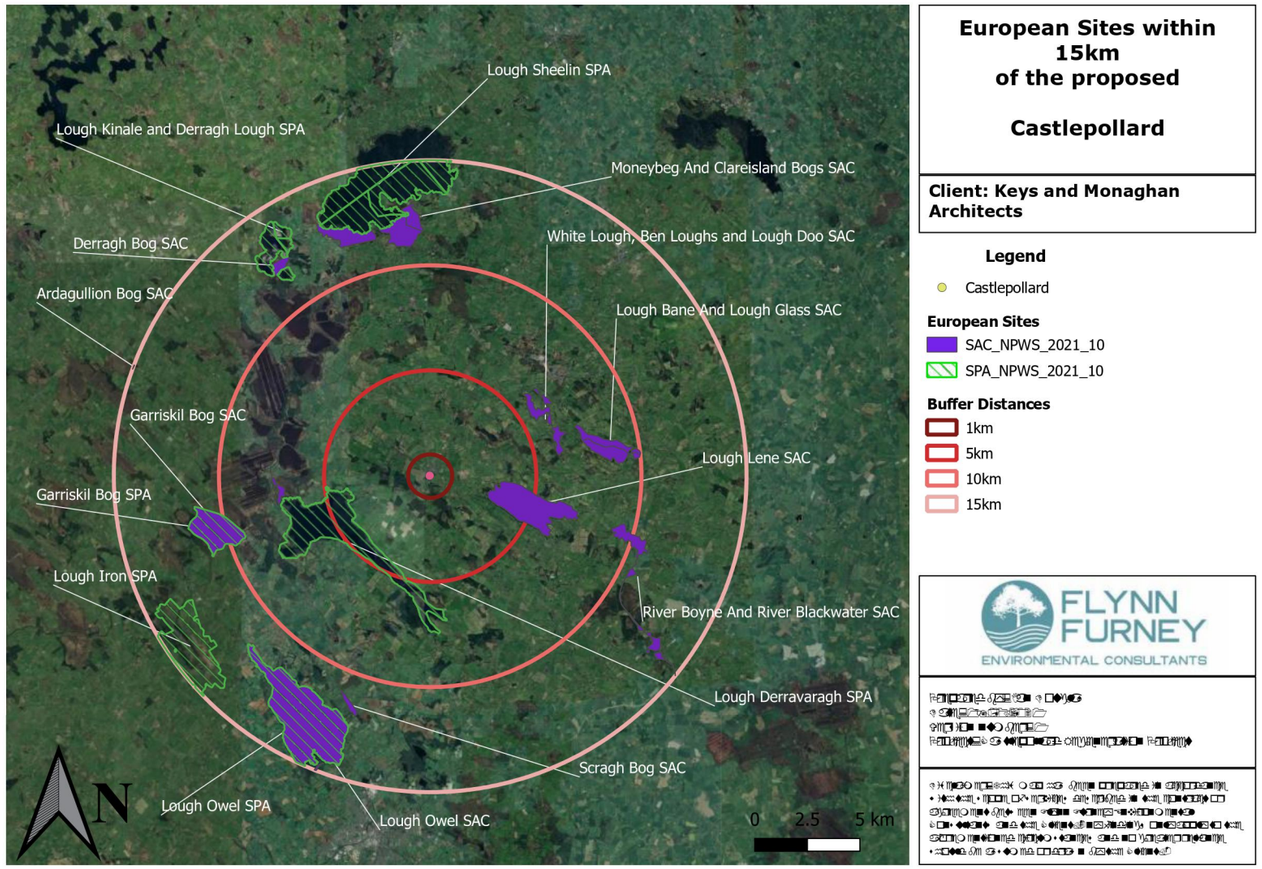
ROAD ACCESS

Access to the car parking will be available by the adjacent public library. By preserving the dependency on short travel distances between parking facilities and the park 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 footpaths to permit access to small utility vehicles while preserving the civic character of the space through careful selection of materials.

07 | Ecological Impact

Ecological Impact



European Sites within 15km of the proposed

Castlepollard

Client: Keys and Monaghan Architects

Legend

Castlepollard

European Sites

SAC_NPWS_2021_10

SPA_NPWS_2021_10

Buffer Distances

1km

5km

10km

15km

FLYNN FURNEY
ENVIRONMENTAL CONSULTANTS

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.

See Appendix C & D

Extract from The Ecological Impact Report carried out by Flynn Furney Environmental Consultants

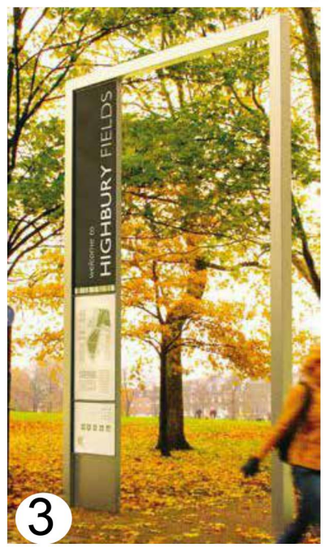
08 | Signage

Signage

Artistic Impression Indicative Only

Signage Options

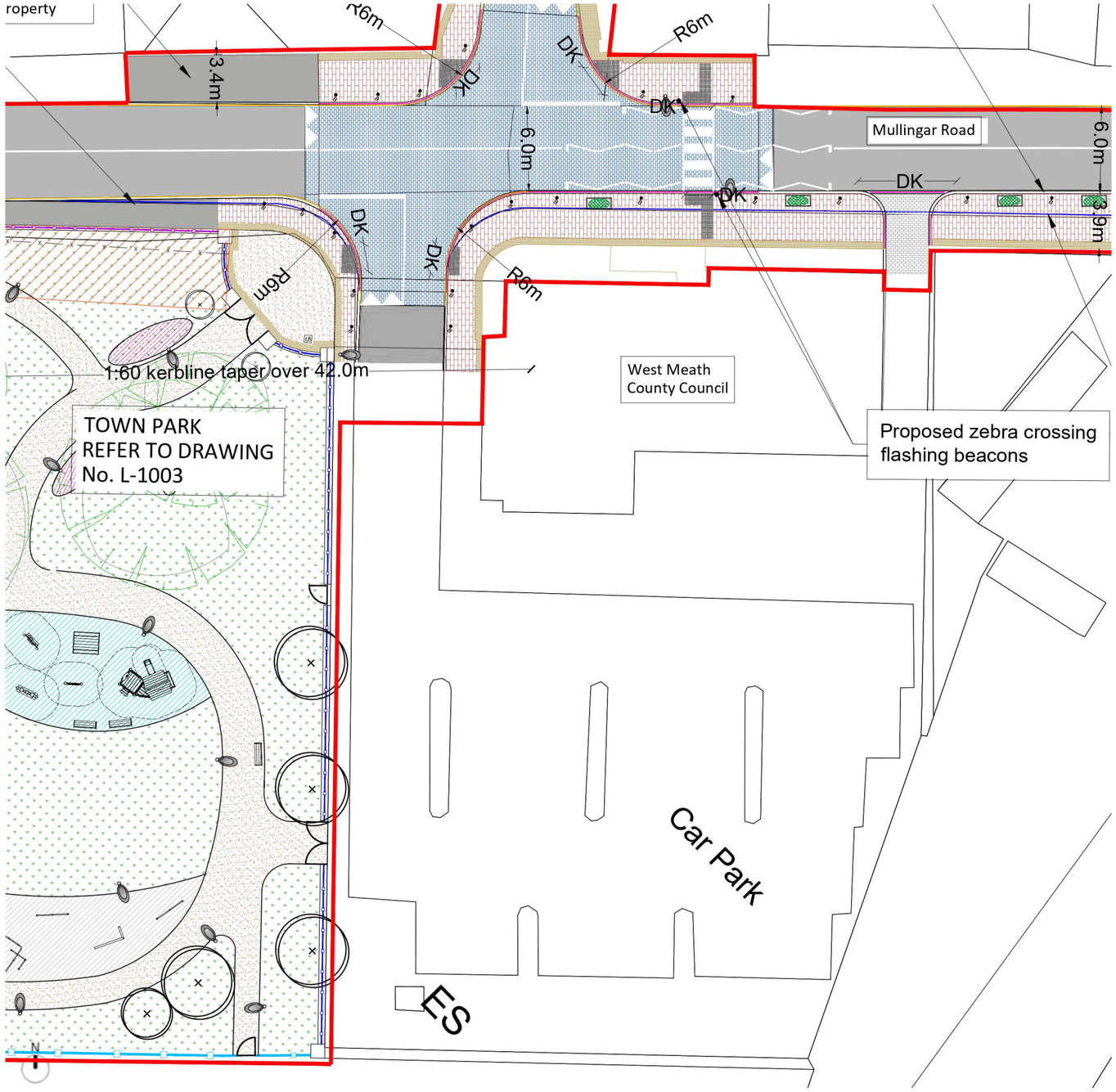
1. **Example of information Signage**
2. **Example of laser Cut Signage**
1. **Example of information Signage on Archway**



09 | Car Parking

Car Parking

09



Castlepollard library car park location, adjacent to the site.

- The site is located adjacent to the public library car park.
- It is noted the site is located within close proximity to the town centre where there is access to on-street parking .

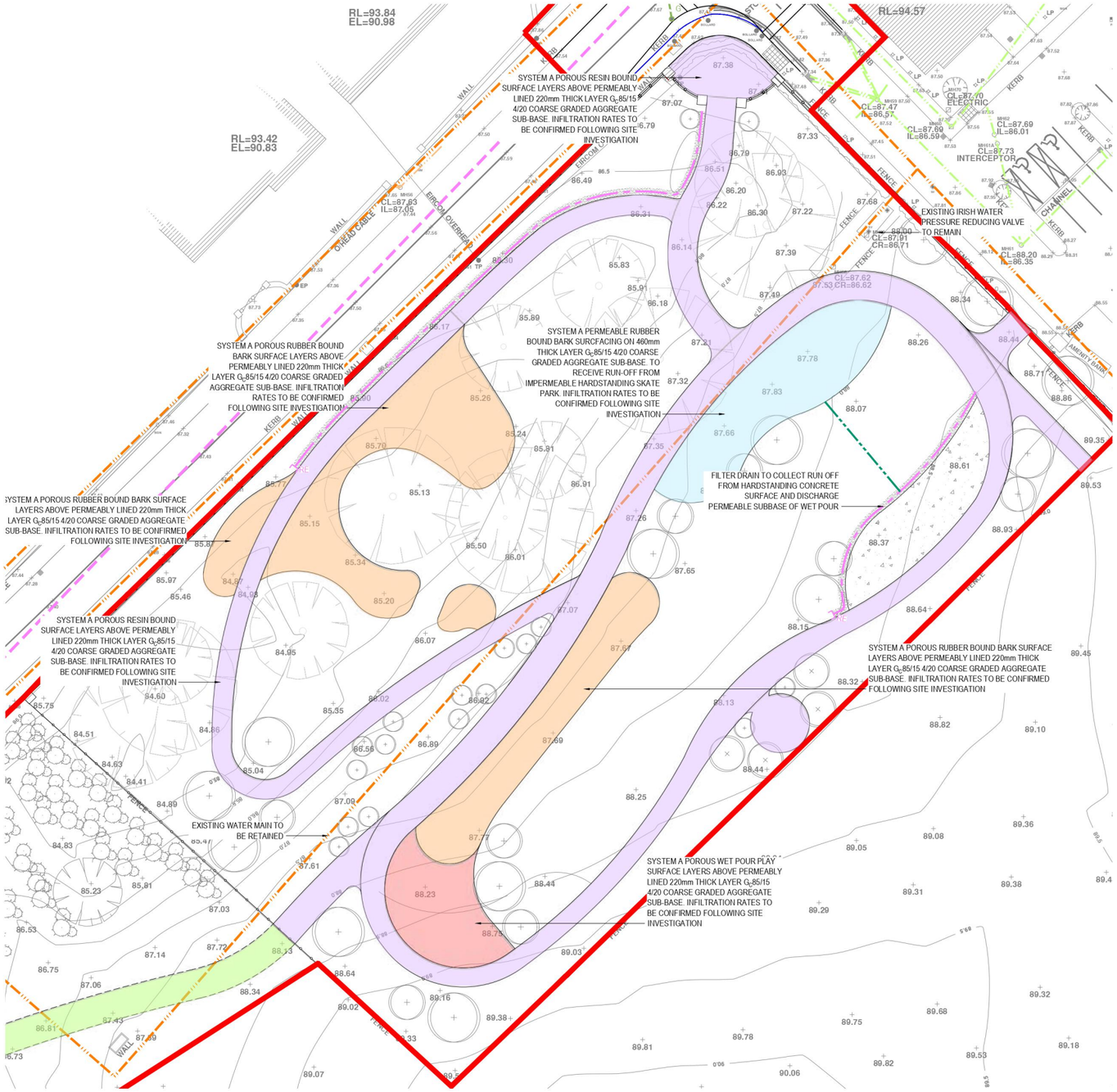
A car-parking study carried out indicated that there is sufficient car parking in the town core of Castlepollard.

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

10 | Site Services

Site Services

10



Taylor and Boyd Proposed Drainage Layout (Cropped)-See Drawing C100

Electric Power Supply

- It is proposed that feeder pillars be installed on the Mullingar road to provide power to the lighting columns within the proposed park, and to the path connecting the school to the park.

Gas

-No Gas services in Castlepollard

Telecoms

-The area of the Mullingar road contained within this planning application has Telecoms mounted on overhead cables. The intention of this project is to retain these telecoms. New routes to the park and path are not required.

Water

- It has been assumed that water landing on the proposed park will infiltrate into the ground, and a site investigation will be carried out at prior to detailed design to verify this approach.
New road gullies within the public realm will connect to the existing combined sewer.

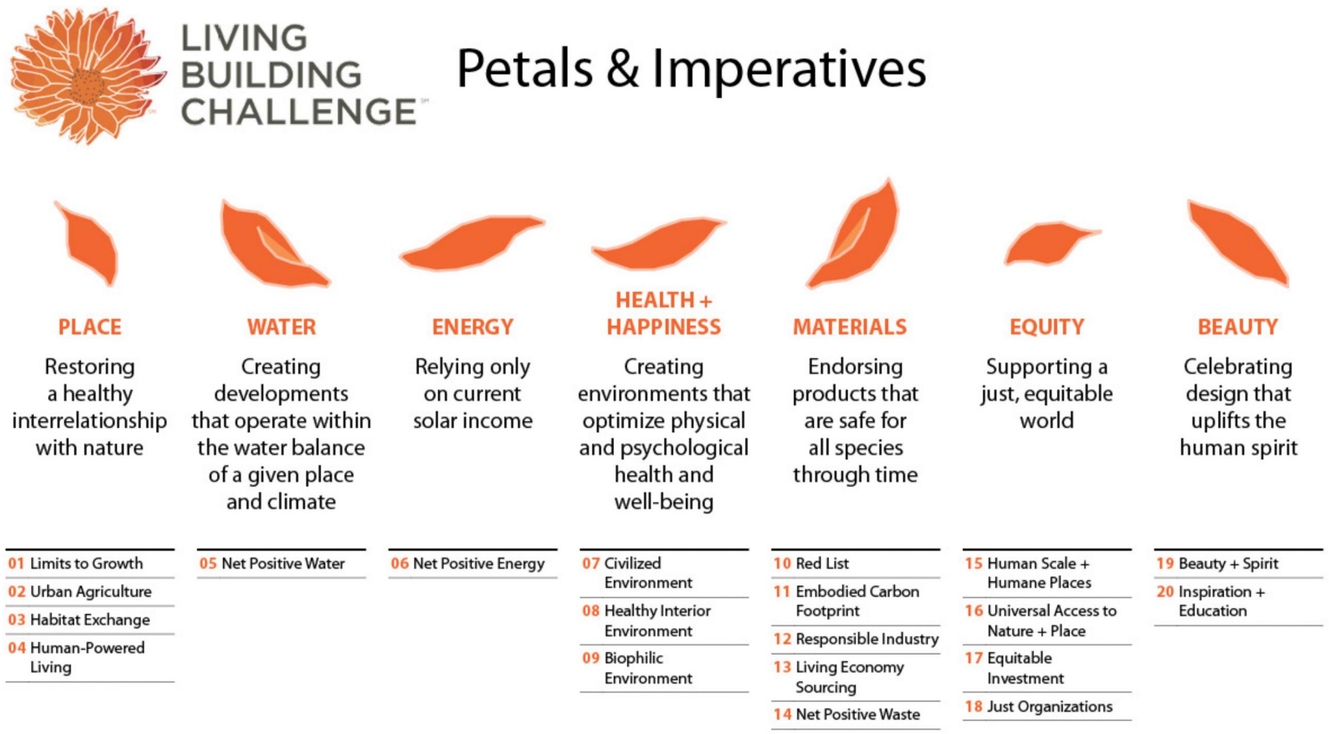
Street Lighting

- The intention for this project is to retain all street lighting columns within the boundary lines, and to install new high efficiency lighting in the park and new path. Feeder pillars are required for powering the new fittings. Please see the lighting drawings for more information on the location of these new pillars.

See Appendices for Full Site Services Reports

11 | Sustainability

Sustainability



Source: https://living-future.org/lbc/

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 - Placemaking

Placemaking relates to the interrelationship and connection between people and the space they use. Placemaking as a concept goes beyond the physical fabric of place, by strengthening the connection between people and space, merging the social and physical fabric of our living environments and helping to define character and identity of place. Healthy placemaking seeks to protect and enhance the unique identity and character of places and to facilitate improvements to human well-being and the quality of life that comes from the interaction of people and their environment. Placemaking is underpinned by good urban design, which seeks to create public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate social interaction.

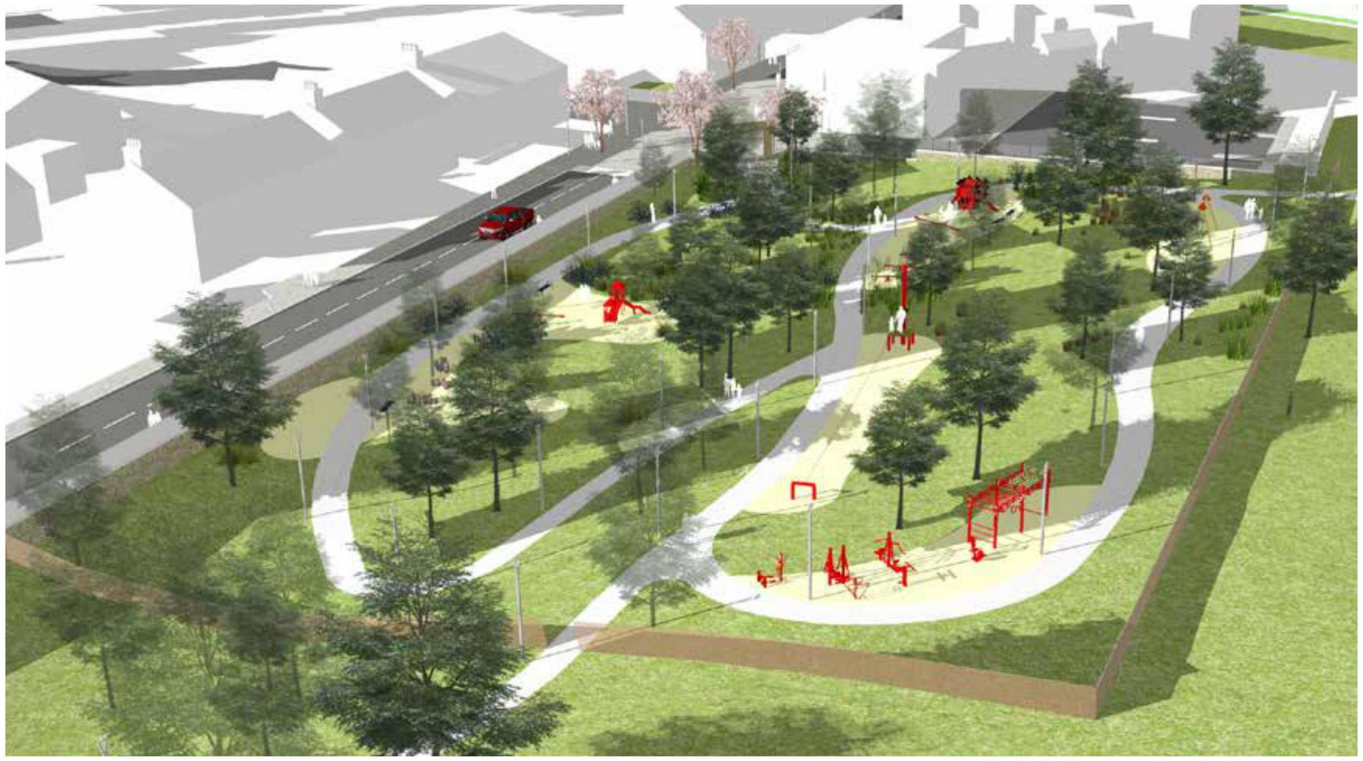
Placemaking in the planning process relates to the positive interventions that help to shape, develop and foster activity in our shared public spaces. Successful public spaces are multi-dimensional - they appeal to people of all abilities, young and old, for a variety of reasons and for a variety of purposes with a central focus on improving the quality of life for the communities they serve.

It is an objective of Westmeath County Council Development Plan to improve the quality of Westmeath's urban and rural environments by promoting a high standard of design for all new developments. Adhering to the principles of placemaking will achieve accessible, safe and sustainable built and natural environments, which reflect the special character and heritage of the County and its varied townscapes and landscapes.

(Westmeath County Council Development Plan extracts)

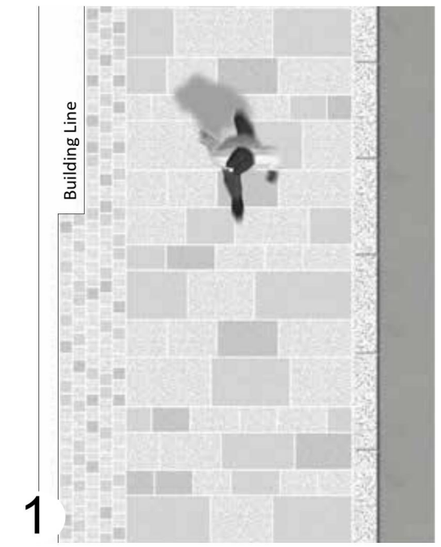
12 | Materials

Materials



Artistic Impression Indicative Only

Park Hood Landscape Architects have included a rationale for material finishes of the park see the landscape details for more information.



1. **Granite Paving**
2. **Feature Planters**
3. **Street Furniture**

Appendices

Appendix A
Drawing Register

21019 'Part 8' Drawing Register; **The Town Park, Castlepollard, Co Westmeath**			DAY MONTH YEAR	Last Rev on Previous Sheet	25 02 22	
Client	Westmeath County Council					
Local Authority	Westmeath County Council					
Document ref	**Document title**	**SCALE**	**SIZE**			
SITE PLAN						
20021.PP.001	Site Location / Os Map	1,000	A1		✓	
7192-L-1000	Landscape Masterplan	1,000	A1		✓	
Survey						
20021.PP.2000	Existing Topographical Survey (Page 1 of 2)	500	A1		✓	
20021.PP.2001	Existing Topographical Survey (Page 2 of 2)	500	A1		✓	
Plans						
7192-L-1001	Landscape Layout - Town Park Connection	500	A1		✓	
7192-L-1002	Landscape Plan - Town Park	250	A1		✓	
7192-L-1003	Landscape Layout - Mullingar Road Public Realm	250	A1		✓	
Sections						
7192-L-1010	Landscape Sections - Town Park	Varies	A1		✓	
7192-L-1020	Typical Landscape Details - Sheet 1	Varies	A1		✓	
7192-L-1021	Typical Landscape Details - Sheet 2	Varies	A1		✓	
7192-L-1022	Typical Landscape Details - Sheet 3	Varies	A1		✓	
Tree Development						
7192-L-1030	Tree Development Impact	1,000	A1		✓	
Elevations						
20021.PP.1050	Proposed Wall Opening	25	A1		✓	
Civil & Structural						
20058-(PPR)C001	Existing Drainage Layout 1 of 3	500	A1		✓	
20058-(PPR)C002	Existing Drainage Layout 2 of 3	500	A1		✓	
20058-(PPR)C003	Existing Drainage Layout 3 of 3	500	A1		✓	
20058-(PPR)C100	Proposed Drainage Layout 1 of 3	500	A1		✓	
20058-(PPR)C101	Proposed Drainage Layout 2 of 3	500	A1		✓	
20058-(PPR)C102	Proposed Drainage Layout 3 of 3	500	A1		✓	
20058-SK03	Visual Structural Survey of Wall along Mullingar Road	NA	A1		✓	
Mechanical & Electrical						
21115-E-801	Public Lighting & Ducting Strategy	100	A1		✓	
21115-E-105	Connecting Path Lighting Strategy	500	A1		✓	
Traffic						
21-014-20	Proposed Carriageway upgrades along Mullingar Road	Varies	A1		✓	
Documents						
CAKM	Architectural Design Statement Planning Report	N/A	A3		✓	
WMCC_Planning_Castlepollard	Site Notice	N/A	A4		✓	
WMCC_Planning_Castlepollard	Newspaper Notice	N/A	A4		✓	
Flynn Furney	Environmental Impact Assessment Screen Report (EIA)	N/A	A4		✓	
Flynn Furney	Screening Report for Appropriate Assessment (AAs)	N/A	A4		✓	
Delap & Waller	Utilities Strategy Report	N/A	A4		✓	
Taylor & Boyd	Planning Drainage Report	N/A	A4		✓	
CAKM	Conservation Methodology Statements	N/A	A4		✓	
Farrimond McManus Ltd	Archaeological Impact Assessment	N/A	A4		✓	

21019 'Part 8' Drawing Register; **The Town Park, Castlepollard, Co Westmeath**			DAY	Last Rev on	25	
			MONTH		02	
			YEAR		22	
Client	Westmeath County Council					
Local Authority	Westmeath County Council					
Document ref	**Document title**	**SCALE**	**SIZE**			
Andrew Boe	Tree Survey Report	N/A	A4		✓	
CAKM	Artistic Impressions Indicative Only	N/A	A4		✓	
Bushell Interiors	Castlepollard Park & Path Lighting Report	N/A	A4		✓	

Appendix B
Site Notice

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na h-Iarmhí

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:

DEVELOPMENT OF A TOWN PARK ANDASSOCIATED 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. Alerations 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 root 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.

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 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 C
Newspaper Notice

CLASSIFIEDS/PUBLIC NOTICES

t: 044 9346702 f: 044 9330596
e: reception@westmeathexaminer.ie

PUBLIC NOTICE

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na h-Iarmhi

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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.

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- Online at https://consult.westmeathcoco.ie/en or
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Date: 22-02-2022

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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.

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 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 Development of Town Park at Castlepollard

Issue Date: 16 February 2022

For: Westmeath County Council

By: Flynn, Furney Environmental Consultants

Table of Contents

1. INTRODUCTION

A project is proposed in the townland of Kinturk Demesne, Castlepollard. It is proposed that a new Town Park is developed here. 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 development of a new Town Park at Castlepollard. It is also proposed to improve the access to the new park with the enhancement of footpaths between the proposed park location and the centre of Castlepollard. It is further proposed to link the new Town Park to Castlepollard Community College via an extension of a pathway to the south. A new opening in the wall adjacent the Mullingar Road will be required.

2.1 More Detail

Fig. 2. Site Location and Improved Footpath Area

The proposed site for the Town Park is adjacent to the Mullingar Road (R394) on former agricultural lands that are not in use. The centre of the site is at 646249 769997 (ITM). The location is shown in the drawing below. The existing site contains a treeline of mature Sycamore (*Acer pseudoplatanus*) trees and fallow grassland. The site is adjacent the car park of Castlepollard Library and further agricultural lands.

The proposed Park has been subdivided into sections, based on use, activity and / or age range. The completed park will include the provision of;

1. Toddler play equipment for age range 6 months to 1+ years.

2. Timber adventure play equipment for age range 4+ years.

3. Inclusive exercise equipment for a range of ages and abilities.

4. Sensory play equipment and a quiet reading area to facilitate a range of needs.

5. Skate Park elements for teenagers

6. Central grass area to facilitate informal kick-about space

7. A looped walk

8. Accessible picnic area

9. Quiet story circle

10. Provide potential links to the wider rural area

The proposed layout of the Town Park is shown in Fig. 3 below and the overall site in Fig. 4 overleaf.

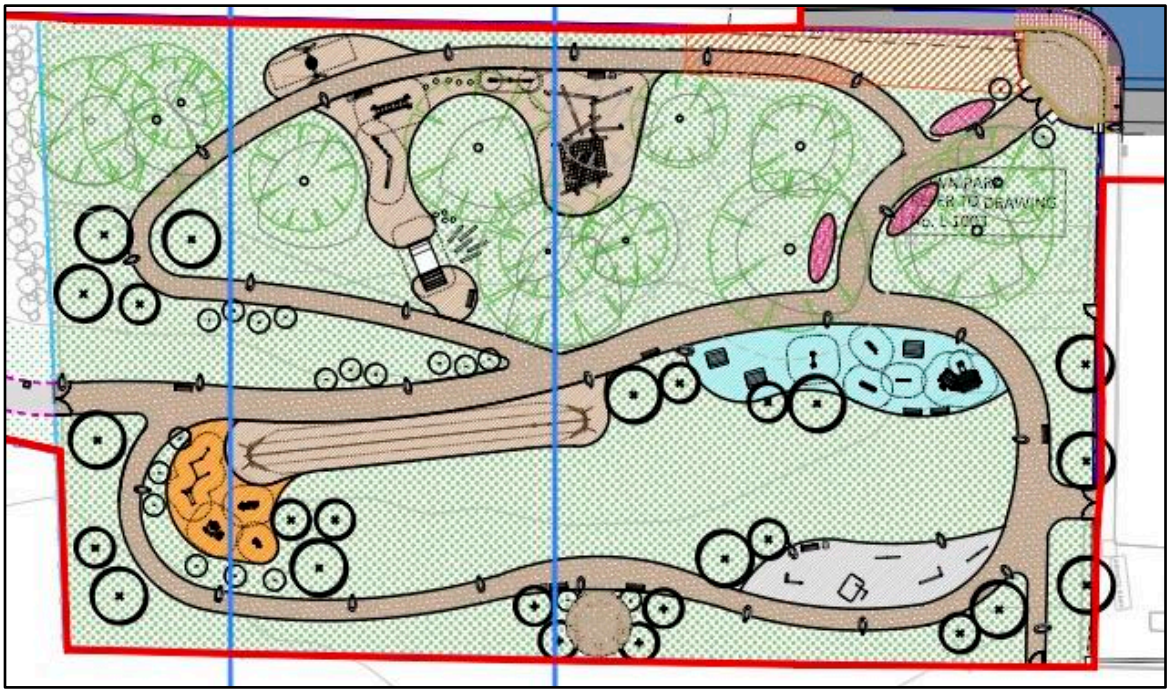


Fig. 3. Proposed Park Layout.

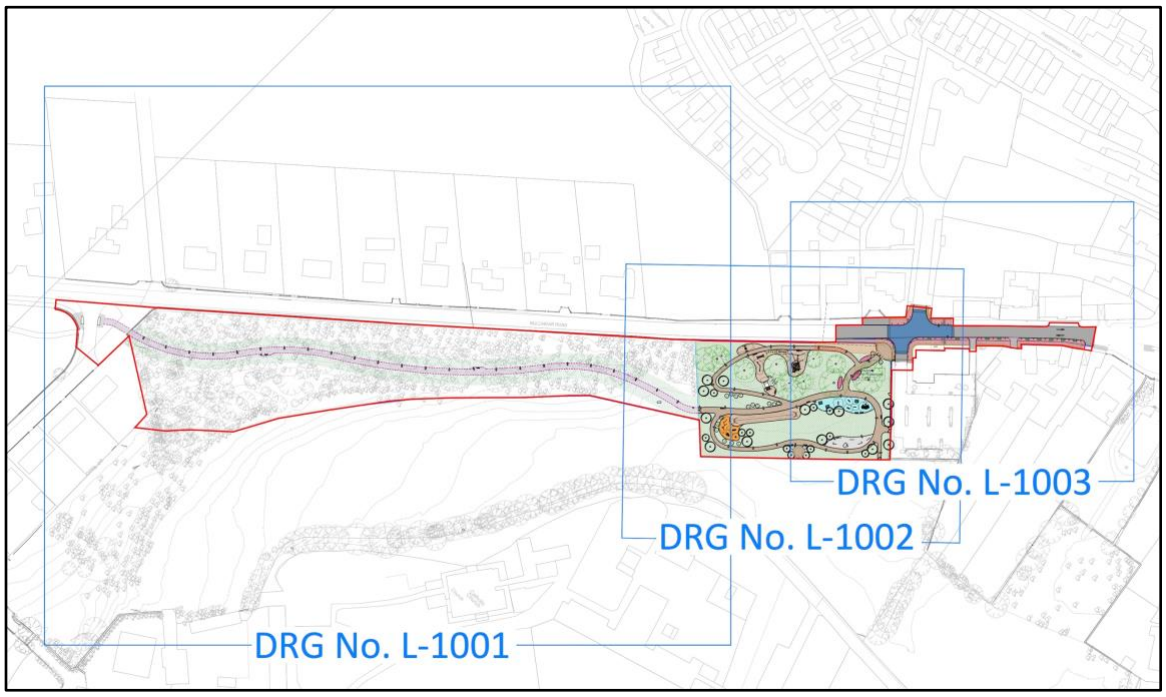


Fig. 4. Overall layout showing proposed access to secondary school and link to public realm.

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[1]). 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	• the size and design of the entire proposed development • the cumulation with other existing and/or approved development • the nature of any associated demolition works • the use of natural resources • the production of waste • pollution and nuisances • the risk of major accidents (with regard to substances or technologies used) • the risks to human health
2. Location of proposed development	The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to: • the existing and approved land use • the relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground

[1] 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).

	• 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.
3. Type and characteristics of potential impacts	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: • the magnitude and spatial extent of the impact (geographical area and size of the affected population) • the nature of the impact • the transboundary nature of the impact • the intensity and complexity of the impact • the probability of the impact • the expected onset, duration, frequency and reversibility of impact • the cumulation of the impact with the impact of other existing and/or approved projects • the possibility of effectively reducing the impact

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
1. Characteristics of Proposed Development: The characteristics of the proposed development, in particular:	The size of the proposed development	No	The site to be developed is extremely small (c.2.03 ha). The lands proposed for development are not currently in use. No significant impacts or effects may be expected arising from the size or scale of the proposed development.
	The cumulation of other developments with the proposed development	No	An examination of planning permissions for this townland and adjacent townlands was carried out. No other developments with potential for significant effects were found. 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 refurbishment and redevelopment of the Market House 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 impacts with the proposed works under assessment here. Given the size and nature of the present development, no cumulative impacts are predicted.
	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. Soil and wood required for the project may be reused within the natural play area.
	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 here are not in use. Much of the existing area of the park will continue to be a grassed area.
	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. Mature trees will be retained here. No excavations of any significance 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 Directives79/ 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	No sites or articles of historical, cultural archaeological significance are known to occur here. The site is not believed to be of any other significance.

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. Natural features including mature trees and grassland will be retained.

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 scale of works.

Given the 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)

FLYNN FURNEY
ENVIRONMENTAL CONSULTANTS

Castlepollard Regeneration Project: Town Park

Ecology and Appropriate Assessment Screening Report

Date: February 2022

For: Cooney Architects and Keys and Monaghan Architects.

Rialtas na hÉireann Government of Ireland | Tionscadal Éireann Project Ireland 2040

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na hIarmhí

Contents

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 development of a Town Park at Kinturk Demesne, 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 lies to the immediate south/southwest of the town of Castlepollard, Co. Westmeath. The area is within the townland of Kinturk Demesne and at an altitude of between 70 and 80m OD. The site is bound to the west by the R394 (Mullingar Road), to the east by the lands of the St Peter's Hospital, to the north by Castlepollard Library and car park and to the south by private lands adjacent to the L57392 local road.

By far the greater majority of the area under study is agricultural grassland which was fallow at time of survey. This area is adjoined by a linear mixed woodland with mature trees, most of these being non-native. To the north is a coniferous plantation which adjoins a smaller more mixed woodland which in turn adjoins the grounds of the Church of Ireland. The lands have been fenced for control of livestock. There are no watercourses within or adjoining the lands here.

Figure 1: Site Location Map

Red line indicates survey area. Base mapping from gis.epa.ie

3.2 Project Description

The proposed site for the Town Park is adjacent to the Mullingar Road (R394) on former agricultural lands that are not in use. The centre of the site is at 646249 769997 (ITM). The location is shown in the drawing below. The existing site contains a treeline of mature Sycamore (*Acer pseudoplatanus*) trees and fallow grassland. The site is adjacent the car park of Castlepollard Library and further agricultural lands.

The proposed Park has been subdivided into sections, based on use, activity and / or age range. The completed park will include the provision of;

1. Toddler play equipment for age range 6 months to 1+ years.
2. Timber adventure play equipment for age range 4+ years.
3. Inclusive exercise equipment for a range of ages and abilities.
4. Sensory play equipment and a quiet reading area to facilitate a range of needs.
5. Skate Park elements for teenagers
6. Central grass area to facilitate informal kick-about space
7. A looped walk
8. Accessible picnic area
9. Quiet story circle
10. Provide links to the Community College and to the enhanced public realm of Castlepollard.

The proposed layout of the Town Park is shown in Fig. 2 below.

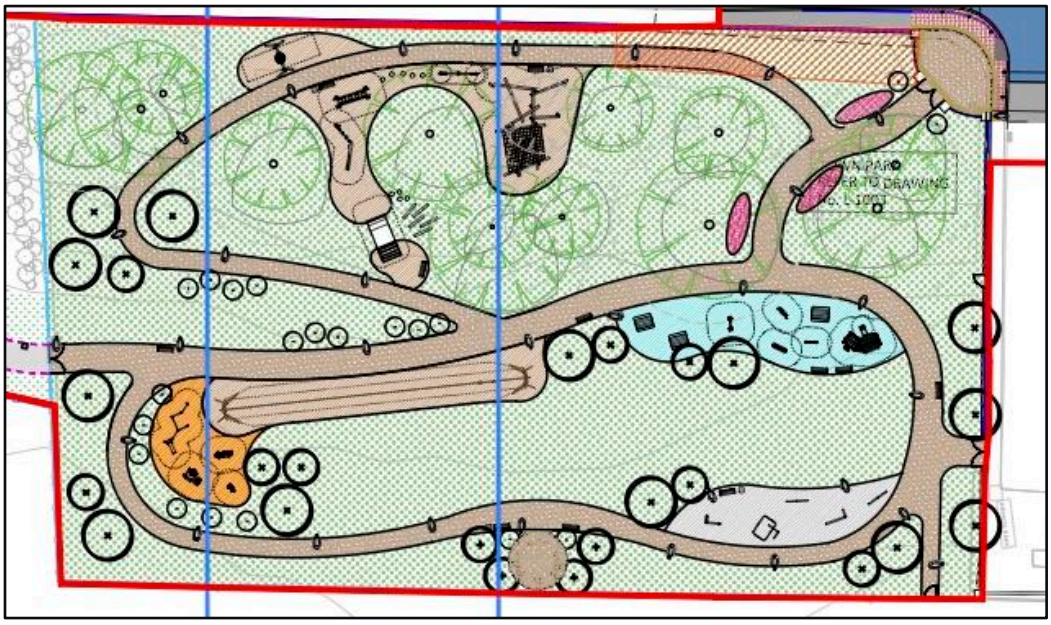


Fig. 2. Proposed Park Layout.

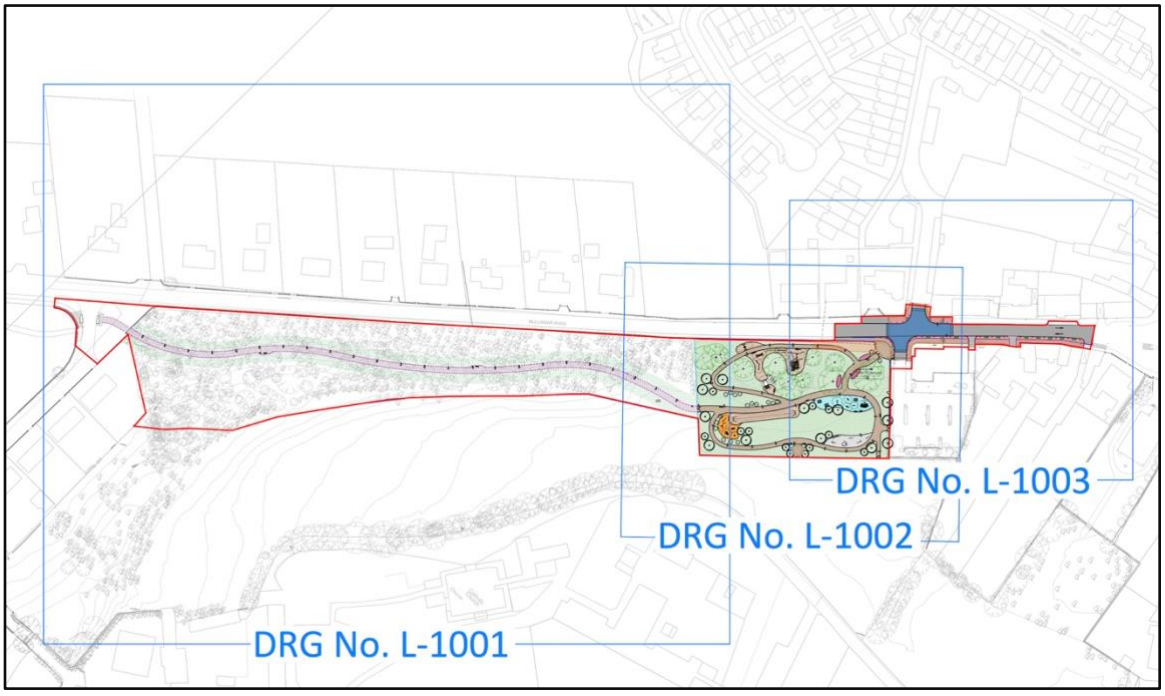


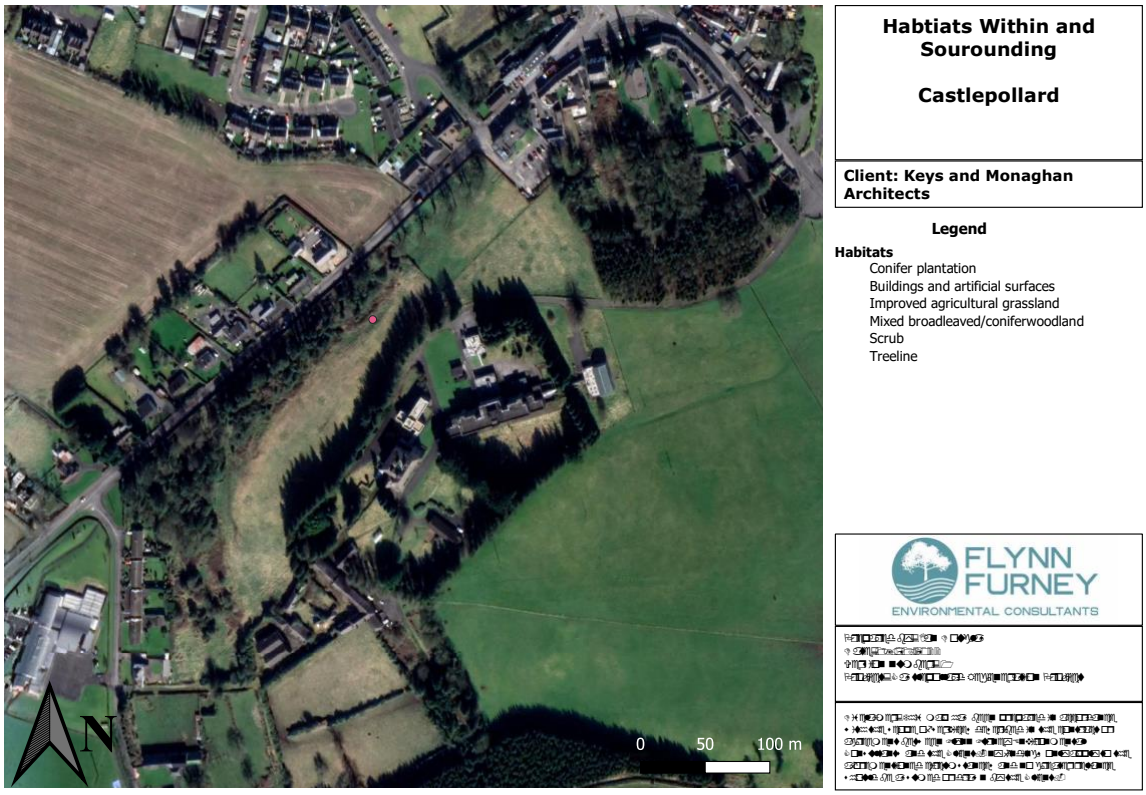
Fig. 3. Overall extent of scheme showing link to community college to south of site and to the public realm to the north.

4 Ecological Assessment

4.1 Ecological survey and habitat mapping

An ecological field survey of the proposed development site was carried out in November 2021 and January 2022. 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 though plant species and vegetation structures that are identifiable throughout the year.

Figure 4: Site Habitats and designated sites within 1km



4.1.1 Improved Agricultural Grassland (GA1)

This habitat type makes up by far the greatest proportion of the area under survey. This is a relatively species-poor habitat which has until recently been managed by grazing or cutting for silage. This has since

lain fallow. The field is dry and well-drained and slopes in a south-north orientation and to a lesser extent from east to west. Cocksfoot (*Dactylis glomerata*) is the dominant grass species. Creeping Buttercup (*Ranunculus repens*) is abundant. Common Sorrel (*Rumex acetosa*) and Common Field Speedwell (*Veronica persica*) are frequent. Meadow Buttercup (*Ranunculus acris*) is occasional to the east of the field. Nettle (*Urtica dioica*), Shepherd's Purse (*Capsella bursa-pastoris*), Docks (*Rumex* spp.) and Dandelion (*Taraxacum officinale* agg.) are all occasional. Bramble (*Rubus fruticosus*) encroaches into the field from the boundary in several areas.

4.1.2 Treelines

A number of treelines occur within the area under survey. A substantial treeline of large mature Sycamore (*Acer pseudoplatanus*) occurs immediately to the southwest of the library car park. This runs alongside the stone wall which divides the site from the R394. The trees are up to 18m in height and of c. 8m in canopy spread. Most of these are with Ivy (*Hedera helix*) cover.

The ground flora of this area comprised up Cow Parsley (*Anthriscus sylvestris*), Lesser Celandine (*Ficaria verna* ssp *verna*) and Creeping Buttercup (*Ranunculus repens*). It should be noted that surveys were carried out in November and December so a more diverse flora would be expected here in spring and summer months.

A treeline of Sitka Spruce (*Picea sitchensis*) occurs along a portion of the southern boundary. This has a significant belt of Bramble-dominated scrub on the field side. Another forms a portion of the boundary to the north of this.

A mature double treeline of Leyland Cypress (*Cupressus X Leylandii*) makes up the greater proportion of the southwestern/western boundary of the site. Beech (*Fagus sylvatica*) occurs occasionally within this treeline. These trees are c. 16-18m in height with a canopy-spread of up to 10m, overhanging into the field here.

4.1.3 Buildings and artificial surfaces (BL3)

Stone wall

A stone wall forms the southern boundary of the survey area. A gothic-style arched walkway was noted within this. A large mature Sycamore was noted growing from the wall below the level of the local road here. Several smaller trees including Ash (*Fraxinus excelsior*) and Elder (*Sambuccus nigra*) as well as much Ivy were noted as growing on this wall also.

Another old stone wall forms the south-eastern boundary of the site. Significant Ivy growth on top of and extending from the wall was noted here.

Buildings

The gable of a very large building (presumed a former agricultural building) forms a portion of the site boundary. The building appears to be substantially intact while there are gaps in the roof tiles of this.

4.1.4 Scrub (WS1)

A substantial area of scrub occurs between the treeline and mixed broadleaved woodland that run adjacent to the R394. While this is dominated by Bramble, there are also some mature Hawthorns (*Crataegus monogyna*), a mature Elder and a young Ash. One of the Hawthorns was noted as being of a large size. Another line of Bramble-dominated scrub runs along the outside of the mixed broadleaved and coniferous woodland.

A further area of scrub occurs toward the most southern portion of the wood. This extends from the wooded areas and field margins and encroaches into the fallow grassland. There are some mature Hawthorns that are scattered through this area. All of these were noted to have significant Ivy growth. A single mature Sycamore (also with ivy) occurs here. It was noted that a Leyland Cypress tree or trees had been cut up and deposited here. These appear to have arisen from another location.

4.1.5 Mixed Broadleaved/Coniferous Woodland (WD2)

This is a substantial area of woodland that comprises most of the western boundary of the survey area. While broadleaved deciduous species dominate most of this habitat area, coniferous species make up a significant proportion of the mixed canopy. Toward the north of this woodland Scots Pine (*Pinus sylvestris*) is frequent and Sitka Spruce is frequent to occasional. Elder is abundant in the understorey. Sycamore is the most frequent broadleaved canopy tree. There are also some standing dead and fallen trees. Larch (*Larix europaeus*) is occasional toward the eastern portion of the wooded area.

There is an open area where trees have been felled or have fallen. There is some Bramble-dominated scrub here but otherwise the ground flora is dominated by Creeping Buttercup with some Docks and Wood Avens (*Geum urbanum*).

The southern portion of the woodland is more dominated by coniferous trees, especially Sitka Spruce. It is commensurately more shaded. There is also some Beech (*Fagus sylvatica*) which are mature (but not large) in the canopy in this area of the wood while Elder remains the main component of the understorey.

The ground flora appears to be quite poor but it should be noted that surveys were undertaken outside optimal period for same. Species noted were Cow Parsley, Ground Elder (*Aegopodium podagraria*), Arum (*Arum maculatum*) and Ivy which was abundant.

A further and separate area of mixed broadleaved / coniferous woodland occurs to the south of the Church of Ireland. A large extent of the canopy is dominated by the non-native species Beech and Sycamore. However, Ash occurs occasionally and there is an extensive understorey of Elder.

4.1.6 Coniferous Plantation (WD4)

To the north-east of the area under survey there is an area of conifer (Sitka Spruce) plantation. It was noted that broadleaved trees (believed to be Oaks – *Quercus* sp.) have been planted among the conifers here some time ago. However, the rate of growth of the conifers would appear to have outstripped that of the broadleaved trees which did not survive. Planting has been more successful toward the north of this habitat area where the higher light levels have allowed some of the Oak trees to survive. Elder occurs as an understorey tree, chiefly along the spaces between the rows of conifers. A single small Cherry Laurel (*Prunus laurocerasus*) and a single Yew (*Taxus baccata*) were recorded. The ground flora is very species-poor over much of this area with Ivy the only species visible.

4.1.7 Fauna

4.1.7.1 Birds

The timing of surveys did not allow for a breeding bird survey to be carried out. However, during the surveys undertaken in November and December, birds seen or heard during survey were recorded. Almost all of the species recorded were birds that are common to rural towns and agricultural lands. These were: Great Tit (*Parus major*), Blue Tit (*Cyanistes caeruleus*), Coal Tit (*Perparus ater*), Chaffinch (*Fringilla coelebs*), Goldfinch (*Carduelis carduelis*), Robin (*Erithacus rubecula*), Blackbird (*Turdus merula*), Song Thrush (*Turdus philomelos*), Fieldfare (*Turdus pilaris*), Dunnock (*Prunella modularis*), Wood Pigeon (*Columba livia*) and Starling (*Sturnus vulgaris*). Corvids recorded were Rook (*Corvus frugilegus*), Jackdaw (*Corvus monedula*) and Magpie (*Pica pica*). Goldcrest (*Regulus regulus*) was heard within the mixed broadleaved/coniferous woodland to the west of site alongside the Mullingar Road. A congregation of corvids was heard within the wooded area behind the Church of Ireland church but no evidence of a rookery was seen here. Occasional disused nests (believed to be of corvids) were seen within the coniferous plantation.

4.1.7.2 Bats

A dedicated bat survey employing detectors could not be carried out given the timing of the project. However, a survey for suitable bat habitat was carried out as per guidelines given by the Bat Conservation Trust (Collins, 2016). Within the Sycamore treeline that runs adjacent the Mullingar Road, there are some crevices and cracks in some of the mature trees here which may offer some potential for bat roost features. However, there was no evidence of bat habitation within any of these trees.

Significant gaps in the stonework on the underside of the gothic-style archway were noted. While these were certainly of sufficient size to allow bat entry and egress, it was also noted that there was moisture within these and this would make this an unlikely bat roost location. The gaps did have potential to offer temporary summer roost location.

The large building on the south-eastern boundary (described above) may have potential as a bat roost site. Some roof tiles were missing and cracks were noted in the nearest chimney of this. A closer examination of the building was not possible (as it is outside the survey area) but it was noted that this building may be of *moderate* suitability as a bat roost (Collins, 2016).

4.1.7.3 Non-volant Mammals

The surveys were carried out at optimal time for non-volant (non-flying) mammal species. No signs of activity or refugia of any protected mammal species were found. The area of scrub occurs between the treeline and mixed broadleaved beside the R394 could not be entirely searched for mammal refugia. While it is not considered likely that there are any here, the possibility cannot be ruled out. Therefore, any clearance that takes place in this area must be carried out under ecologist supervision.

Mammal tracks were noted in a number of areas. No definitive prints or other signs that might determine which species were noted. However, it may safely be assumed that Rabbit (*Oryctolagus cuniculus*), Fox (*Vulpes vulpes*), Hedgehog (*Erinaceous europaeus*) and Wood Mouse (*Apus sylvestris*) would all be present in this survey area.

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.

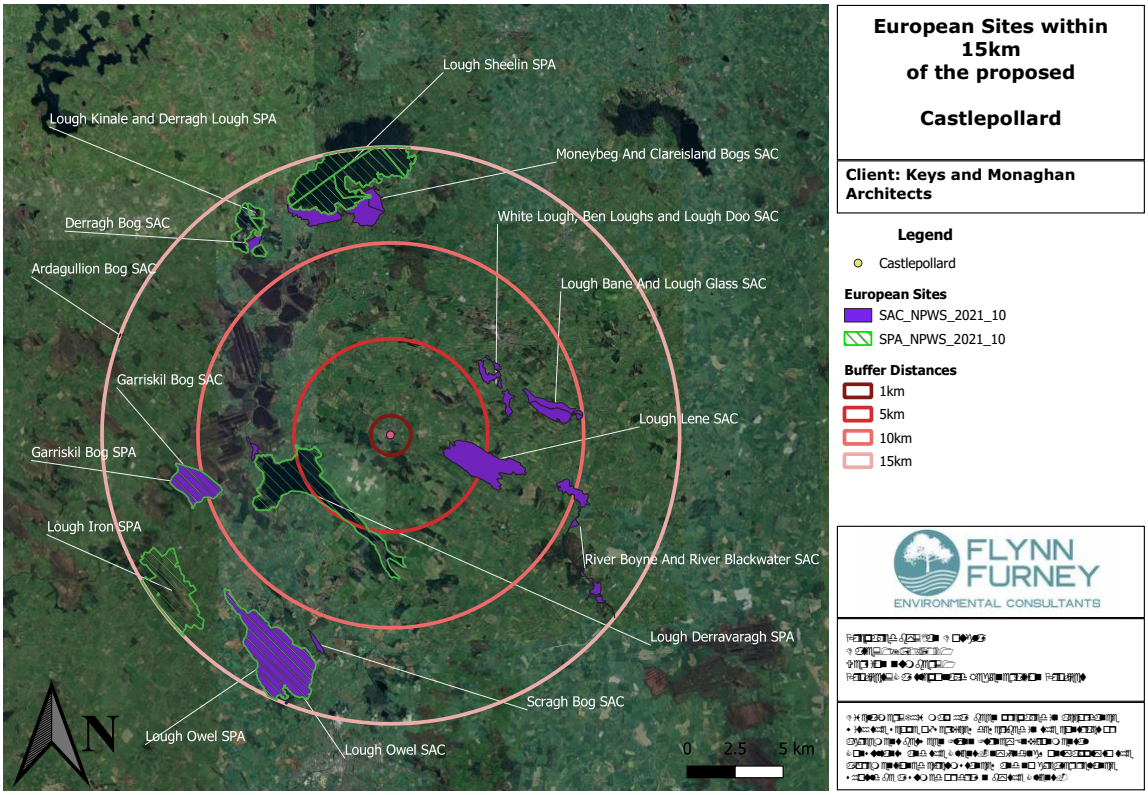
4.3 Designated Sites Within 15km of the Proposed Works

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 5: 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 defined. From previous experience of similar projects, individual elements of this project are likely to include:

- Removal of soil and over burden material;
- Ground works including laying and rolling crush rock;
- Pouring of finished bitmac surface;
- Planting of standard trees and shrubs, and
- Installation of lighting, street furniture and signage.

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. Owning 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	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. 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) 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 refurbishment and redevelopment of the Market House, 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 impacts with the proposed works under assessment here. No projects which may cause cumulative or in-combination impacts to any European sites were identified.

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 its 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: Town Park Development

Name and location of Natura 2000 Site: Proposed project is at Kinturk Demesne, 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:

- Removal of soil and over burden material;
- Ground works including laying and rolling crush rock;
- Pouring of finished bitmac surface;
- Planting of standard trees and shrubs, and
- Installation of lighting, street furniture and signage.

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 impacts 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 visit 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	• No hydrological or other pathways identified • The scale of the works is small and the duration short-term • Significant buffer distance between the works area and the European sites
	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] *Austropotamobius pallipes* (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 (*Cygnus cygnus*) [A038] Pochard (*Aythya ferina*) [A059] Tufted Duck (*Aythya fuligula*) [A061] Coot (*Fulica atra*) [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] *Hamatocaulis vernicosus* (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] *Austropotamobius pallipes* (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

Site Code	Site Name	Qualifying Interests / Special Scientific Interests	Rationale for determination of no risk of impacts
004046	Lough Iron SPA	Whooper Swan (*Cygnus cygnus*) [A038] Wigeon (*Anas penelope*) [A050] Teal (*Anas crecca*) [A052] Shoveler (*Anas clypeata*) [A056] Coot (*Fulica atra*) [A125] Golden Plover (*Pluvialis apricaria*) [A140] Greenland White-fronted Goose (*Anser albifrons flavirostris*) [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 (*Aythya ferina*) [A059] Tufted Duck (*Aythya fuligula*) [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

Site Code	Site Name	Qualifying Interests / Special Scientific Interests	Rationale for determination of no risk of impacts
002340	Moneybeg & Clareisland Bogs 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
001810	White Lough, Ben Loughs & Lough Doo SAC	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] *Austropotamobius pallipes* (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
002120	Lough Bane & Lough Glass SAC	Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. [3140] *Austropotamobius pallipes* (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
002299	River Boyne And River Blackwater SAC	Alkaline fens [7230] Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno-Padion, Alnion incanae, Salicion albae) [91E0] *Lampetra fluviatilis* (River Lamprey) [1099] *Salmo salar* (Salmon) [1106] *Lutra lutra* (Otter) [1355]	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

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 (*Anser albifrons flavirostris*) [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 (*Anas clypeata*) [A056] Coot (*Fulica atra*) [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 (*Podiceps cristatus*) [A005] Pochard (*Aythya ferina*) [A059] Tufted Duck (*Aythya fuligula*) [A061] Goldeneye (*Bucephala clangula*) [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

Fig. 1 Mature Sycamore trees adjacent the Mullingar Road.

Fig. 2 Dense Bramble-dominated scrub close to boundary wall of site.

Fig. 3 Mixed broadleaved/coniferous woodland adjacent the Mullingar Road. Coniferous trees are more numerous to the north of this habitat area.

Fig. 4 More open area to south of woodland.

Fig. 5. Scrub to south of site with mature Hawthorns shown.

Fig. 6. Archway with some potential bat roost habitat on southern side of site.

Fig. 7. Boundary wall on eastern boundary of site with mature Ivy shown.

Fig. 8. Large building outside site with some potential as bat roost habitat.

Fig. 9. Improved agricultural grassland habitat in foreground with mixed broadleaved woodland shown on skyline

Fig. 10. Coniferous plantation to north-east of survey area.

Fig. 11. Mixed woodland toward the rear of the Church of Ireland church. A greater proportion of broadleaved trees occur here.

Fig. 12. Boundary of mixed woodland area with improved agricultural grassland in adjoining site.

Appendix F
Utilities Strategy Report

DELAP & WALLER

PROJECT:	**Castlepollard Regeneration Town Park and Public Realm**
SUBJECT:	**BUILDING SERVICES STRATEGY**
REFERENCE:	**21115**
DATE:	**03rd February 2022**

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na hIarmhí

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

Offices

Antrim: Unit 12 Antrim Technology Park, Antrim, County Antrim, BT41 1QS
Dublin: 1st floor Bloomfield House, Bloomfield Avenue, Dublin 8, D08 WT10
London: 91 Clapham Road, London, SW9 0HY

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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:

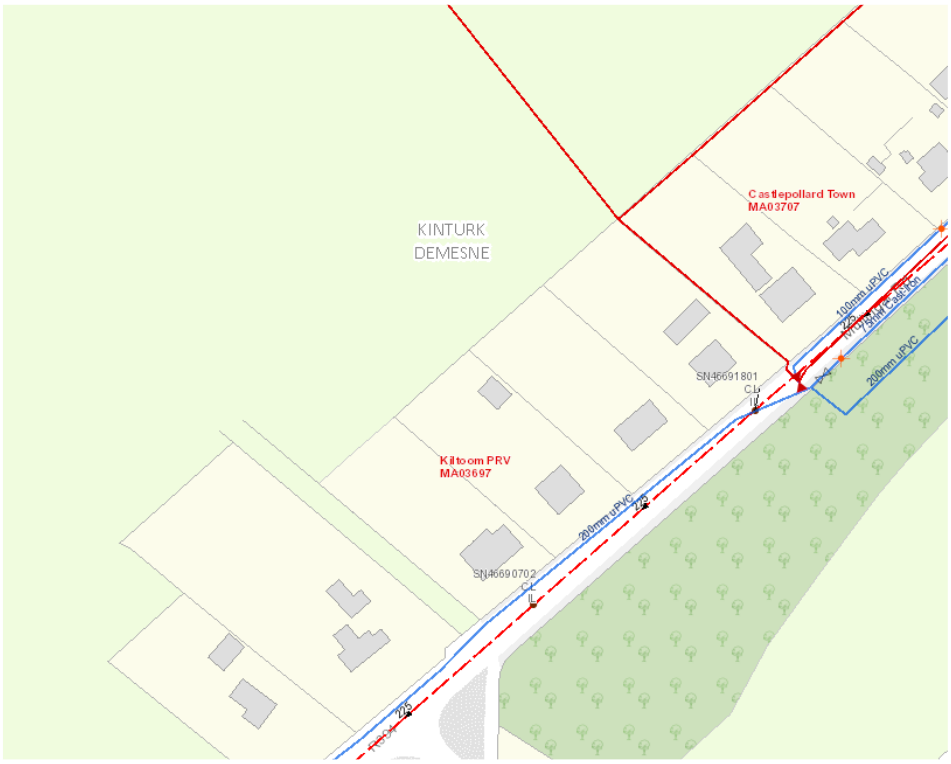
1. CIBSE Guides
2. Statutory Undertakings Regulations
3. ETCI – Electrical Regulations
4. CDM Regulations
5. The Gas & Water Regulations
6. Relevant Irish Standards Guidance Notes and Codes of Practice
7. The Building Regulations and all associated approved documents and supplementary guides.
8. CIBSE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

3.0 UTILTIES

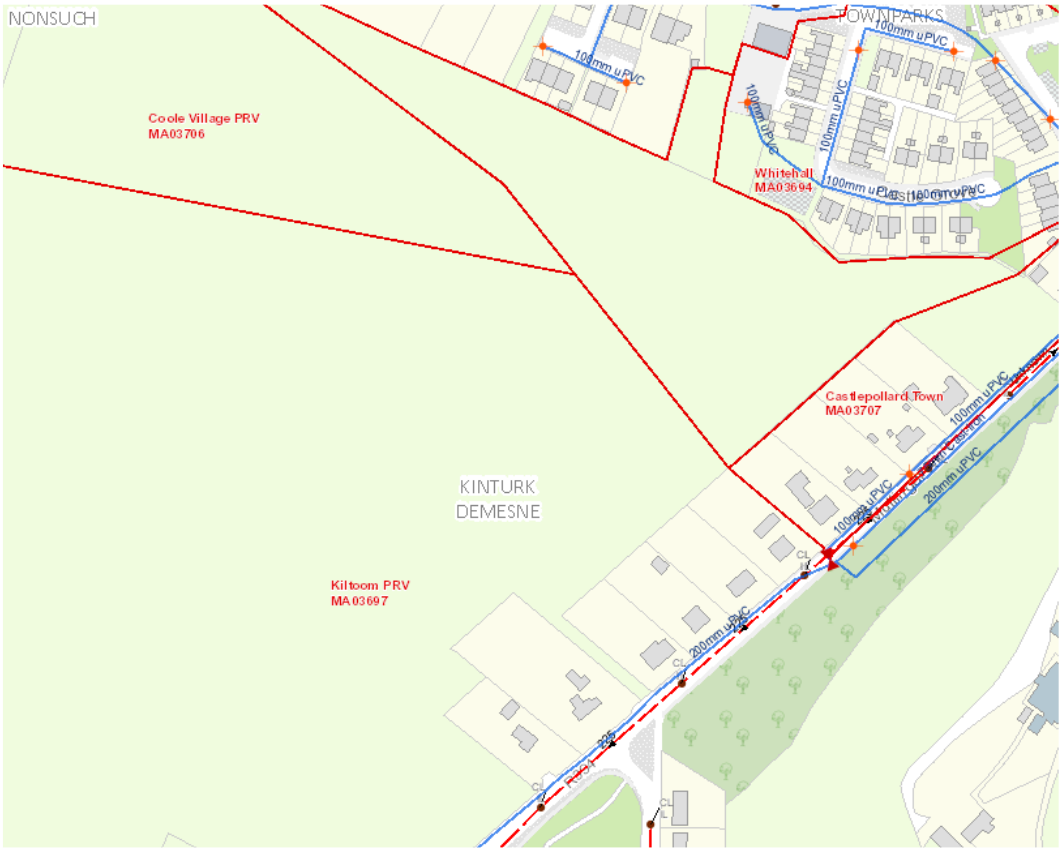
3.1 WATER

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.

The development of the public realm which is concentrated off the Mullingar Road will have minimal impact on the water services within Castlepollard. For the full design intent – please refer to the civil engineering proposal drawings.



Castlepollard Irish Water Utilities 1-2



Castlepollard Irish Water Utilities 2-2

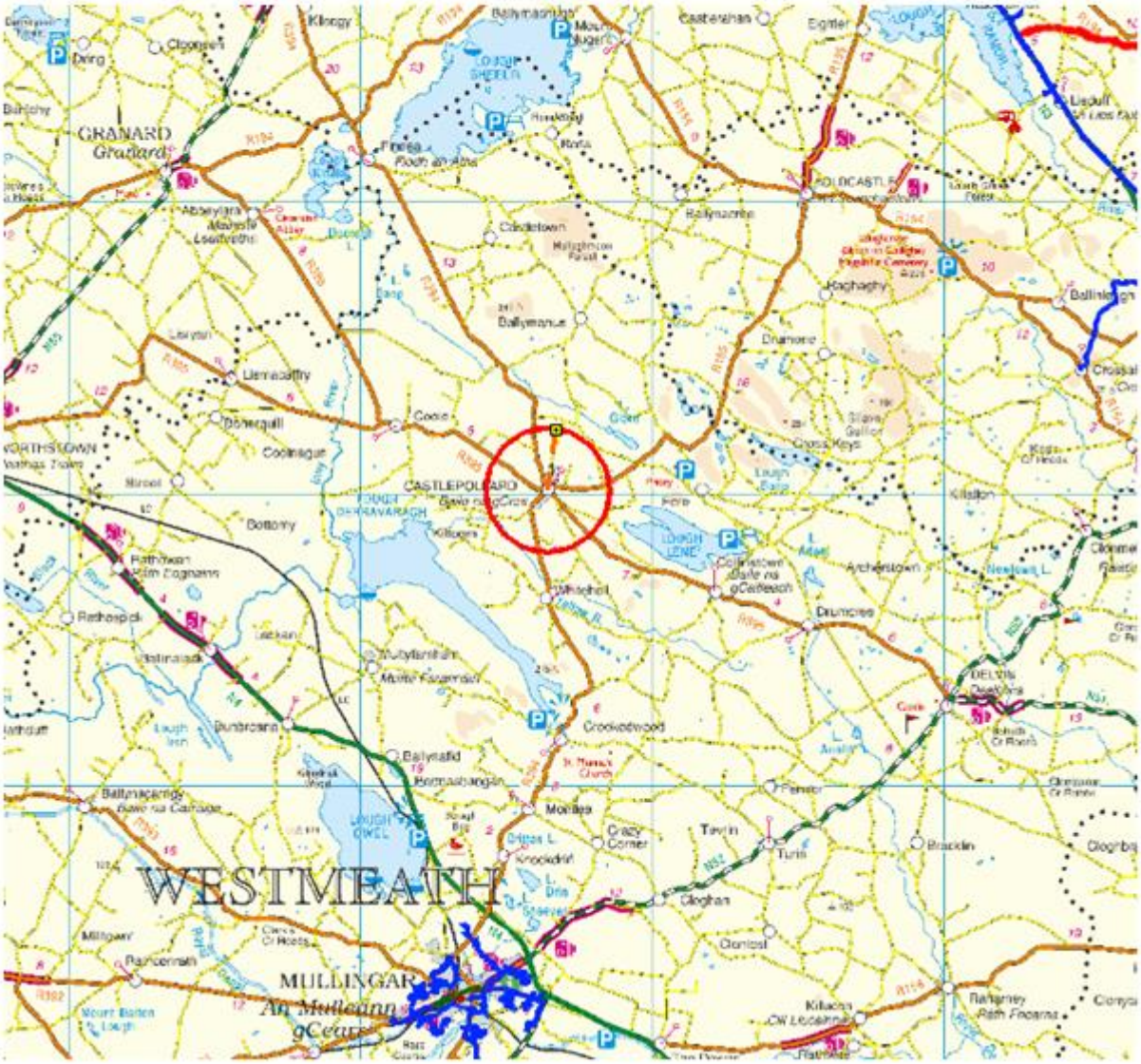
4.0 GAS SERVICE

There are currently no gas connections in the town of Castlepollard.

Connection to the Gas network is not required for the development of the Public Realm and Town park.

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.



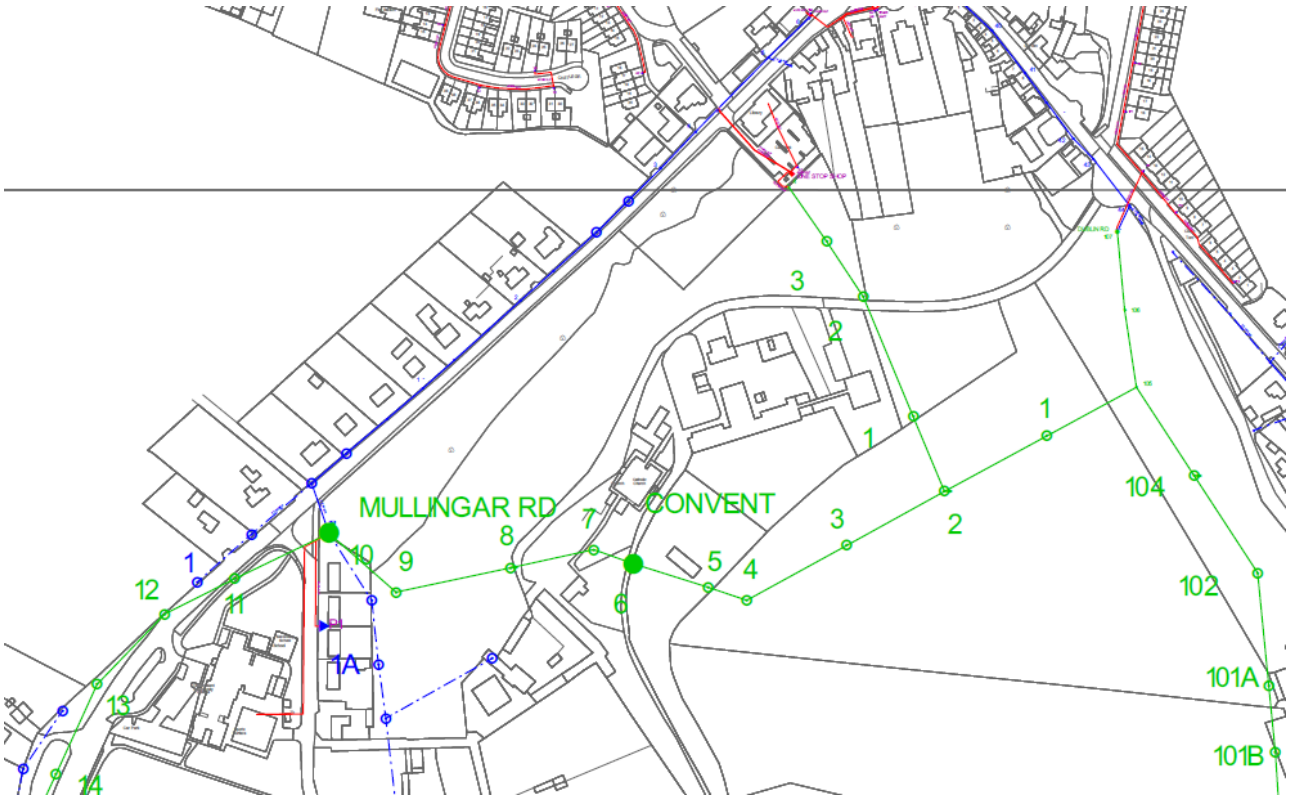
Castlepollard Gas Network Ireland Utilities 1-1

5.0 ELECTRICITY SUPPLY

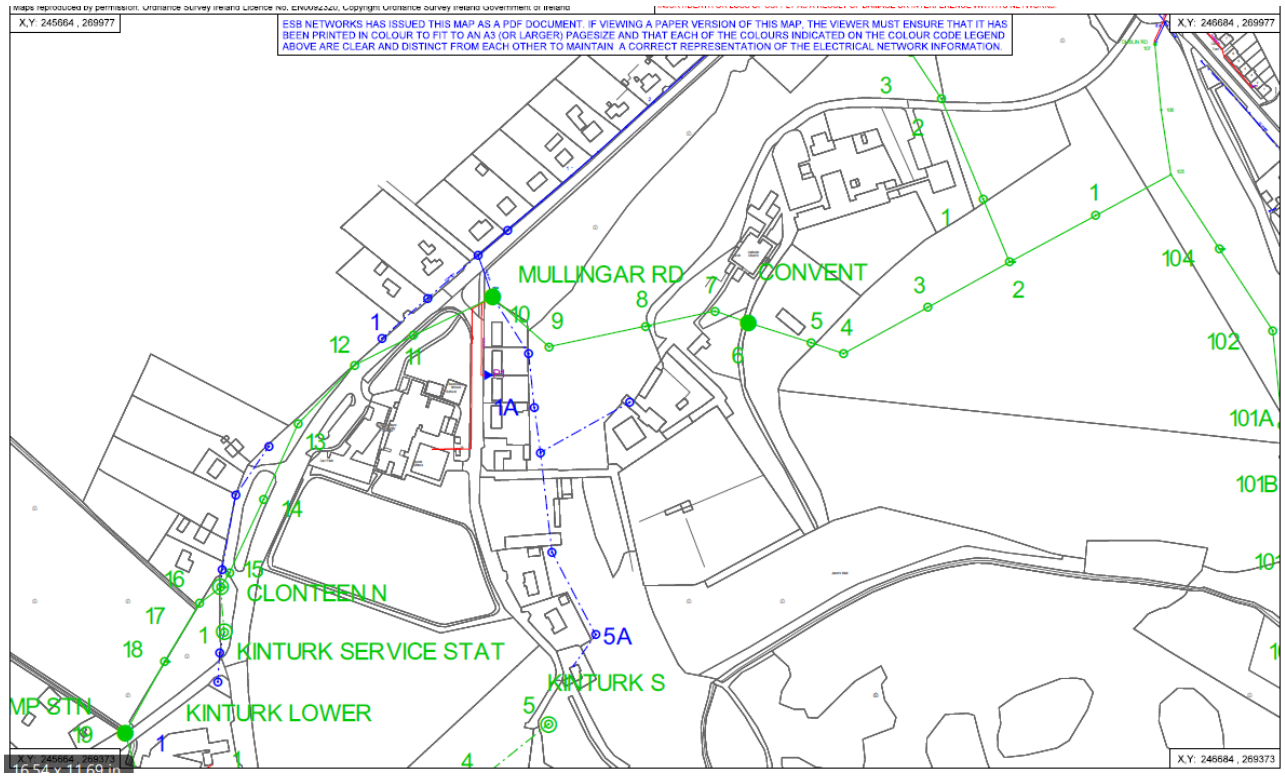
5.1 Power Supply

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.

It is proposed that feeder pillars be installed on the Mullingar road to provide power to the lighting columns within the proposed park, and to the path connecting the school to the park.



Castlepollard ESB Utilities 1-2



Castlepollard ESB Utilities 2-2

5.2 Telecoms

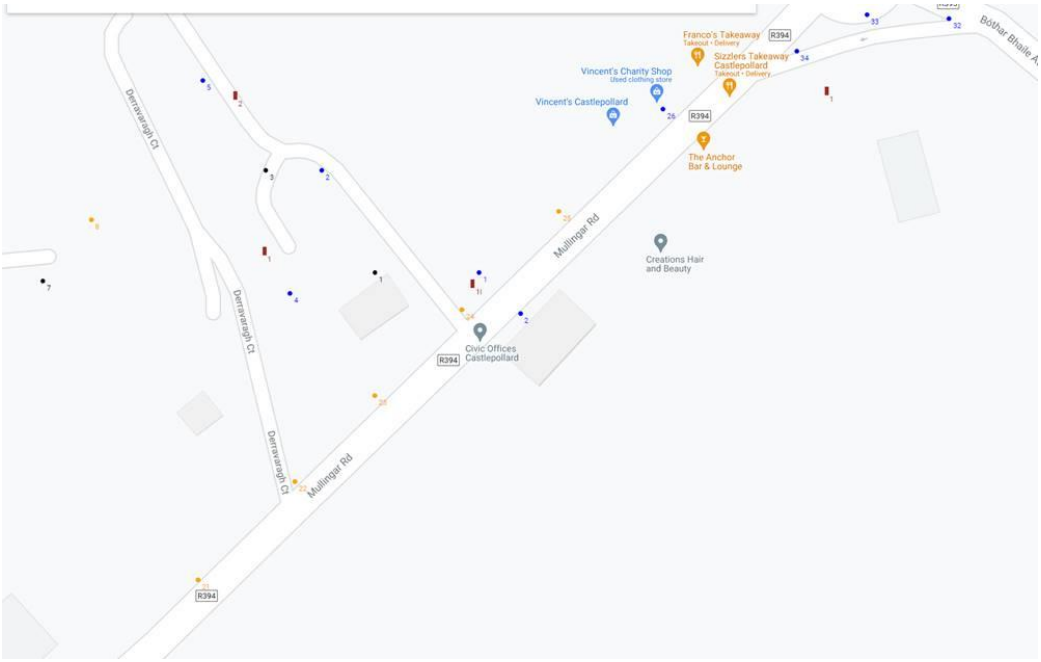
The area of the Mullingar road contained within this planning application has Telecoms mounted on overhead cables. The intention of this project is to retain these telecoms. New routes to the park and path are not required.

Castlepollard EIR Connections 1-1

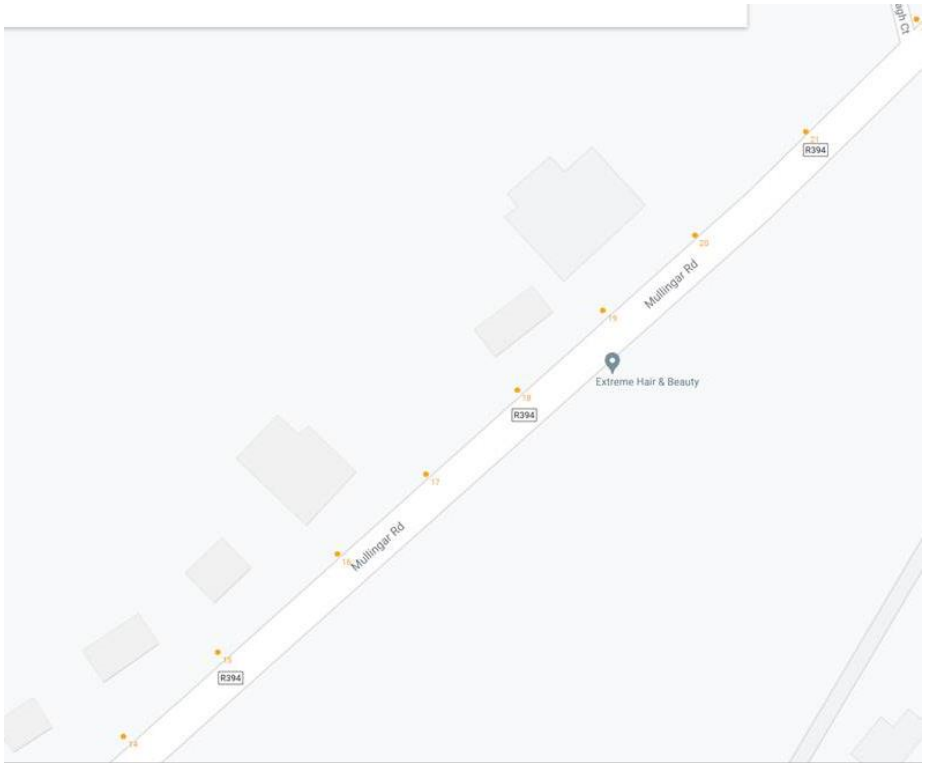
5.3 Street lighting

Blue- Street Lighting Column
Orange – Street Lighting Column
Red – Micro Pillar

The intention for this project is to retain all street lighting columns within the boundary lines, and to install new high efficiency lighting in the park and new path. Feeder pillars are required for powering the new fittings. Please see the lighting drawings for more information on the location of these new pillars.



Castlepollard Street Lighting positions 1-2



Castlepollard Street Lighting positions 2-2

Note on the lighting calculations report, the light spillage to the surrounding areas and onto the Mullingar road itself are imperceptible >1Lux as to ensure no perceptible light spillage. The fittings for the path and park are compatible with cowls to limit the impact of light spillage on nesting and roosting animals.
For the lighting of the skate park the LED fittings have inbuilt cowls, ensuring no vertical light spillage and no impact on local residents or wildlife.

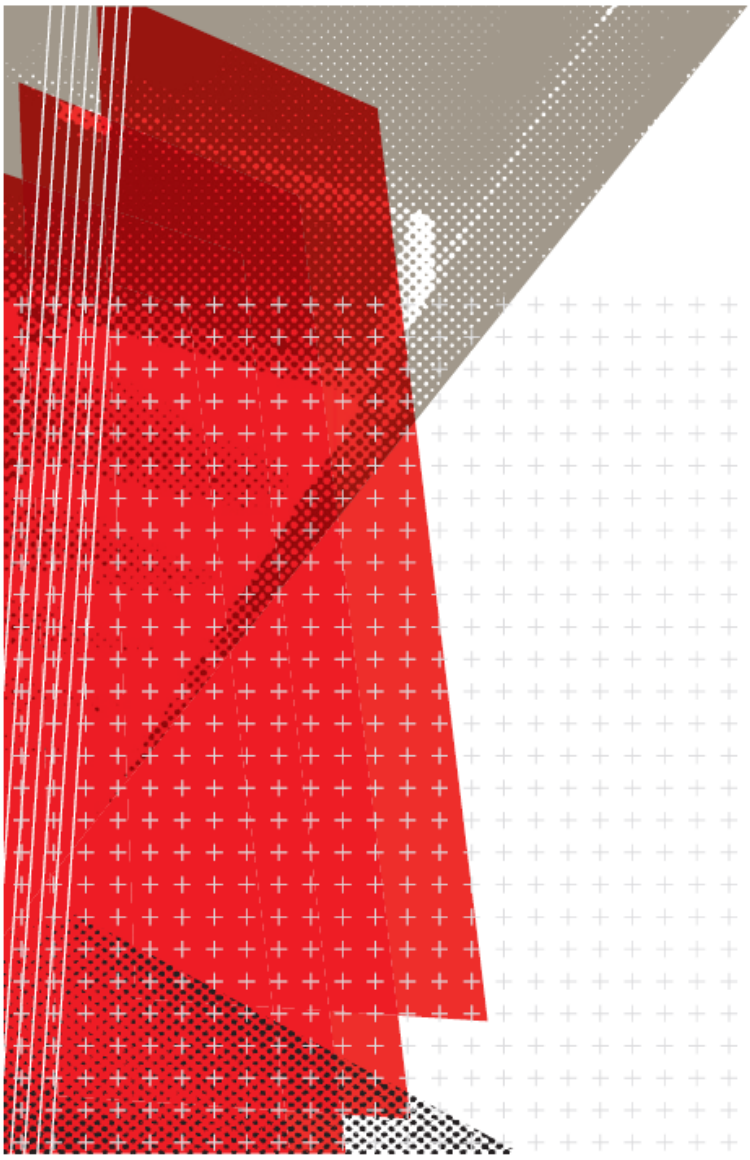
Appendix G
Drainage Report

TAYLOR+BOYD

PLANNING DRAINAGE REPORT

PARK AND PUBLIC REALM, CASTLEPOLLARD

20058



Consulting Structural
and Civil Engineers
www.taylor-boyd.co.uk

DOCUMENT HISTORY

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

CONTENTS

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 development of a park and improvements to the associated public realm.

1.1.2 The park development provides a link from the town square to the school with play areas, a skate park and 2 no looped paths.

1.1.3 The public realm remedial works include road narrowing to increase footpath widths, a raised table to connect the junctions north of the entrance to the park, whilst acting as a speed control measure to improve pedestrian safety.

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* (GDSDS).

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 GDSDS 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 proposed drainage on site will be designed, constructed, and managed post construction, in accordance with the requirements of WCDC.

2 EXISTING SITE

2.1 EXISTING SITE LOCATION

2.1.1 The site is located within the Mullingar road and the adjacent woodlands. A reference map, based on 3-D satellite data, is shown below.

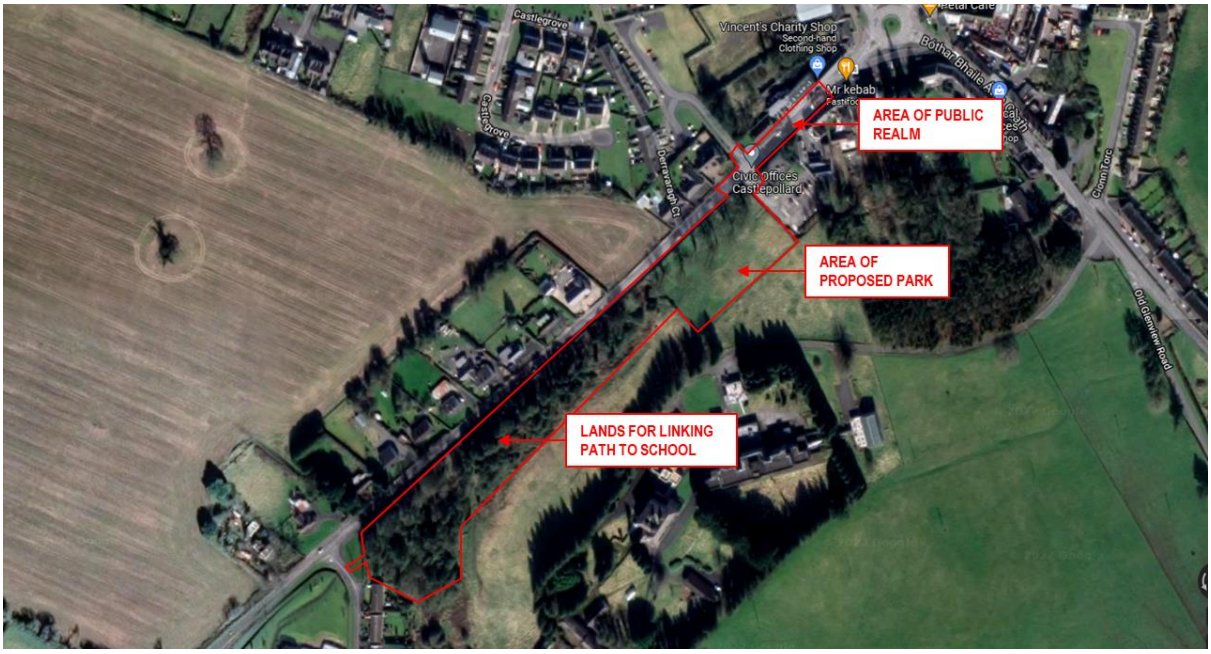


Figure 1 - Site location reference plan

2.2 EXISTING SITE TOPOGRAPHY

2.2.1 A Topographical Survey drawing has been procured for the site.

2.2.2 The existing road level falls generally from north to south. The road level is approximately 1-2m above the adjacent woodlands along the Mullingar Road. The woodlands in which the proposed town park will be constructed tend to fall from east to west with a high level of approximately 88.5m and a low level of 84.6m.

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 There is a 250mm existing combined sewer running within the Mullingar Road.

2.4 EXISTING SURFACE WATER RUN-OFF

2.4.1 The run off from the existing road is generally captured in road gullies and discharged to the combined sewer or to adjacent lands.

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 DISCHARGE INTO THE GROUND (INFILTRATION)

SOAKAWAYS

3.1.4 This includes consideration of any type of soakaway, such as Infiltration Trenches, Infiltration Basins and Infiltration Blankets.

3.1.5 As outlined in Section 2.5, no site investigation has been carried out at this stage, however it has been assumed that full discharge into the ground will be feasible as the majority of proposed areas of park are designed to be permeable. Further on-site testing will be carried out during the detailed design as verification of this approach.

3.1.6 DISCHARGE TO A SURFACE WATER BODY

NEARBY WATERCOURSES

3.1.7 Surface water discharge to a watercourse is not feasible.

3.1.8 DISCHARGE TO A SURFACE WATER SEWER, HIGHWAY DRAIN OR OTHER DRAINAGE SYSTEM

NEARBY SEWERS

3.1.9 There are no surface water sewers in the vicinity.

3.1.10 DISCHARGE TO A COMBINED SEWER

NEARBY SEWERS

3.1.11 There is an existing 250mm combined sewer within Mullingar Road 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 (GDSDS)*

4.2 PROPOSED DISCHARGE RATE

4.2.1 It has been assumed that the water generated within the town park will discharge to the ground.

4.2.2 New gullies located within the public realm will connect to the combined sewer, these will aid the collection and conveyance of water however no further run off will be generated by provision of additional gullies.

4.3 SURFACE WATER COLLECTION

4.3.1 Generally, water falling within the park will land on permeable surfaces and infiltrate into the ground.

4.3.2 For the area of impermeable skate park, a filter drain has been included around the edge, with a drain conveying the water to an area of permeable soft play area, the subbase of which has been increased to manage the area of hardstanding.

5 CONCLUSIONS

5.1 SURFACE WATER DRAINAGE

5.1.1 It has been assumed that water landing on the proposed park will infiltrate into the ground, and a site investigation will be carried out at prior to detailed design to verify this approach.

5.1.2 New road gullies within the public realm will connect to the existing combined sewer.

Appendix H
Conservation Methodology Statements

CAKM **Architects**

Methodology Statements

- QC 13 Conservation Methodology
- QC 16 Stonework Repairs

Town Park
Mullingar Road
Castlepollard
Westmeath

Prepared by:
CAKM Architects

Client:
Westmeath County Council

February 2022

Rialtas na hÉireann Government of Ireland | Tionscadal Éireann Project Ireland 2040

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na hIarmhí

CONSERVATION METHODOLOGY

To be read with Preliminaries, and Cooney Architects Architectural Building Record, Dated May, 2015.

GENERAL

Cooney Architects have prepared an historial analysis report, to identify and assess the surviving historic fabric and produce a comprehensive building record that can be used in reference for any proposed works to this building using the best conservation principals that can be applied.

Any works to the building or within its curtilage should be carried out in accordance with best conservation practice, as defined by the International Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in subsequent charters. The works must be carried out in strict accordance with this methodology and instructions of Cooney Architects, conservation architects.

The following basic principles should be adhered to at all times:

- Conservation work should be based on an understanding of the building and its historical development and the primary aim should be to retain and recover the significance of the building. Contractor to consult with architect at all times to ensure this.
- Any alterations should be carried out in accordance with the principle of 'minimal intervention'.
- Repairs to original fabric should always be favoured over replacement. Where replacement of an original element is unavoidable, this should be historically accurate in form and materials, as specified by the architect.
- Where lost elements must be reconstructed, these should aim for historic authenticity and avoid conjecture in as far as possible. Off the shelf joinery or plasterwork profiles must not be used.
- Modern interventions should be reversible and if appropriate visually identifiable. New work should be recorded as requested by the architect.
- Works should be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic buildings. Contractor to provide evidence of skills of each operative prior to commencement.
- All works to historic fabric to be approved by architect before commencement.
- No removal or alteration of any element without specific approval in each instance by architect.
- No chasing of walls, notching of timbers, removal of render, plaster or paintwork without specific approval in each case by architect.
- Traditional materials to be used in all repair and reinstatement work. **No cement or gypsum based materials to be used in historic masonry or as plaster or render finishes.**
- No welding or hot trades to be carried out without approval of the architect. Contractor to supply a method statement for welding and all hot trades to be carried out within the building.
- All historic structural elements incl. floorboards to remain in situ during repair work.
- Where works necessitate lifting of floor boards or removal of any item of joinery, these to be carried out with the approval of the architect.
- Damp proof membranes to be laid between new timber and masonry.
- Samples of all proposed replacement elements or materials to be approved by Cooney Architects

- Prior to cutting back of historic timber, area to be marked and approved by Cooney Architects.

- Fixings into historic masonry: Position of fixings to be marked for inspection and approved by Cooney Architects prior to drilling.

- Before removal of any historic masonry, position to be marked and inspected by Cooney Architects prior to work.

- Concrete walls or foundations to be isolated from historic masonry by separation membrane.

- Opening up or removal of linings or plaster to be carried out with care to prevent damage to any feature which may be concealed beneath.

- Prior to removal of any historic elements (ie roof slates, lifting of floor boards, taking down walls) a comprehensive photographic record is to be made in order to facilitate accurate re-instatement.

STONEWORK REPAIRS METHODOLOGY

JOINERY/WINDOW/DOORS

To be read with Preliminaries, and Cooney Architects Architectural Building Record, Dated May, 2014.

GENERAL

Stone Consolidation / Rebuilding

Workmanship Generally:

Protection:
Prevent mortar/ grout splashes and other staining and marking.

Structural stability:
General: Maintain stability of masonry. Report defects, including signs of movement, that are exposed or become apparent during the removal of masonry units.

Disturbance to retained masonry:
Retained masonry in the vicinity of repair works: Disturb as little as possible.
Existing retained masonry: Do not cut or adjust to accommodate new or reused masonry.
Retained loose masonry and those vulnerable to movement during repair works: Prop or wedge so as to be firmly and correctly positioned.

Operatives:
General: Skilled and experienced with the materials and procedures required.
Evidence of training and previous experience: Provide on request.

Adverse weather:
Frozen materials: Do not use. Do not lay masonry on frozen surfaces.
Air temperature: Do not bed masonry or repoint:
In cement gauged mortars when at or below 3°C and falling or unless it is at least 1°C and rising (unless mortar has a temperature of not less than 4°C when laid and the masonry is thoroughly protected).
In hydraulic lime: sand mortars when at or below 5°C and falling or unless it is at least 3°C and rising.
In non-hydraulic lime: sand mortars in cold weather without approval.
Temperature of the work: Maintain at prescribed temperature until mortar has fully set.
Hot conditions and drying winds: Prevent masonry from drying out too rapidly.
New mortar damaged by frost: Rake out and replace.

Control samples:
Obtain approval of Samples of stonework and pointing technique before proceeding with the work.

Dismantling/ Rebuilding

Dismantling masonry for reuse:
Masonry to be reused: Remove carefully and set aside for reuse.
Old mortar, dirt and organic growths: Clean off and leave masonry in a suitable condition for rebuilding.

Materials for Re-building Stonework

Lime for mortars
Natural hydraulic lime

Manufacturer
Otterbein

Acceptable suppliers:
Traditional Lime Company Ltd.
Alternative suppliers may be used, provided architects are satisfied with quality and source.

Sand aggregate

Sands shall consist of natural sand, crushed stone sand, crushed gravel sand, or a combination of any of these. They shall be hard, durable, clean and free from adherent coatings such as clay. They shall not contain harmful materials in such a form or in sufficient quantity as to affect adversely the hardening, strength, durability, or the appearance of the mortar.

Clean well-washed aggregate is to be used which shows as small volume of voids as possible. It must be well graded. If it stains excessively or balls up in the fingers when rubbed it should be avoided. Test aggregate by adding a solution of one tablespoon of table salt to half a litre of cold water to a sample of aggregate in a clean jar. Shake up the contents and then leave to stand for a half an hour. The silt layer on top of the sand should not exceed on tenth of the depth of sand in the jar; if it does it must not be used.

The main requirements for aggregates are:
Well graded sand ranging from fine to coarse.
Low percentages of clay and limestone.
Aggregate to be thoroughly washed and clean.
Avoid sea-dredged sand because of the salt content
Avoid sands with very large particles often-called "concreting sands" or sands containing very fine particles.

To achieve well-graded sand it may be necessary to mix aggregates from different sources. Adding rounded grains to predominantly angular-grained sand improves workability.

Limit on clay, silt or dust content: Silt particles size should be less than 60µm; 5% by mass (decantation test).

Limit on crushed stone: 10% by mass (Sediment test).
Grading limits for sands for different purposes to comply with
BS 1199: 1995 Sands for rendering and plastering
BS 1200: 1976 Sand for mortar
Sieve size and tests to comply with BS 410

Samples
Before placing orders, submit for approval representative samples of sand and aggregate to be used in all mixes.

Water
The proportion of water to binder shall be the least possible required giving mortar of adequate workability. Water shall be free from deleterious materials and should not contain any materials, either in solution or in suspension, in quantity sufficient to have harmful effect on mortar or materials used. Water shall be reasonably clean and conform to BS 3148: 1990.
NB: Seawater is not to be used.

Admixtures
Do not use without approval, except those specified.
Mix proportions
Specification: Proportions and special requirements are specified elsewhere in relevant mortar mix items.
Making mortars generally
Batching: By volume. Use clean and accurate gauge boxes or buckets.

Mortar Composition
Bedding mortar composed of natural hydraulic lime NHL 3.5, and sand aggregate, outlined below.

Mix proportions:	NHL 3.5	Sand
1	2.5	to approved sample

Stonework to be pointed with mortar composed of natural hydraulic lime NHL 2.0, and sand aggregate, in a two-stage process, outlined below.

Mix proportions:	NHL 2.0	Sand
1	2.5	to approved sample

Site Prepared Hydraulic Lime: Sand Mortar: Thoroughly mix hydraulic lime powder with sand, first in the dry state and then with water. Add only sufficient water to produce a workable mix. Do not re-temper or use mortar that has begun to stiffen.

Applying mortar
Background: Clean thoroughly to remove all dust and debris and dampen to control suction.
Apply firmly and ensure good adhesion with no voids.

Prevent from drying out too rapidly by covering immediately with plastics sheeting and/ or dampening intermittently with clean water.
Pointing: Form accurately to required planes/ profiles and flush with adjacent masonry.

Stonework

Stone
Type: Existing stonework to be reused and new stone to match
Requirements: Free from vents, cracks, fissures, discolouration, or other defects which may adversely affect strength, durability or appearance. Thoroughly seasoned, dressed and worked to match existing wall stone.

Laying Stonework

Exposed faces of new material to be kept to existing face lines or agreed lines as shown on tender drawings.
Accurately align faces, angles and features. Set out carefully to ensure satisfactory junctions with existing stonework and maintain existing joint widths. Dampen joint surfaces to control suction as necessary. Lay on a full bed of mortar, all joints filled. Keep exposed faces clear of mortar and grout.

Stone Pinnings for Rubble Stonework

Place pinnings firmly into fresh mortar. Ensure mortar is thoroughly compacted into voids and that leveling and load distribution functions of pinnings are retained.
Material for pinnings: Reclaimed sound pinnings.

Pointing

Preparation of Surfaces for Pointing
Surfaces to receive pointing shall be free of any ferrous items and dry-brushed starting from the top to remove all loose particles, dust, laitance, efflorescence, etc. All traces of mould oil shall be removed from surfaces by scrubbing with water containing detergent and rinsed with fresh water.
Surfaces should be free of organic growth before commencing.
All surfaces must be well dampened as required to equalise suction before pointing. Particular attention must be paid to more absorbent areas. Surfaces must be wetted and re-wetted as work proceeds.

Pointing of Stonework
Background: Clean thoroughly to remove all dust and debris and dampen to control suction.
Apply firmly and ensure good adhesion with no voids.
Prevent from drying out too rapidly by covering immediately with plastics sheeting and/ or dampening intermittently with clean water.
Pointing: Form accurately to required planes/ profiles and flush with adjacent masonry.

General Requirements for Workmanship
Only experienced operatives should be employed to carry out this work.
The mix should not be too wet. The proportion of water to binder to be the least possible required to give mortar adequate workability.
The mortar is to be very well mixed, balling must be avoided. Mortar must be used within 2 hrs. Do not use if the temperature is below 5°C.
Pointing mortar to be compressed into the pre-dampened joints, applied with a flat bar of suitable width and brought out flush to the face of the stone, or slightly recessed where arises are rounded. Very deep joints should be filled in stages.
Building work should progress at a pace appropriate for mortar to set. When hard but still lightly plastic, joints to be carefully beaten with a stiff nylon brush to close shrinkage cracks and expose aggregate.
Stone pinnings should be knocked into wide joints lightly with a lump hammer, an average joint width around the pinning to be c. 20mm. Care should be taken not to stain the face of the stone with mortar.

Protection
Work should be carefully covered at the end of day's work with damp hessian and polythene to ensure that mortar does not dry out too quickly. Extra care must be taken with porous masonry.
To ensure adequate setting, work must be protected at all times from frost, rain, sunlight and drying winds for 6 weeks minimum in summer and winter (use tarpaulin and straw).

Appendix I
Archaeological Impact Assessment

Farrimond MacManus ltd

ARCHAEOLOGY • SURVEY • GIS

Archaeological Impact Assessment

for proposed Castlepollard Town Park

at

Castlepollard, Co Westmeath

commissioned by

CAKM Architects

on behalf of

Westmeath County Council

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na hIarmhí

Rialtas na hÉireann Government of Ireland | Tionscadal Éireann Project Ireland 2040

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Archaeological Impact Assessment for proposed Town Park at Castlepollard, Co Westmeath[1]

Summary

The following archaeological impact assessment was carried out by FarrimondMacManus Ltd having been commissioned by Cooney Architects in relation to a proposed new Town Park located at Castlepollard, Co Westmeath. The archaeological desk-based assessment has confirmed that the proposed development is located within a wider archaeological landscape, with known archaeological sites located within the wider landscape and the site being located immediately to the southwest of the historic town of Castlepollard whose origins date to the late 18th century.

An assessment of the impact which the proposed regeneration project may have on any archaeological remains which may survive within the boundaries of the project has been carried and a mitigation strategy is proposed, aimed at minimising any potential adverse archaeological impact the proposed development may have has been recommended.

- *It is recommended that development-led archaeological supervision of primary ground works, I.e., topsoil stripping is carried out as part of conditional grant of planning approval. The aims of the proposed archaeological supervision are to ensure that no potential sub surface archaeological remains are impacted upon by the proposed development and that those which are proven to survive, can be either preserved in situ through integration into the regeneration plans or undergo mitigation under archaeological condition and preserved through archaeological excavation and recording.*

1 Introduction

1.1 This Archaeological Impact Assessment was prepared during October – November 2021 by FarrimondMacManus Ltd, having been commissioned by Cooney Architects in relation to a new Town Park located 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

[1]

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

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).

6. Proposed Development

6.1 The proposed new Town Park area is located immediately to the southwest of the centre of Castlepollard town along the south site of the Mullingar Road. The town park is to serve as a community space and will fulfil community needs and improve the amenity value and biodiversity within the park boundaries.

6.2 The proposed Town Park is located on the Mullingar Road just north of the library, the land is currently unused. This location has the benefit of utilising the existing pedestrian connection to and from the town centre. At present the park appears hidden along the street elevation as the existing boundaries are tall stone and concrete walls. It is proposed that these are to be enhanced, accompanied by a feature entrance to create a visual link from town centre to the town park. This link will allow for natural surveillance and reduce the likelihood of antisocial behaviour.

6.3 From consultation responses the Park has been subdivided into sections, based on use, activity and / or age range (fig. 3). This includes the provision of;

- Toddler play equipment for age range 6 months to 1+ years.
- Timber adventure play equipment for age range 4+ years.
- Inclusive exercise equipment for a range of ages and abilities.
- Sensory play equipment and a quiet reading area to facilitate a range of needs.
- Skate Park elements for teenagers
- Central grass area to facilitate informal kick-about space
- A looped walk
- Accessible picnic area
- Quiet story circle
- Provide potential links to the wider rural area

6.4 Providing a wide variety of stimulating and challenging equipment within a single park creates a space that develops physical, mental and social skills. The variety of activities will also encourage longer dwell times within the town from visiting tourists.

6.5 As with any park the greenery is vital to creating an environment in harmony with nature, wildlife and people. The existing mature trees are to be retained with additional native trees, shrubs, grasses and flowers planted to improve the overall biodiversity and amenity value. .

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

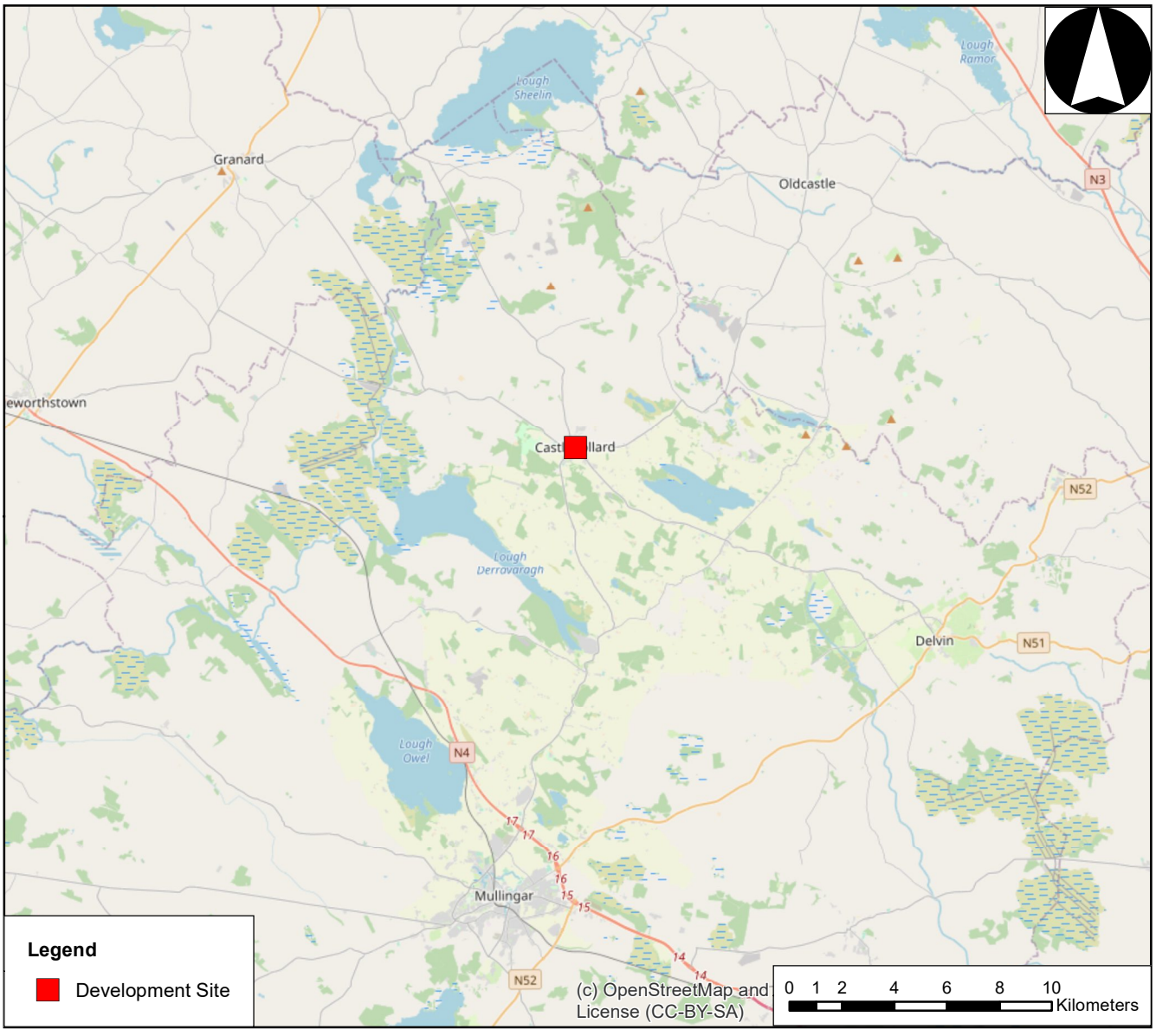


Figure 1: Location of the Proposed Development Area: General Location

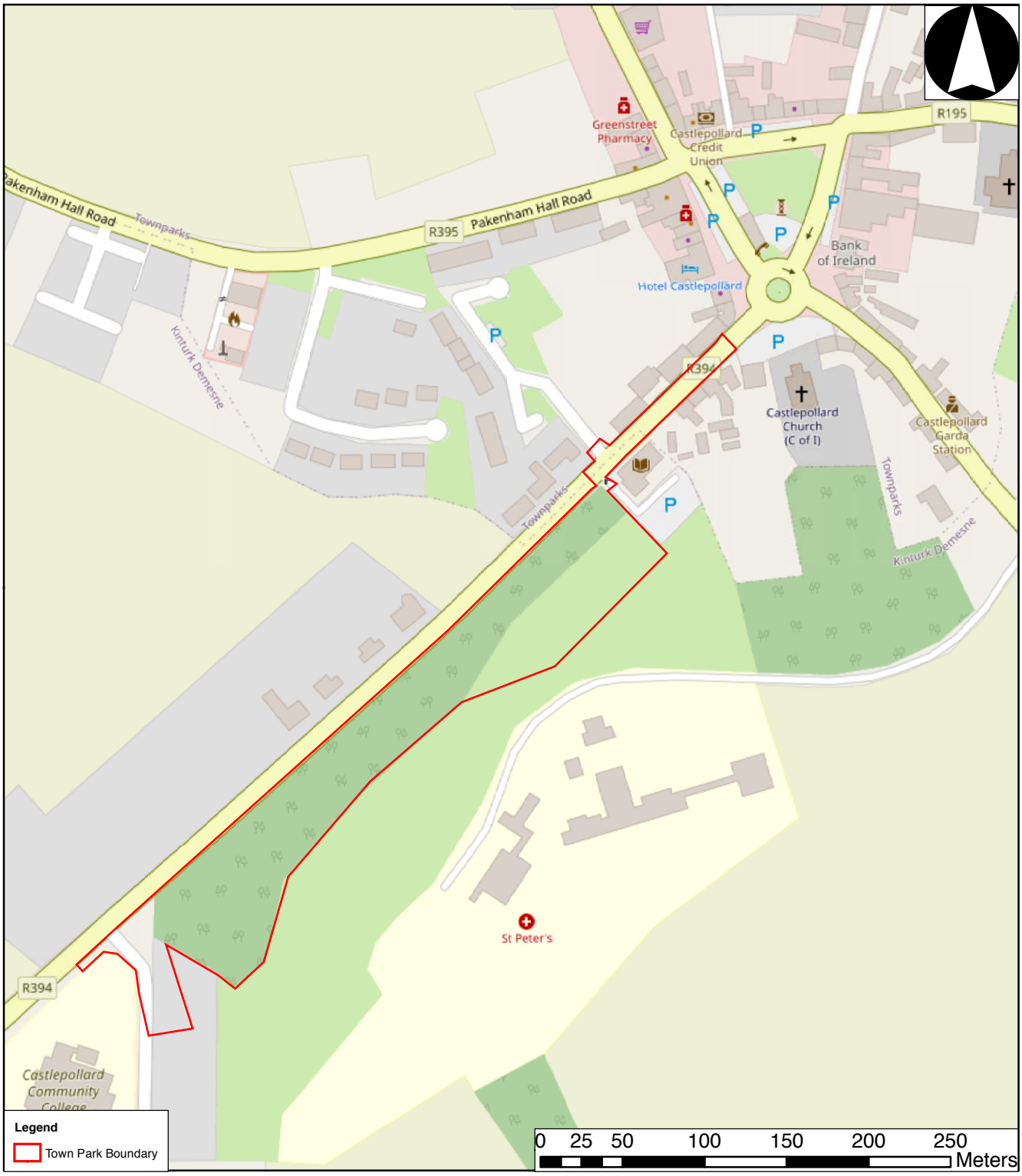


Figure 2: Proposed Castlepollard Town Park, Co Westmeath: Detailed site location

wide river basins. Peat bogs started growing in low-lying depressions and the landscape of today emerged[2].

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.

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 largely 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.

[2] Meehan R. et al, (2019) The Geological Heritage of County Westmeath An audit of County Geological Sites in County Westmeath

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. Raths 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 were 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 13th 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 Post-Medieval period was dominated by the Plantation of Ulster. 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 acted as the nucleus for the growth of towns.

9. Historical Background

9.1 Meath was a kingdom in Ireland from the 1st - 12th 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 1st century, from parts of the other four provinces. In the 4th – 5th 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 Enechglaiss 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 6th 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 Síl 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 11th - 12th 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 1st 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 Tullynally, to the west of Castlepollard, and built a castle.

9.6 Norman control of Ireland gradually waned during the 13th – 15th 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 2nd 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[3] 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 Packenham. 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 regranting of Tullynally to Captain Henry Pakenham who built a fortified house near the FitzSimons castle which is known interchangeably as Tullynally Castle and Pakenham Hall. Henry Pakenham gained the rank of Captain between 1642 and 1665 in the Parliamentary Dragoons in Ireland[4]. On 17th October 1665 he was granted lands that included acreage in the Barony of Bantry, Co Wexford and Tullynally, 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 niece of the 2nd Earl of Longford who died childless[5]. Thomas Pakenham became Baron Longford in 1756 and in 1785 Elizabeth was created 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 Tullynally 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'[6] 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 Polland[7]. 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 23rd 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 trail lasting 30 hours a verdict of not guilty was found in all cases and the policemen were discharged.

[3] http://downsurvey.tcd.ie/
[4] Mosley, C. (2003) Burke's Peerage, Baronetage & Knightage, 107th edition, 3 volumes. Wilmington
[5] http://www.tullynallycastle.ie/index.php/history
[6] Burke, B. (1911) A Genealogical and Heraldic History of the Landed Gentry of Ireland
[7] *Ibid.*

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 19th 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 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 16 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 Tullynally
WM003-093----	Castle - unclassified	Medieval	Pakenhamhall or Tullynally
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
WM007-005----	Icehouse	Modern	Pakenhamhall or Tullynally
WM007-010----	Ringfort - rath	Early Medieval	Kinturk Demesne, Townparks
WM007-011----	Barrow - ring-barrow	Prehistoric	Slieveboy
WM007-031----	Ringfort - rath	Post Medieval	Grangestown (Fore By.)
WM007-032----	Ringfort - rath	Early Medieval	Grangestown (Fore By.)
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

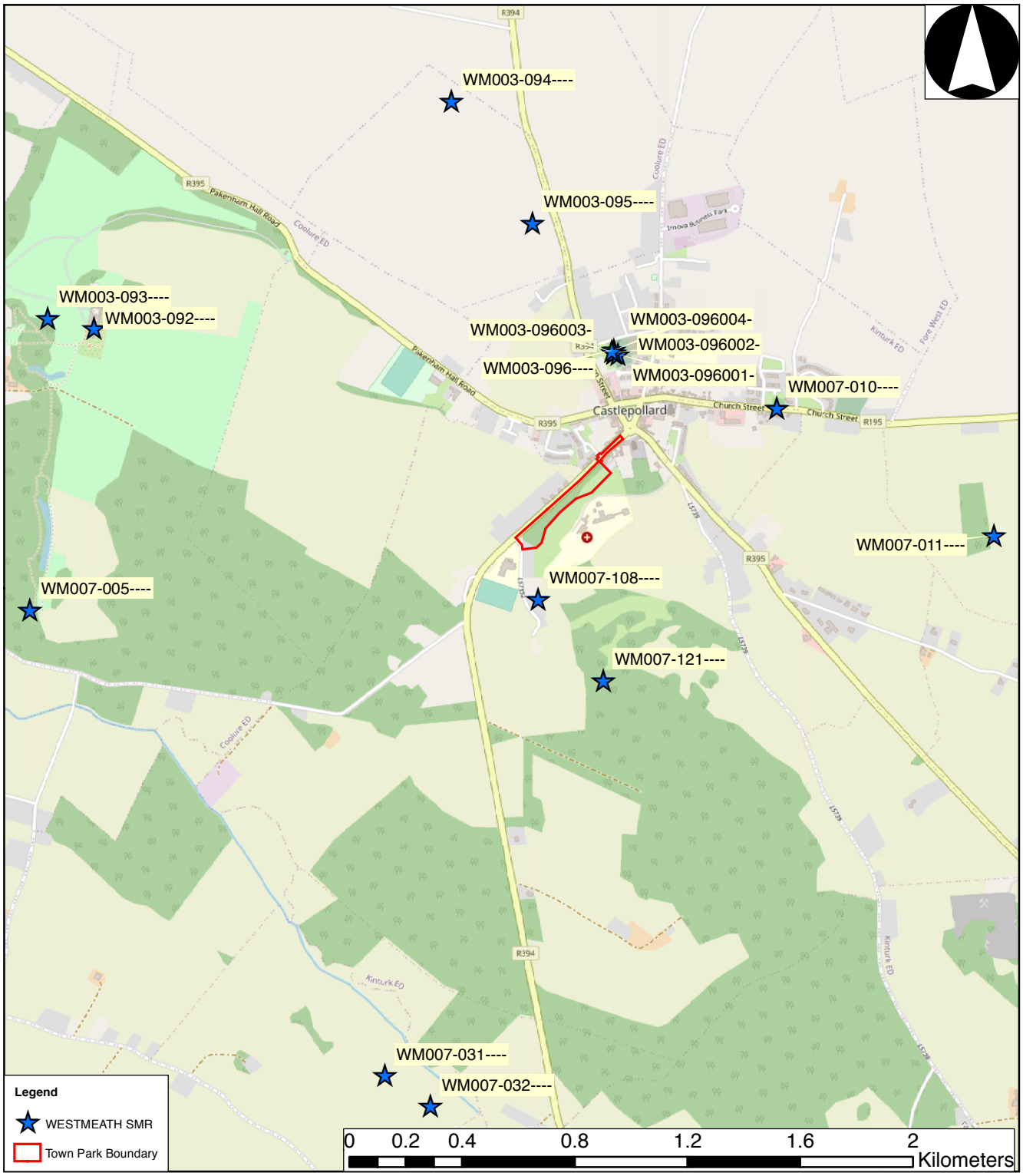


Figure 4: Location of recorded Sites and Monuments within 2km of proposed development

10.1.2 Two Prehistoric sites are recorded from within the 2km study area and include a mound barrow (WM003-095----) and a ring barrow (WM007-011----) located 0.8km north and 1.4km east 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[8]. 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[9].

10.1.3 The Early Medieval sites include two raths (WM007-010----; WM007-032----) located 0.5km northeast and 1.9km south of the PDA. There are only partial remains of the first 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. The morphology of the second rath has been modified by post-medieval gravel quarrying along the eastern side of the monument and the original bank and fosses replaced with later banks.

10.1.4 The Medieval sites located within the study area include a fortified house (WM003-092----) and a castle (WM003-093----) located between 1.8km – 2.0km 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. According to the landowner, the site of the first medieval castle (WM003-093----) at Tullynally is believed to be located 150m west of the current castle (WM003-092----). 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 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[10]. The castle, referred to as both Tullynally 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 0.3km 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 Two modern ice houses are located within the study area, with one (WM007-005----) associated with Tullynally Castle and the other with Kinturk House (WM007-108----) and are located 1.7km west and 0.18km south of the PDA, respectively. There are two sites of uncertain date included in the study area, a moated site (WM003-094----) and a Holy Well (WM007-121----) located 1.3km north and 0.5km south of the PDA. The moated site is a rectangular shape with a low earthen bank and shallow ditch and the

[8] Price, L. (1942) An eighteenth-century antiquary: the sketches, notes and Diaries of Austin Cooper, 1759-1880. Dublin.
[9] 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.
[10] http://www.tullynallycastle.ie/index.php/history

Holy Well is enclosed by flagstones and according to local folklore was known as the 'well of the leaking hands'.

10.1.7 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)[11] within 2km of the PDA which includes Tullynally 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 18 recorded structures of regional importance on the NIAH within 100m of the PDA (fig. 5; Table 2). The majority of these site are also afforded Protected Structure status.

NIAH No.	Protected Structure No	Date	Name	Address	Value	Original Use	Current Use
15302005	007-002	1840 - 1900	Cut limestone stile	Mullingar Road, Castlepollard	Regional	Steps	Steps
15302006	007-003	1800 - 1840	Estate wall	Mullingar Road, Castlepollard	Regional	Demesne Walls / Gates / Railings	Demesne Walls / Gates / Railings
15302011 - 14	007-008	1800 - 1840	St. Peter's Centre	Dublin Road, Castlepollard	Regional	Building / Outbuilding/ gates / railings	Outbuilding
15302016	007-007	1750	Kinturk House	Dublin Road	Regional	Country House / Nunnery	Offices
15302017	007-014	1935 - 1940	St Peters Centre	Dublin Road	Regional	Church Chapel	Church / Chapel
15302031	007-023	1870 - 1890	Bank of Ireland	The Square, Castlepollard	Regional	Bank; House	Bank
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
15302044	n/a	1800 - 1830	The Market House	The Square, Castlepollard	Regional	Market House	
15302045	007-033	1938	St Peters Centre	Dublin Road	Regional	Hospital / Infirmary	Hospital / Infirmary
15302048	007-036	1890 - 1910		Dublin Road, Castlepollard	Regional	Vent Pipe	Disused Vent Pipe

Table 2: List of buildings listed on NIAH register within 100m of the proposed development

10.2.3 To the north of the proposed town park are buildings associated with the historical development of Castlepollard town itself. The original market house (15302044) 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

[11] https://www.buildingsofireland.ie/

Figure 5: Location of recorded NIAH / Protected Structures within 200m of proposed development

economic and social history of the town since the early 19th century, although it is not included in the Record of Protected Structures.

10.2.4 A number of houses surrounding the Market Square within the 100m study area are also recorded structures (15302035; 15302039; 15302040) and which appear to date to c.1820 when the centre of Castlepollard was redesigned.

10.2.5 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.

10.2.6 Commercial property located within Market Square includes a 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 20th century and the building is an important part of the social history of Castlepollard.

10.2.7 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 19th century buildings surrounding the square or that an existing building was remodelled.

10.2.8 The four-bay two-storey former RIC barracks located on the Mullingar Road to the northwest of the proposed development was built in c.1820 represents a late Georgian building which is of considerable merit as an historic barracks.

10.2.9 A Vent Pipe (1532048) located along the Dublin Road to the east of the proposed development comprise of a fluted pedestal with moulded necking and a cylindrical shaft with a splayed saw tooth-profiled parapet to the vent opening and is an early example of mass produced cast-iron work.

10.2.10 The proposed development is located within the environs of Kinturk Demesne which contains a number of historically significant structures including gates and railings. To the south of the proposed development are a group of buildings associated with the estate house and outbuildings. Kinturk House (15302016) represents an attached five-bay three-storey over basement country house, built c.1760 which was subsequently remodelled and extended in 1821. To the east of this is the imposing detached nineteen-bay three-storey St Peters Centre hospital (15302045) which was built c.1938. Associated with the hospital is St Peter's Church (15302017) also built in 1938. Four structures are connected with Kinturk House and estate such estate walls, outbuildings, a water trough and a barn (15302012 – 14). The 'L' shaped complex of outbuildings (15302011-14), currently used as storage facilities for the St Peter's Centre, mostly date to c.1820, but a date plaque of 1716 attached to one of the gable ends suggests that the complex contains the fabric of earlier structures.

10.2.11 The rubble limestone estate walls (15302006) which form the northwest boundary of the proposed development with random block castellated capping stones, gates and railings on Mullingar Road were constructed c.1820 when Kinturk House was being remodelled. A set of steps (15302005) used as a

stile has been cut into the roughly coursed limestone wall to on the opposite side of the Mullingar Road dating to c.1870.

10.2.12 The Kinturk Demesne boundary wall which forms the northwest boundary of the site is one of the NIAH listed structures which has also been afforded Protected Structure status.

10.3 National Museum of Ireland Finds Database

10.3.1 The finds database from the National Museum of Ireland[12] 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 dawn 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 1st Edition OS 6" map (1838) shows the southern extent of the well-established town of Castlepollard with buildings and houses lining the junction of the Mullingar and Dublin Roads. The proposed new Town Park development is located within a portion of the historic Kinturk Demesne estate which appears to be heavily wooded at this time. The historic house and outbuildings are clearly shown to the south of the proposed development area.

10.4.7 The OS 25" map (1911) shows that the layout of the Kinturk House estate has changed little since the mid-19th century however a new path has been created within the proposed development area which extends through the woodland from the northeast corner of the sites towards the southern corner of the site.

10.4.8 The 3rd Edition OS 6" map (1914) shows no changes or additional buildings in Castlepollard or on the Kinturk House estate since the previous map.

[12] https://www.heritagemaps.ie/WebApps/HeritageMaps/index.html accessed 01.11.2021

The County of Westmeath by William Petty in 1685

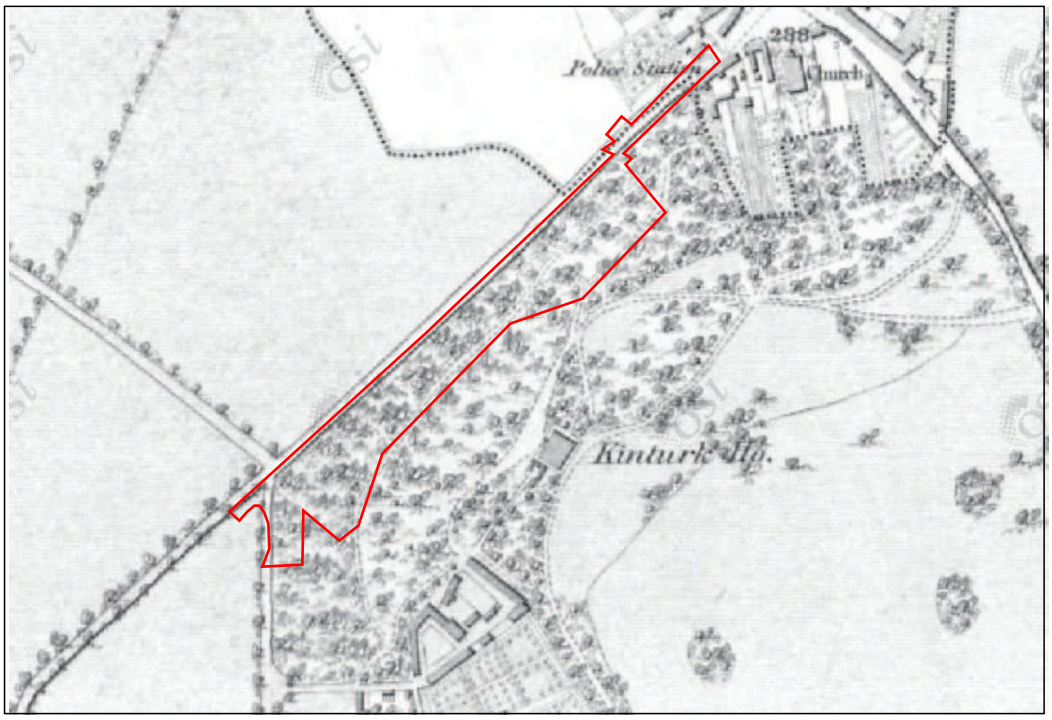
The Counties of Longford, Meath and Eastmeath by H. Moll in 1728

Location of Castlepollard

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

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

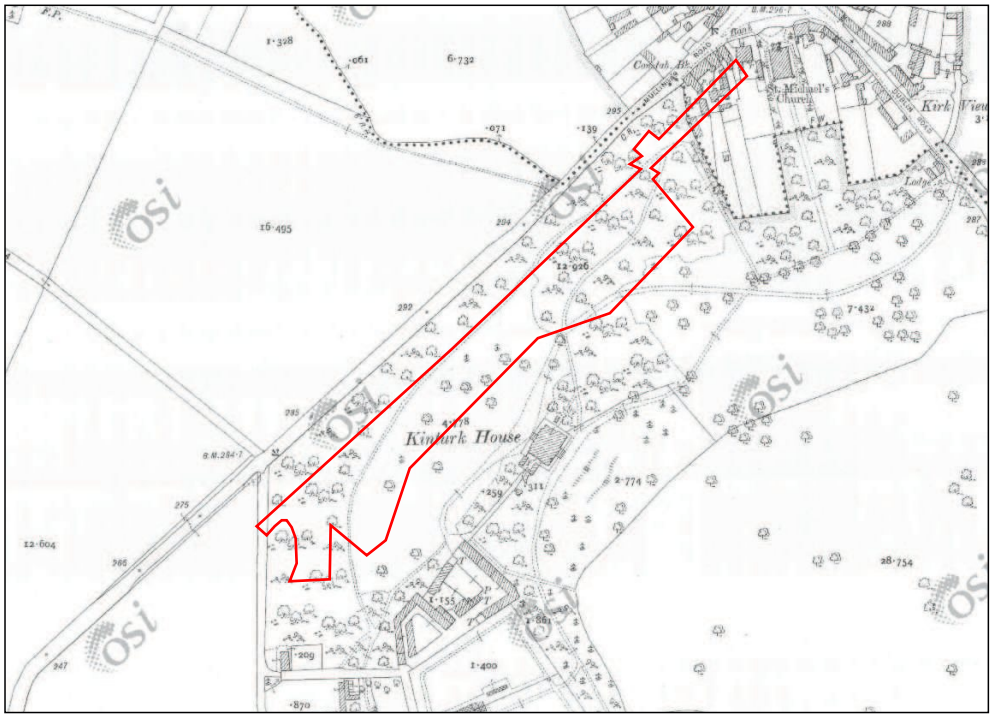
Map of the County of Westmeath by William Larkin in 1808



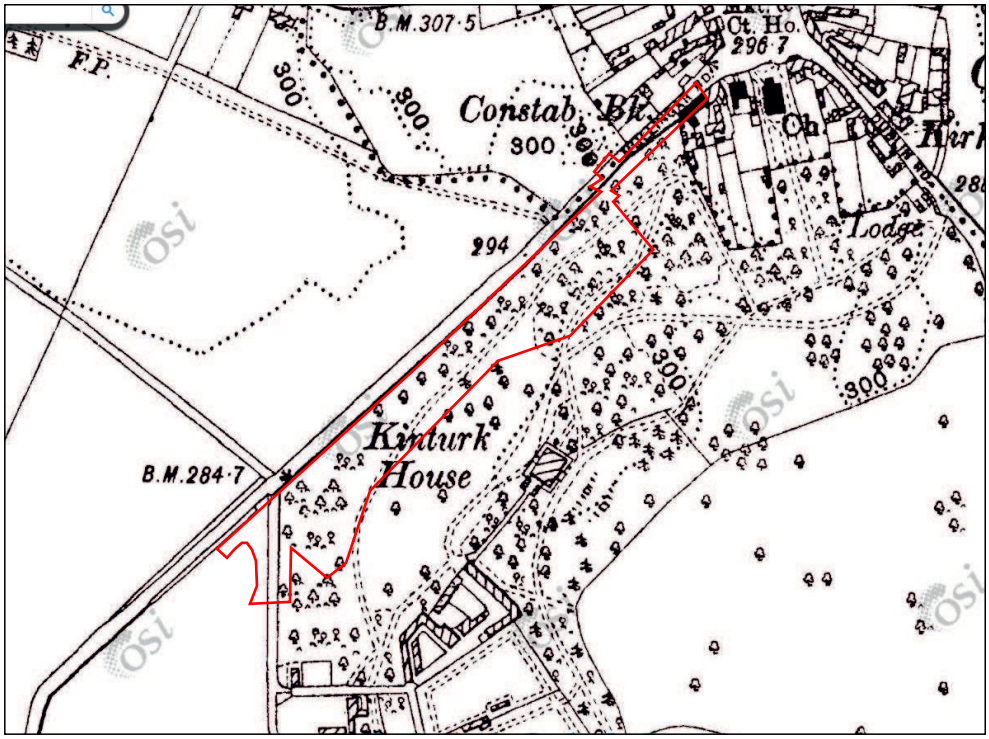
First Edition OS 6" map in 1838

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

10.4.9 Inspection of the historic maps has not identified any new potential archaeological features; however, they show that the proposed new Town Park is located within an historic demesne which once contained historic access route ways through a wooded portion of the estate.

10.5 National Museum of Ireland Finds Database

10.5.1 The finds database from the National Museum of Ireland[13] 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.

10.6 Aerial Photographs

10.6.1 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.

10.6.2 The aerial photograph shows the PDA is currently an area of green space located adjacent to the southwest boundary of the Civic Offices. The northwest boundary and southwest half of the site is lined with a deep mature tree boundary while the remainder of the site appears to be un-managed grass. A fence line boundary appears to also define the southeast and southwest boundaries of the PDA.

10.6.3 No previously unknown archaeological features were identified in the aerial photographs.

10.7 Griffiths Valuation

10.7.1 Griffiths Valuation[14] 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-19th century.

10.7.2 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

10.8 Place name evidence

10.8.1 Often the origin of town or townland names[15][16] 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.

10.8.2 The proposed development area is located within Kinturk Demesne. Kinturk Demesne is the anglicised version of the Irish *Cionn Toirc* which means 'head of the boar'.

[13] https://www.heritagemaps.ie/WebApps/HeritageMaps/index.html accessed 01.11.2021
[14] http://www.askaboutireland.ie/griffith-valuation/
[15] http://www.placenamesni.org
[16] http://www.logainm.ie

Figure 7: Aerial photograph showing modern land use of proposed development area

10.9 Previous Archaeological Excavations

10.9.1 The Database of Irish Archaeological Excavation Reports[17] was consulted in order to identify previous archaeological investigations within the study area (Table 3).

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

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

11. Current Site Conditions

11.1 The proposed new Town Park is located to the southwest of Castlepollard Civic Offices (Plates 1 & 2). The area is bordered by the Demesne walls and trees along Mullingar Road and a post and wire fence along the southwest and southeast boundaries of the PDA. The Demesne walls and line of trees continue along Mullingar Road until the junction with Kinturk Avenue (Plates 3 & 4). The demesne walls which define the northwest boundary of the PDA appear to have undergone modern reconstruction, being concrete rendered. The first c.30m section of wall from the northwest corner boundary survives as a low wall capped with mass concrete wall with concrete coping stones. A concrete rendered higher section of this modern wall continues southwest along Mullingar Road for c.70m after which the wall retains its original stone coursed structure.

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

12. Assessment of Archaeological Potential

11.1 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.

[17] www.excavations.ie accessed 29.10.2021

Plate 1: View of Mullingar Road looking towards towards Castlepollard Civic Offices (on the right) facing south

Plate 2: View of the area of proposed new Town Park showing low boundary wall to the northwest

Plate 3: View northwest boundary wall of proposed Town Park.

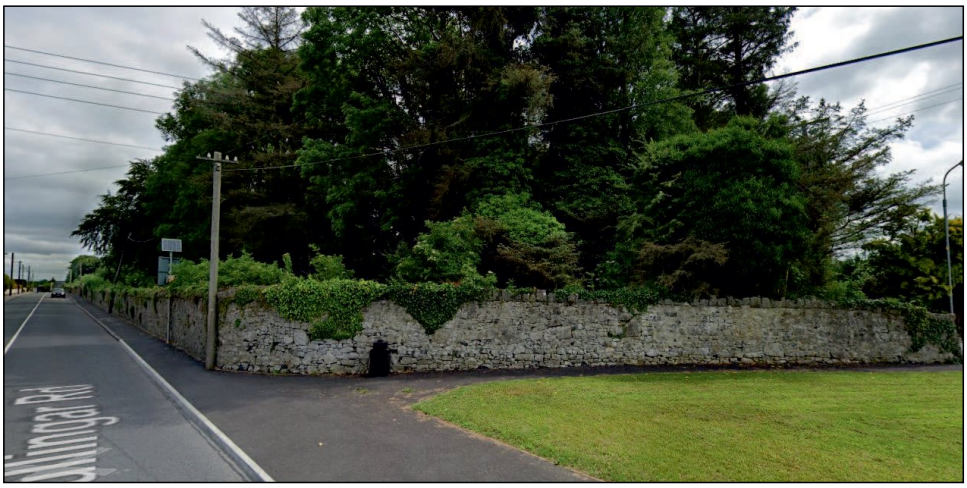


Plate 4: View of Kinturk Estate boundary wall to southwest of proposed Town Park displaying original wall construction

11.2 Summary of Findings- Desk Based Assessment

11.2.1 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 16 SMR sites within 2km and 16 recorded structures within 100m of the proposed development. The majority of the recorded structures are afforded Protected Structure status with the boundary wall (NIAH 15302006) which lines the southwest boundary of the proposed development also listed as a Protected Structure (PS 007-003)

11.2.2 Consultation of historical records and maps indicate that the area has been green space throughout its history and more recently an area of tree plantation associated with Kinturk Estate which also contained estate pathways extending through.

11.2.3 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 and its previously un-developed greenfield nature.

11.3 Summary of findings – Topographic Assessment: interpretation of the archaeological landscape

11.3.1 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.

11.3.2 The proposed development is located immediately to the southwest of 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.

11.3.3 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

11.4 Summary of findings – Existing Site Conditions

11.4.1 The proposed new Town Park is located within an area of existing un-developed greenspace/woodland. The previously un-disturbed nature of the proposed development area would indicate a moderate potential for survival of archaeological remains, either previously un-known prehistoric activity or activity associated with the layout and use of the site as part of Kinturk Estate lands.

12. Assessment of Archaeological Impact of the Development

12.1 Criteria for assessing the Archaeological Impact

12.1.1 The proposed Town Park scheme will consist of the provision of a new community recreation space to include parkland, walks, adventure playground, exercise area, skate park, and linkage between the town and wider rural area to the southwest.

12.1.2 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.

12.1.3 The criteria for assessing the impact include period, rarity, documentation, group value, survival / condition, fragility / vulnerability, diversity and potential.

12.1.4 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.

12.2 Assessment of Archaeological Impact: Previously Identified Cultural Heritage Features.

12.2.1 The proposed development site lies within an area of moderate archaeological / historical potential, with 16 archaeological sites and monuments and 18 recorded structures recorded within the study area, one of which forms the southwest boundary of the site (NIAH Record 15302006 / PS 007-003) and the second (NIAH Record 15302005 / PS 007-002) immediately opposite the northwest boundary of the site on the other side of the Mullingar Road.

12.2.2 None of the existing known recorded archaeological sites and monuments 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.

12.2.3 The two adjacent recorded structures are both listed as Protected Structures within the Westmeath Register of Protected Structures. The Stone Stile (NIAH Record 15302005 / PS 007-002) is located opposite the northwest boundary of the PDA and will therefore not be directly impacted upon by the proposed new Town Park. The Kinturk Estate Wall (NIAH Record 15302006 / PS 007-003) is however recorded in the NIAH records as extending along the northwest boundary of the PDA. The proposed development is to consist of the lowering of the existing height of the retaining wall and placement of a railing on top of the wall where it currently exists as a modern concrete replacement wall. There are no major alterations to the remainder of the original wall structure as it extends southwest, however there will be a requirement to create an opening in the wall for access to the town park at its southwest boundary. The proposed development would therefore have a slight adverse impact upon the protected structure where this opening is proposed.

12.3 Assessment of Archaeological Impact: Previously Unidentified/Potential Archaeological Remains

12.3.1 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.

12.3.2 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 previously un-disturbed nature of the site also suggests a moderate potential for survival of sub-surface archaeological remains.

12.3.3 The proposed development consists of a range of development works ranging from retention of existing grass areas to construction of paths, play areas, skate park and outdoor exercise area. Any invasive ground works which extend beyond the depth of existing topsoil therefore has the potential to adversely impact upon sub-surface archaeological remains should these prove to survive.

13. Conclusions and Recommendations[18]

13.1 The desktop study has confirmed that the proposed development is located within an area of moderate archaeological potential given its location immediately to the southwest of Castlepollard Town centre, a town whose origins date back to at least the 18th century.

13.2 While there remains a moderate potential for archaeological remains to survive within the site boundaries, their exact location, nature and extent remains uncertain.

13.3 Given there is a potential for archaeological remains to survive within the site boundaries and that invasive ground works will disrupt subsurface archaeological remains, there is a need for archaeological mitigation measures in line with National legislation and Westmeath County Development Plan 2021-2027 (Archaeology Policy Objectives CPO 14.5 – 14.13). The following recommendations are proposed as part of such investigations:

13.4 <u>Archaeological Mitigation – Development led Investigations</u>

13.4.1 The proposed development has been assessed as having a slight potential adverse impact upon the Kinturk Estate Wall protected structure (NIAH Record 15302006 / PS 007-003) with respect to the requirement to create an access opening in the wall. Therefore any planned works which would affect the protected structure should be carried out in consultation with the Council planning authority and Council Heritage officer/Conservation Officer to ensure appropriate mitigation measures are implements as part of condition of grant of planning approval.

13.4.2 Should proposed development works associated with areas of existing greenspace/ woodland within the development area require the construction of built form or invasive landscaping, these have the potential to adversely impact upon any surviving sub-surface archaeological remains. It is recommended that where invasive ground works are required within existing greenspace areas of the PDA, a programme of development led archaeological supervision of topsoil stripping should be carried out under the supervision of a suitably qualified archaeologist under license to NMS. The archaeologist will monitor the removal of topsoil/overburden within the boundary of the development area in order to identify any archaeological remains or deposits which may survive in situ. The aims of the monitoring are to provide for the identification of archaeological remains and their preservation through archaeological excavation and recording.

[18] All recommendations are subject to discussions with and the approval of the relevant heritage authorities

13.5 Archaeological Programme of Works

13.5.1 Any recommendations implemented should be carried out under an Archaeological Programme of Works prepared by a qualified archaeological in consultation with and approved by DHLGH National Monuments Service (NMS) and National Museum of Ireland.

13.5.2 The archaeologist will monitor the removal of topsoil/overburden within the boundary of the development area in order to identify any archaeological remains or deposits which may survive in situ.

13.5.3 Should no archaeological deposits be uncovered during monitoring works, it may be possible in consultation with NMS to allow the proposed development to proceed with no further archaeological involvement.

13.5.4 Archaeological monitoring may be carried out in a phased programme dependent upon the development timetable.

13.6 Archaeological Mitigation

13.6.1 Should archaeological remains be identified during archaeological monitoring, their treatment will need to be discussed and agreed with the relevant authorities in NMS.

13.6.2 It is recommended that any archaeological deposits uncovered during the course of archaeological supervision of ground works at construction phase be preserved *in situ* in those instances where archaeological remains survive below finished/reduced levels or where an engineering solution is provided to allow for their preservation in situ.

13.6.3 The exact method of any *in situ* preservation of archaeological remains would need to be discussed with agreed with relevant authorities in NMS and should ensure that no element of construction, landscaping, drainage, or services provision works will impact upon the archaeological remains. An example of acceptable methodology of in situ preservation would be to protect the archaeological material from overlying construction, i.e., areas of parking/hard standing with a protective layer of geotextile and gravel prior to covering up.

13.6.4 However, in instances where *in situ* preservation may not be an appropriate mitigation, the most appropriate mitigation strategy would therefore be through a policy of preservation through record, i.e., archaeological excavation and recording. It is recommended that sufficient time be allowed within the development programme for the carrying-out of any archaeological excavation / recording which may be required.

13.6.5 It is recommended that the developer allow sufficient time within the development programme for the carrying-out of any archaeological excavation / recording which may be required

13.7 Post Development/Post Excavation Investigations

13.7.1 Once all of the required fieldwork is completed, post-excavation analysis and the production of a report outlining the findings and results of archaeological excavations (if undertaken) will be required under both planning and licencing conditions.

13.7.2 Post-excavation is the process by which a full understanding of the significance of the archaeological remains excavated can be understood, and the means by which the excavation can be preserved for the future. The post excavation report will include detailed analysis of the archaeological remains to include as a minimum requirement:

- A descriptive analysis of all features excavated and their backfill material
- Appropriate illustrations and photographs
- Specialist Reporting , i.e., pottery/flint/human bone/wood identification/seed identification etc

- Radiocarbon dating
- Preparation of artefacts and archive material for submission to NMS and National Museum of Ireland according to specified requirements.

13.7.3 It is recommended that a full timetable and costing of post excavation requirements are produced and agreed between archaeologist and developer, with timetables and post excavation methodologies to be submitted to NMS. This should ideally be carried out in the final stages of on-site archaeological attendance.

Appendix J
Tree Survey Report

WESTMEATH COUNTY COUNCIL
Comhairle Chontae na hIarmhí

February 10th, 2022

Rialtas na hÉireann
Government of Ireland

Tionscadal Éireann
Project Ireland
2040

BS5837 TREE SURVEY REPORT

Site at Blue Boundary -Castlepollard Public Realm and Town Park– Park Hood

ANDREW BOE BSC (HONS) MARBORA
INDEPENDENT ARBORICULTURAL CONSULTANT
Tel: 07834895556 / Email: ajboe@hotmail.co.uk

Site at Castlepollard Public Realm and Town Park-Blue Boundary line

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 where 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.

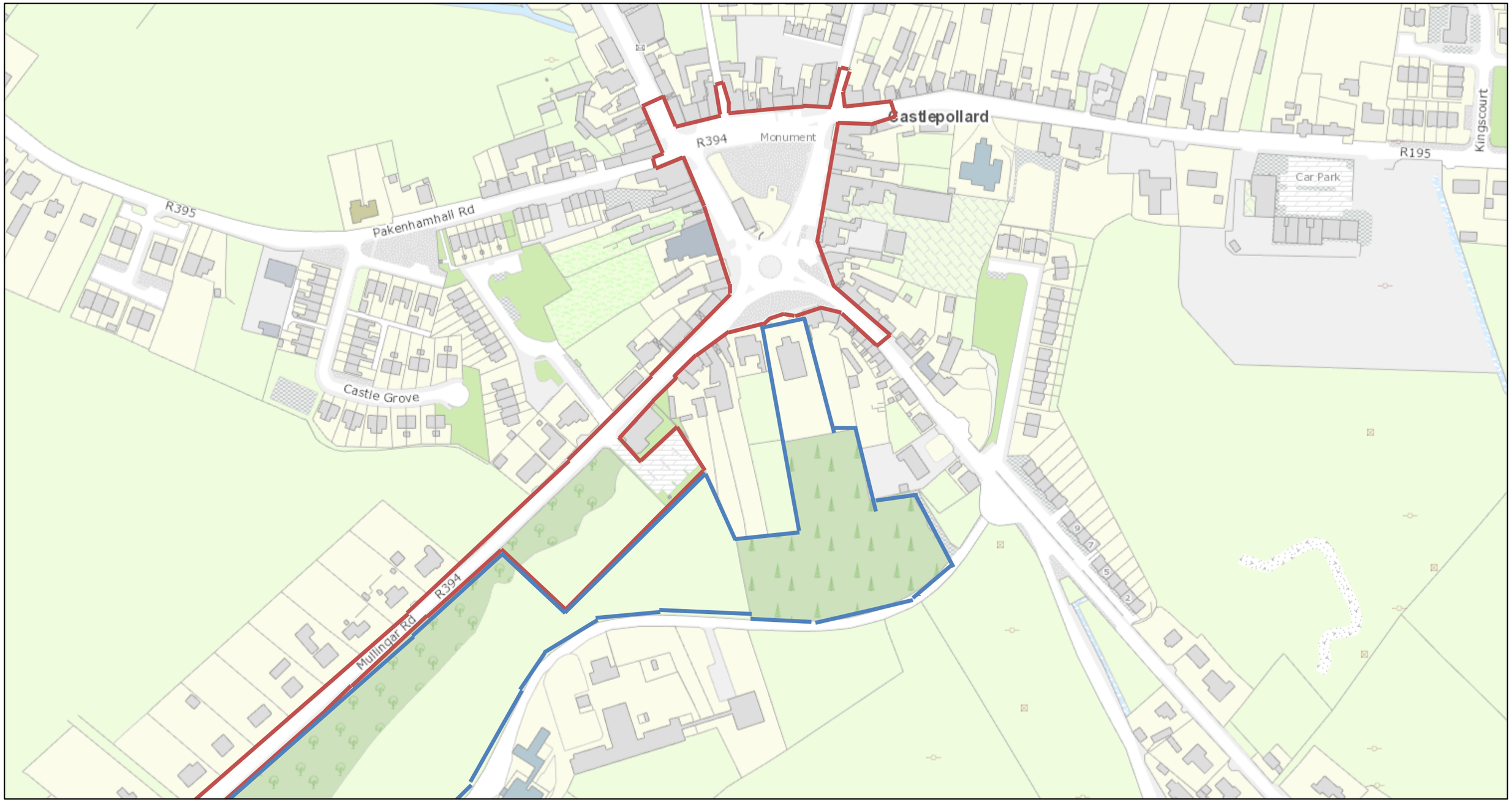
Tree details

This survey records trees located within the **Blue-line** area designated on supplied plans as described by the project architect (Pages 3+4). 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 medium as there is no evidence of public use. The majority of trees have not undergone routine maintenance.

Species include Spruce, Western Red Cedar, 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 624 trees surveyed as individual trees and as groups.

ArcGIS Web Map



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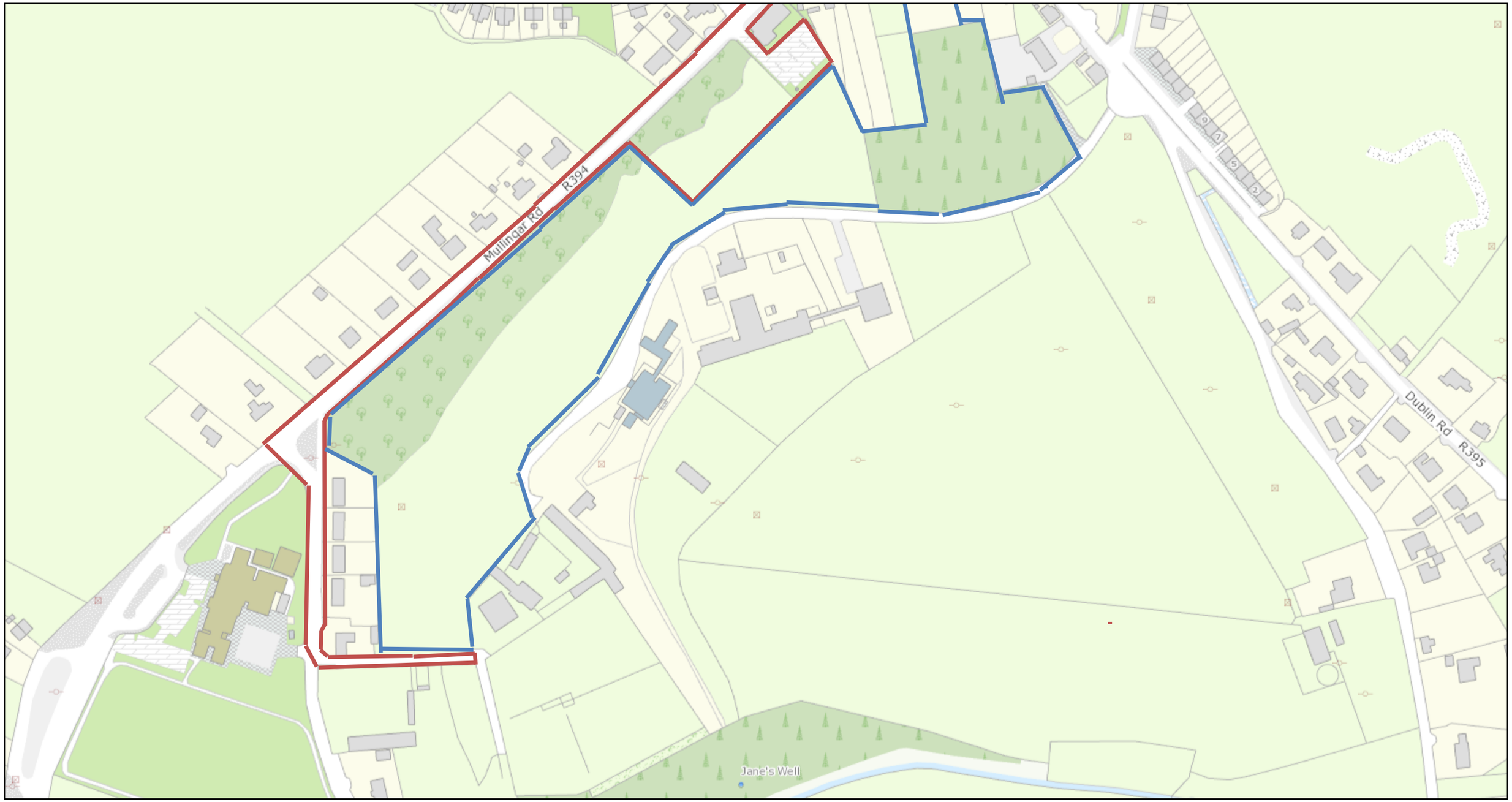
ArcGIS Web Map



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BS5837 Category.

In summary, 1% of trees or groups are classed as C, 99% classed as B. None fall within the U category(Figure 1). See Appendix 1 for definitions of each category.

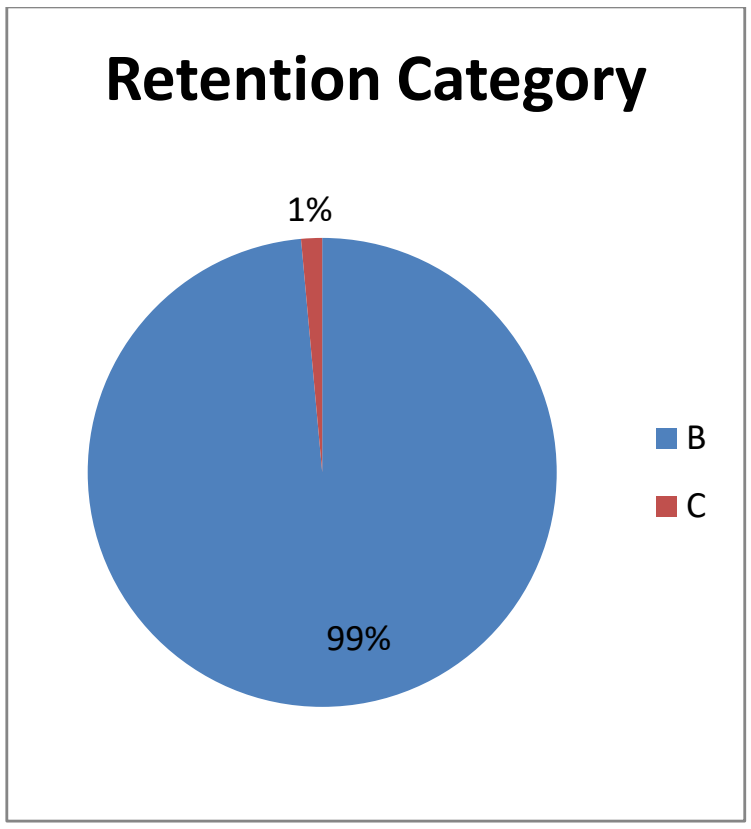


Figure 1. Retention category summary.

The tree population has a diversity of ages with the majority being mature. (Figure 2.) A summary of the remaining contribution of the trees can be seen in figure 3.

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.

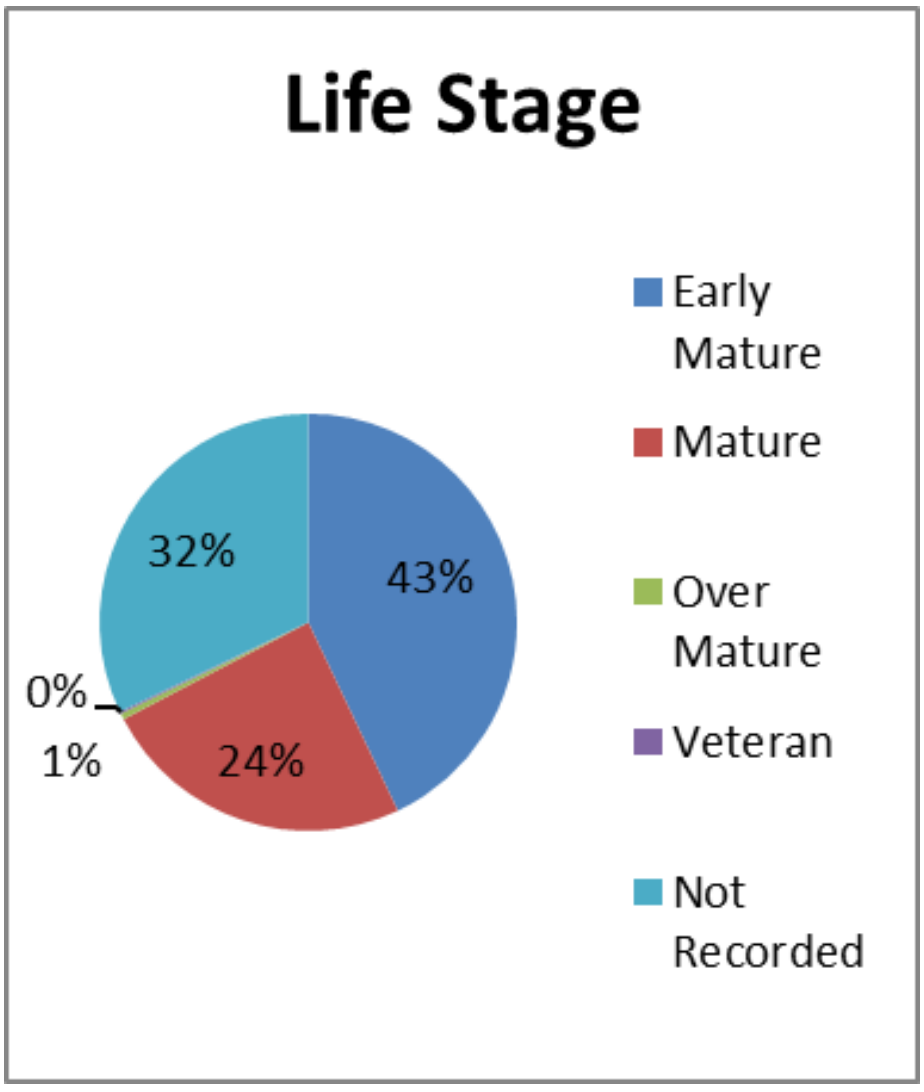


Figure 2. Age class summary

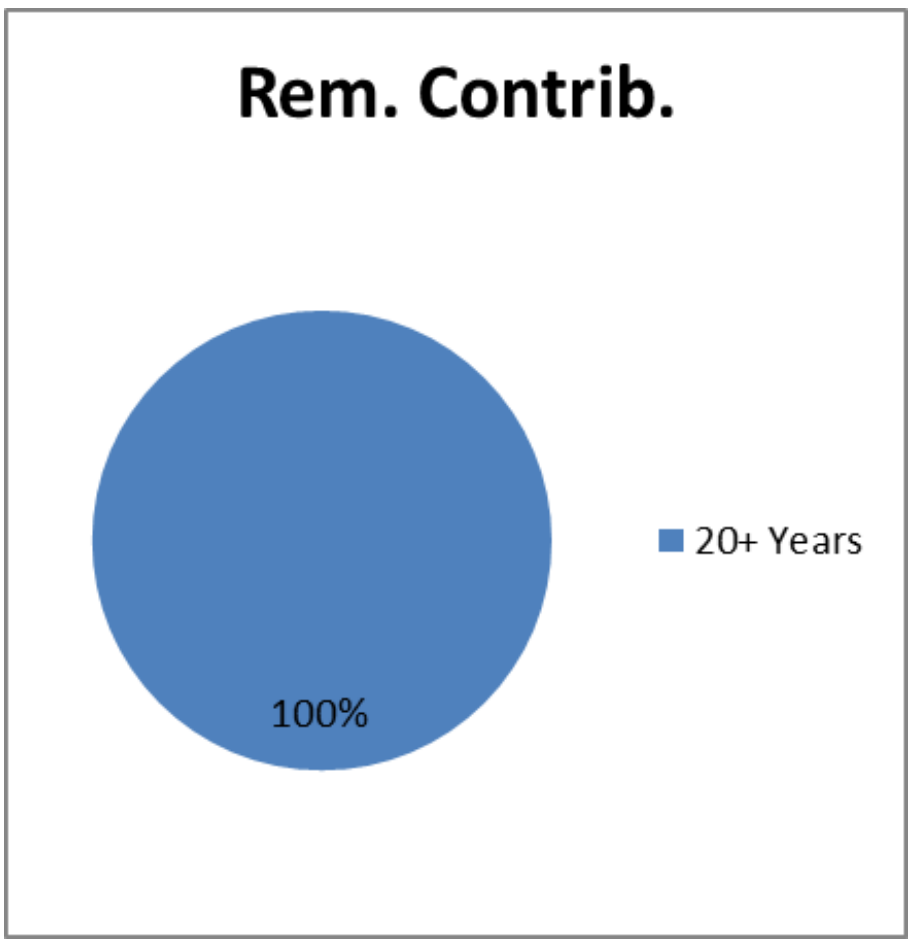


Figure 3. Remaining contribution summary

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

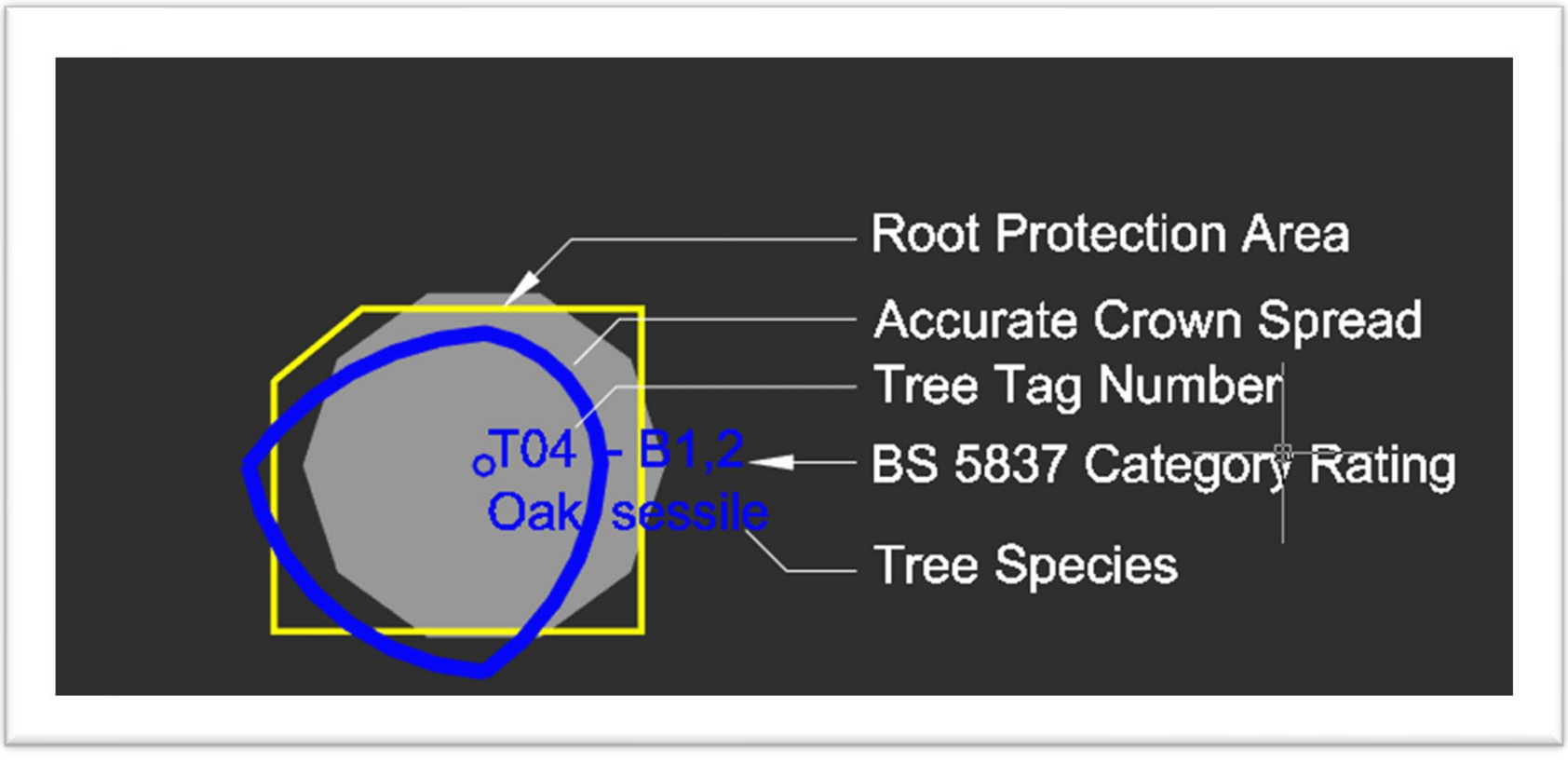
Tree constraints Plan- TCP

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 andprotection 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 aboveand 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.



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 RootProtection 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.

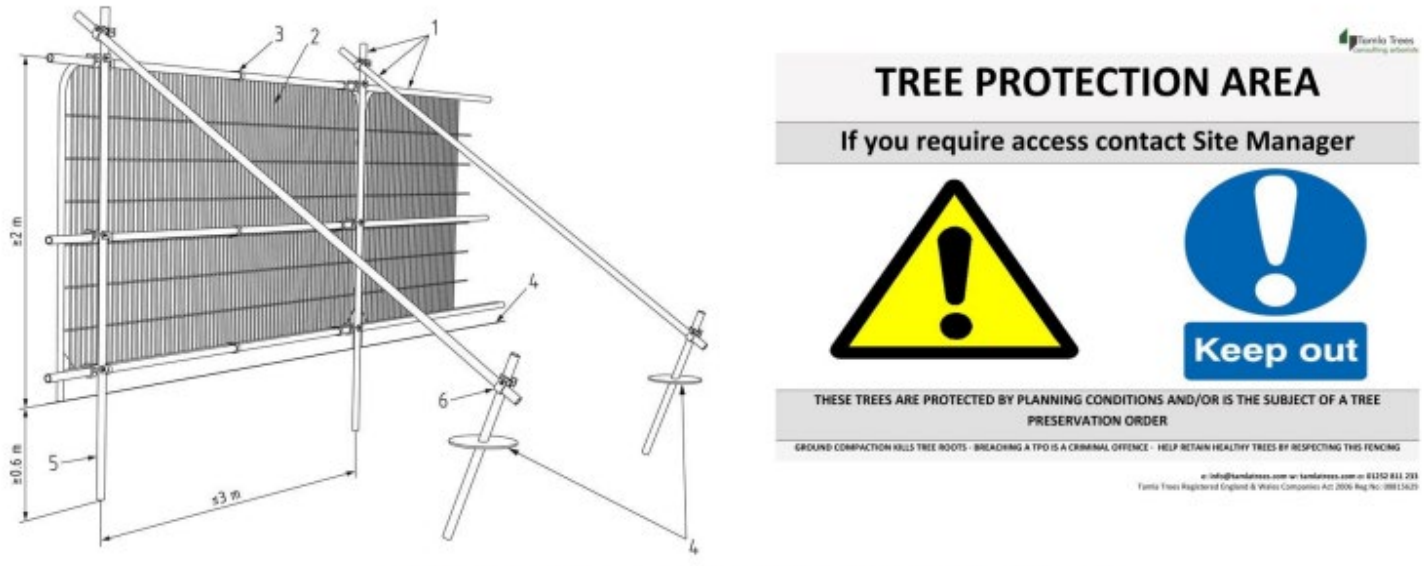
Protective fencing is essential to preserve root protection areas during the duration of the works.
The location will be agreed with the retained Arboricultural consultant prior to work commencing and will aim to preserve and protect the root systems of retained trees for the duration of the works.
Due 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 tree roots when locating the posts. (Figure 4)

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

Figure 4- Root Protection fencing.

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 5)

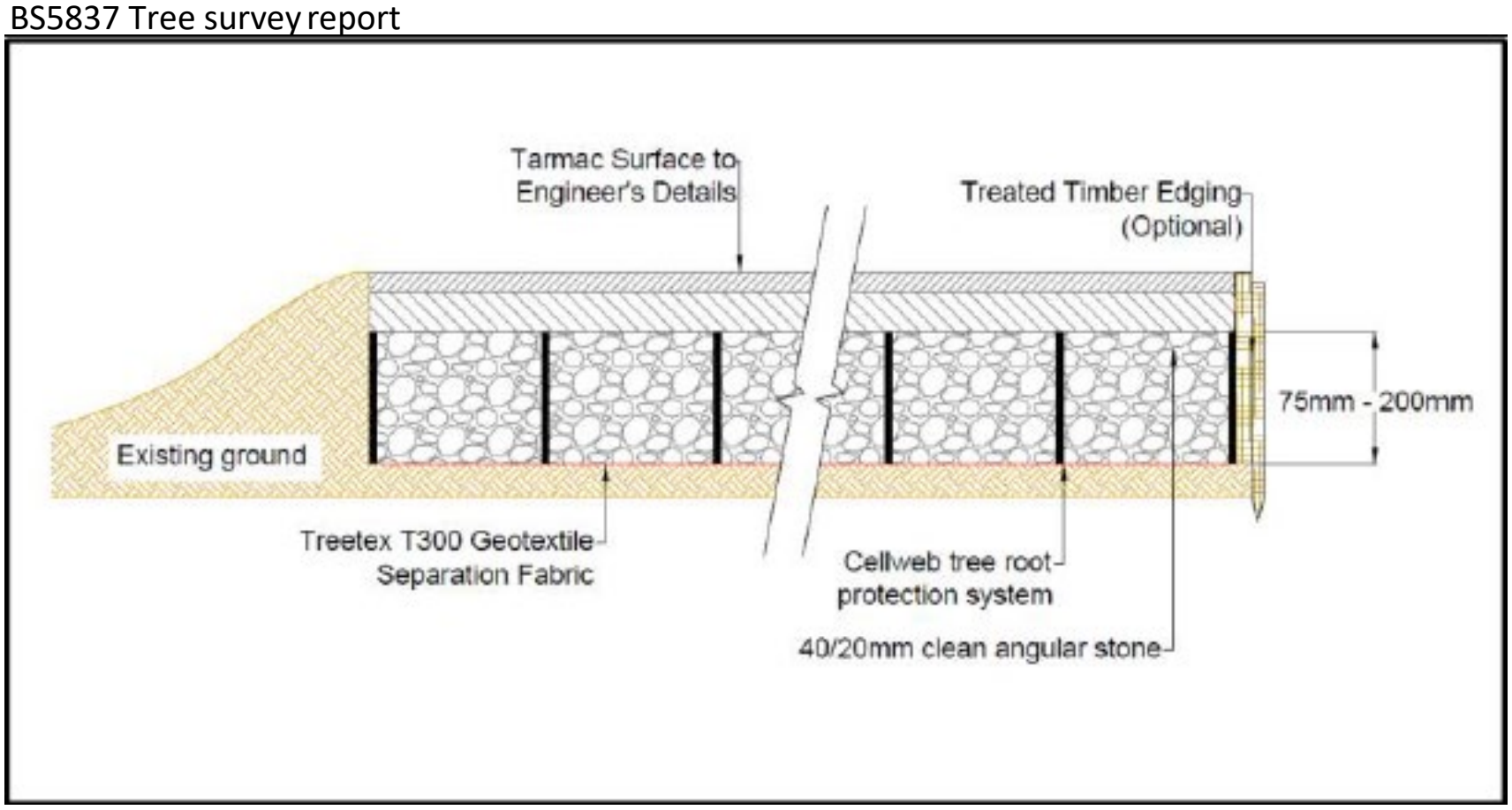


Figure 5. Cross section illustrating a possible permeable tarmac surface finish

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

Photo 1. Trees to rear of Chapel. (A.Boe Feb 2022)

Photo 2. Field boundary groups. (A.Boe Feb 2022)

Photo 3. Large groups of dense trees to East and west of open field area at the centre of the site. (A.Boe Feb 2022)

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^2)	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 Blue Line boundary area

Retention Category	No. trees
B	615
C	9
Total	624

Life Stage	No. trees
Early Mature	268
Mature	152
Over Mature	3
Veteran	1
Not Recorded	200

Rem. Contrib.	No. trees
20+ Years	624

Ref.	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T050	Western Red Cedar *(Thuja plicata)*	Tree	Height (m): 18 Stem Diam (mm): 600 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:4 S:4 W:4	A Single stemmed tree. Healthy spreading crown. Partially overgrown with Ivy.	B1	Radius: 7.2m. Area: 163 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T051	Western Red Cedar *(Thuja plicata)*	Tree	Height (m): 15 Stem Diam (mm): 600 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:4 S:4 W:4	A Single stemmed tree. Healthy spreading crown. Partially overgrown with Ivy.	B1	Radius: 7.2m. Area: 163 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T052	Cherry Plum x4 *(Prunus cerasifera)* Willow *(Salix sp.)* Himalayan Birch *(Betula utilis)* Maple x2 *(Acer sp.)* Cherry *(Prunus sp. 'Cherry')*	Group 9 trees	Height (m): 10 9 stems, avg.(mm): 250 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:4 E:4 S:4 W:4	A formal row of trees growing at the edge of the church yard. The edges of the group overhang path/paths. A mixture of single and multi-stemmed trees. The Willow has been reduced to a stump and allowed to regrow. Minor deadwood.	B1	Area: 273 sq m, plus a 1m buffer.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T053	Rowan *(Sorbus aucuparia)*	Tree	Height (m): 5 Stem Diam (mm): 300 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 crown.	B1	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
T054	Yew *(Taxus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 500 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:4 E:4 S:4 W:4	Twin-stemmed tree. Healthy spreading crown.	B1	Radius: 6.0m. Area: 113 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T055	Himalayan Birch *(Betula utilis)*	Tree	Height (m): 6 Stem Diam (mm): 150 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:2 E:2 S:2 W:2	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.8m. Area: 10 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T056	Spruce *(Picea sp.)* Yew *(Taxus sp.)* Sycamore x20 *(Acer pseudoplatanus)* Common Ash x21 *(Fraxinus excelsior)* Common Beech x9 *(Fagus sylvatica)*	Group 52 trees	Height (m): 18 52 stems, avg.(mm): 600 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:6 E:6 S:6 W:6	Self seeded woodland which has been left unmaintained for decades. Normal levels of deadwood within the group. Ivy throughout. the edges of the group overhang path/paths. The Ash trees within this group are showing Ash Dieback symptoms with <20% dieback. A mixture of single and multi-stemmed trees. No apparent thinning due to density. Larger trees towards the edges of the group overhang adjacent properties.	B1	Area: 2789 sq m, plus a 1m buffer.	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
T057	Common Ash *(Fraxinus excelsior)* Oak *(Quercus sp.)* Beech *(Fagus sp.)* Spruce *(Picea sp.)* Sycamore *(Acer pseudoplatanus)* Mixed Species Group x250 *(Group, mixed species)*	Group 250 trees	Height (m): 15 250 stems, avg.(mm): 10 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A plantation of predominantly Spruce. Oak trees have been planted at a later stage staggered through the mono-culture wood. Self seeding of Sycamore, Beech and Ash has occurred. Normal levels of deadwood within the group. Ivy throughout. the edges of the group overhang path/paths. Several dead trees within the group are well away from paths and present a wildlife resource. A mixture of single and multi-stemmed trees. No apparent thinning due to density.	B1	Area: 8246 sq m, plus a 1m buffer.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T058	Common Alder x3 *(Alnus glutinosa)* Scots Pine *(Pinus sylvestris)* Spruce x2 *(Picea sp.)* Oak *(Quercus sp.)*	Group 7 trees	Height (m): 15 7 stems, avg.(mm): 400 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:5 S:5 W:5	A mixture of single and multi-stemmed trees. Hedgerow trees. Ivy throughout. Hedgerow which has matured. Private gardens to East.	B1	Area: 461 sq m, plus a 1m buffer.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T059	Western Red Cedar x14 *(Thuja plicata)* Common Beech x13 *(Fagus sylvatica)*	Group 27 trees	Height (m): 16 27 stems, avg.(mm): 500 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:5 S:5 W:5	Alternating row. Formally planted. Ivy throughout. The edges of the group overhang path/paths. A mixture of single and multi-stemmed trees. No apparent thinning due to density. Private property to rear.	B1	Area: 1509 sq m, plus a 1m buffer.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T060	Cypress x45 *(Chamaecyparis sp.)* Spruce x6 *(Picea sp.)* Monterey Cypress x2 *(Cupressus macrocarpa)*	Group 53 trees	Height (m): 16 53 stems, avg.(mm): 500 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Mature Rem. Contrib.: 20+ Years	N:5 E:5 S:5 W:5	Ivy throughout. A mixture of single and multi-stemmed trees. Boundary row formally planted. May have been a hedge. Continual canopy.	B1	Area: 1694 sq m, plus a 1m buffer.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.

Ref.	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T061	Sycamore *(Acer pseudoplatanus)* Spruce x7 *(Picea sp.)*	Group 8 trees	Height (m): 14 8 stems, avg.(mm): 30 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	Ivy throughout. A mixture of single and multi-stemmed trees. Grows next to farm yard area between field and old walls.	C1	Area: 104 sq m, plus a 1m buffer.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T062	Common Hawthorn *(Crataegus monogyna)*	Tree	Height (m): 4 Stem Diam (mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A multi stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T063	Common Hawthorn *(Crataegus monogyna)*	Tree	Height (m): 4 Stem Diam (mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A multi stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T064	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 6 Stem Diam (mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	Twin-stemmed tree. Healthy spreading crown. Partially overgrown with Ivy.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T065	Common Hawthorn *(Crataegus monogyna)*	Tree	Height (m): 4 Stem Diam (mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A multi stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T066	Common Hawthorn *(Crataegus monogyna)*	Tree	Height (m): 4 Stem Diam (mm): 140 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A multi stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy. Pruned away from Powerlines	C1	Radius: 1.7m. Area: 9 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T067	Common Hawthorn *(Crataegus monogyna)*	Tree	Height (m): 4 Stem Diam (mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A multi stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T068	Common Hawthorn *(Crataegus monogyna)*	Tree	Height (m): 4 Stem Diam (mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A multi stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.
T069	Common Hawthorn *(Crataegus monogyna)*	Tree	Height (m): 4 Stem Diam (mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A multi stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.

Ref.	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T070	Lime *(Tilia sp.)*	Tree	Height (m): 18 Stem Diam (mm): 1000 Spread (m): 6N, 6E, 6S, 6W Life Stage: Veteran Rem. Contrib.: 20+ Years	N:6 E:6 S:6 W:6	A Single stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown. Partially overgrown with Ivy. And Epicormics Minor decay pockets on the main stem. Hollow centre	B1	Radius: 15.0m. Area: 707 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T071	Common Ash *(Fraxinus excelsior)*	Tree	Height (m): 19 Stem Diam (mm): 700 Spread (m): 6N, 6E, 6S, 6W Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:6 E:6 S:6 W:6	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 8.4m. Area: 222 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T072	Lime *(Tilia sp.)*	Tree	Height (m): 18 Stem Diam (mm): 900 Spread (m): 6N, 6E, 6S, 6W Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:6 E:6 S:6 W:6	A Single stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown. Partially overgrown with Ivy. And Epicormics Minor decay pockets on the main stem. Hollow pockets suspected.	B1	Radius: 10.8m. Area: 366 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T073	Lime *(Tilia sp.)*	Tree	Height (m): 18 Stem Diam (mm): 800 Spread (m): 6N, 6E, 6S, 6W Life Stage: Over Mature Rem. Contrib.: 20+ Years	N:6 E:6 S:6 W:6	A Single stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown. Partially overgrown with Ivy. And Epicormics Minor decay pockets on the main stem. Hollow pockets suspected. Not tagged due to access issues.	B1	Radius: 9.6m. Area: 290 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T074	Common Hawthorn *(Crataegus monogyna)*	Tree	Height (m): 4 Stem Diam (mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	N:3 E:3 S:3 W:3	A multi stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base.

Ref.	Species	Full Structure	Measurements	Spread	General Observations	Retention Category	RPA	Measurements2	Recommendations
T075	Common Ash *(Fraxinus excelsior)* Douglas Fir *(Pseudotsuga menziesii)* Sycamore *(Acer pseudoplatanus)* Common Beech *(Fagus sylvatica)* Spruce *(Picea sp.)* Scots Pine *(Pinus sylvestris)* Mixed Species Group x200 *(Group, mixed species)*	Group 200 trees	Height (m): 18 200 stems, avg.(mm): 500 Spread (m): 4N, 4E, 4S, 4W Rem. Contrib.: 20+ Years	N:4 E:4 S:4 W:4	This extensive mature woodland has a mixture of planted and self-seeded tree species. The woodland shows no signs of useage or maintenance. A strip of the woodland has been cleared at the roadside and there is extensive re-growth here. Normal levels of deadwood for a woodland this size and ther eis Ivy throughout. Parts of the woodland are impassable due to an understory of Elder and bramble. There have been periodic tree failures over the years which has resulted in a small number of trees dying off due to competition. There are instances of hung up trees through the woodland and a small number of standing dead trees of small diameter which are an excellent resource for wildlife which at this time are not within falling distance of any targets. Single and multi-stemmed with semi-continual canopy and natural glades.	B1	Area: 10829 sq m, plus a 1m buffer.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base. Make safe hung up trees- Approx X 10 along route of path.

Appendix 1.

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

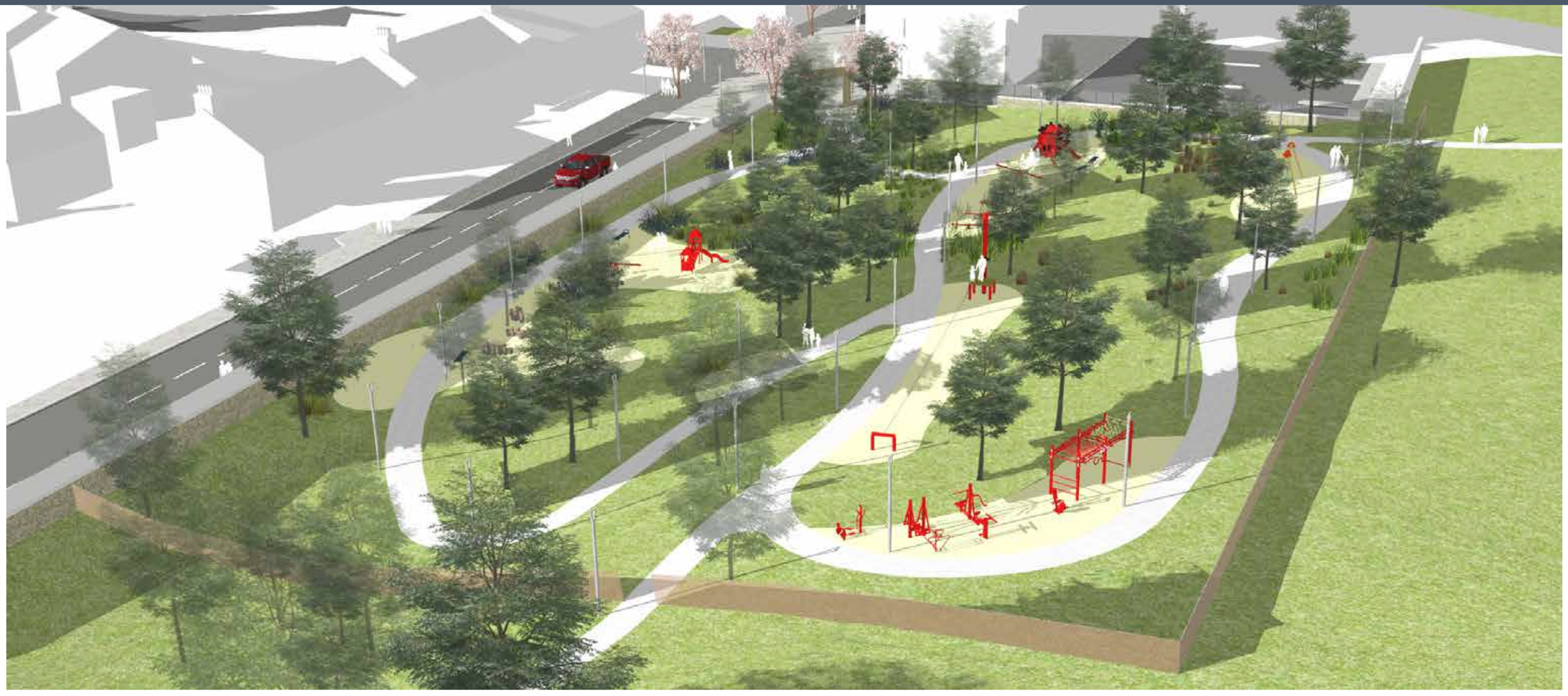
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• 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) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012]* ***4.5.7****.*			
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** 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)	
Category B **Trees of moderate quality** 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	
Category C **Trees of low quality** 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 K
Artistic Impressions Indicative Only

Castlepollard Town Park

Artistic Impressions
Indicative Only

February 2022



Artistic Impression Indicative Only

Artistic Impression - Proposed Entrance to Town Park

Indicative Only

Artistic Impression - View from Path in Town Park towards Existing Library

Indicative Only

Artistic Impression - View from Path in Town Park

Indicative Only

Artistic Impression - View from Path in Town Park

Indicative Only

Artistic Impression - Overview of Town Park

Indicative Only

Artistic Impression - Overview of Town Park

Indicative Only

Artistic Impression - Overview of Town Park

Indicative Only

Artistic Impression - Overview of Town Park

Indicative Only

Artistic Impression - View to Town Park Entrance from Mullingar Road

Indicative Only

Artistic Impression - Town Park Section

Indicative Only

Appendix L
Castlepollard Park & Path Lighting Report