

The Old Bridge, built between 1673 and 1687

## 2.5 Townscape Management and Building Heritage

### 2.5.1 Background and Context

Sligo was founded by the Anglo-Normans in the 13<sup>th</sup> century at a strategic river crossing, used by people travelling between the provinces of Connaught and Ulster. These origins are reflected in the city's street pattern, however earlier morphological influences on the street pattern are evident on Old Market Street and the High Street area. In 1245 a castle was erected beside the bridge, close to where the present city hall stands and in 1252/53 the Dominican Friary was established. Apart from the ruins of the commonly known Sligo Abbey, only part of the street pattern survived from the prosperous medieval times, when Sligo was a vibrant market place. Castle Street and Old Market Street originate from this period, but numerous military conflicts over the city destroyed its built fabric. The borough was eventually created in 1612.

In the late 17<sup>th</sup> century Sligo functioned as a garrison city. Earthen fortifications as well as two forts were constructed in the city – one called the stone or New Fort was built on the site of the old medieval castle and the second fort, known as the Green or Sod Fort, was placed on a hill to the north of the city, where some remains are still evident at Forthill. An earthen city wall was erected between 1689 and 1691. There is some evidence that there might have been earlier fortifications but their alignment is unknown. The line of the 17<sup>th</sup> century city defences is based entirely on the oldest surviving map of Sligo, which dates from 1689 and this forms Sligo's Zone of Archaeological Potential (Map 16, page 83).

Narrow plot widths associated with the burgesses of the medieval period are still evident today along the oldest streets of Sligo, namely Old Market Street, High Street, Market Street, Castle Street and Grattan Street.

During the 17<sup>th</sup> and 18<sup>th</sup> centuries, British settlers and in particular those of Scottish origin, set up shops and brought new skills to Sligo. During this period Sligo Port established itself as an important focus of trade and the city's linen industry was well established. Wealthy merchants set up their homes along the fashionable streets of Castle Street and Radcliffe Street (later renamed Grattan Street). This wealth is represented by the erection of the Cathedral of St. Mary the Virgin and John the Baptist, which was completed in 1730. It was designed by Richard Cassles, the architect of many important buildings at the time such as Leinster House in Dublin and Russborough House in County Wicklow.



City Hall, Sligo

Famine in the 1820s, followed by a cholera epidemic in 1832 and the great famine in 1846, greatly reduced the population of the city and led to its economic decline. It was not until the second half of the 19<sup>th</sup> century that wealth returned. The overwhelming majority of buildings in the core of the city date from this period. The prosperity of the time is reflected in the buildings of that period, e.g. the Lombardo Romanesque style City Hall from 1865 (designed by W. Hague), the new Courthouse in Gothic Revival style and the grand bank buildings along Stephen Street, such as the Bank of Ireland and Allied Irish Banks.

Residential areas expanded to the immediate west of the city centre and later to the southwest in the late 19<sup>th</sup> century and early 20<sup>th</sup> century. The attractive terraces of this period, reflecting late Victorian and Edwardian architectural styles, are still evident along Wolfe Tone Street and Temple Street.

### 2.5.2 Townscape Management

The historic flair of Sligo rests largely upon the survival of its city plan and the remaining stock of traditional buildings. It will be the city's future challenge to retain and enhance the visual appeal of its townscape, while permitting the modern uses necessary to ensure its vibrancy. However, most of the historic buildings have been altered in recent years and not always in the most sympathetic manner. Window openings and fenestration patterns have changed, PVC and aluminium windows were inserted and modern shopfronts replaced traditional ones. A general lack of maintenance is evident on some city centre streets, particularly above ground floor level where there are high levels of vacancy and under-utilisation. One of the most critical conservation issues is the high level of vacancy and dereliction in parts of the city centre, particularly along High Street and Old Market Street.

In order to address these issues there is a need for comprehensive townscape management, which requires a number of objectives:

- Maintaining existing uses and attracting new ones to the city centre.
- Respecting the historical and traditional context, that contributes to Sligo's character.
- Promoting the right balance between conservation and redevelopment.
- Enhancing the townscape through pedestrianisation and other environmental improvements (such as the placement of electricity cables underground, improvements in street lighting, paving and public art).
- Protecting key buildings of the city's architectural heritage (through the Record of Protected Structures).
- Protecting and enhancing key streetscapes and elements of townscape (primarily through Architectural Conservation Areas).

### 2.5.3 The Record of Protected Structures

The Planning and Development Act, 2000 (Part II, Section 10) places an obligation on all local authorities to include in its development plan objectives for the protection of structures, or parts of structures, which are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest. These buildings and structures are compiled on a register known as the Record of Protected Structures (RPS), and is outlined in Appendix D and mapped on Map 20 and Map 20.1. The map is considered as a guide and should only be used as an aid to identification. It does not seek to indicate or define the curtilage of any building. This is a matter that shall be subject to individual assessment of planning applications and/or following a request for Declarations<sup>10</sup>.

The traditional juxtaposition of buildings of different character, quality, age and style contribute to the intrinsic qualities of the urban area forming interesting townscapes and attractive streetscapes. The buildings and structures identified on the RPS are irreplaceable records of the past of the local and national heritage and therefore require protection. Their presence enhances the character of Sligo and adds to its local distinctiveness.

### 2.5.4 Architectural Conservation Areas

The Planning and Development Act, 2000 (Part II, Section 10 and Part IV, Section 81) places an obligation on local authorities to include an objective for the preservation of the character of architectural conservation areas (ACA). ACAs are defined as places, areas, groups of structures or townscapes, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. They also include areas, which contribute to the appreciation of protected structures as the setting of a protected structure is often an essential part of its character. Piecemeal

<sup>10</sup> The owner or occupier of a protected structure may make a written request to the planning authority, to issue a declaration as to the type of work which it considers would or would not materially affect the character of the structure or of any element of the structure identified in the RPS.



Part of Old Market Street, Sligo

alterations on individual non-protected structures can have a significant cumulative effect on the streetscape.

An ACA may consist of patterns of elements (such as materials, construction systems, architectural elements) that are repeated within the area and give it a sense of harmony; an ACA may also relate to the importance of a number of buildings or structures whose protection is based on the wider ensemble of which it may be a component.<sup>11</sup> In this sense it is concerned as much with the setting of the structures and their inter-relationship, though it may relate to urban forms of distinctiveness or to particular landscape settings (i.e., country houses). ACAs are also used to protect the setting and exterior appearance of individual structures or groups of structures that are of special interest, where the interiors may not merit protection.

The effect of having a building listed on the RPS or within an ACA, is addressed in the Development Control Section – 3.2.6. In essence works which are normally considered 'exempted development' i.e. not expressly requiring planning permission will now require planning permission.

A total of six Architectural Conservation Areas are proposed for Sligo. An over-whelming majority of buildings and structures contained within these ACAs have been identified by Duchas - the Heritage Service - in their Draft National Inventory of Architectural Heritage, reinforcing their inclusion as ACAs. The ACAs are as follows:

1. Market Cross ACA
2. Courthouse ACA
3. Cathedral ACA
4. Wolfe Tone Street ACA
5. Quays ACA
6. O'Connell Street ACA

#### **DESCRIPTION OF ARCHITECTURAL CONSERVATION AREAS**

##### **1. Market Cross ACA**

This ACA focuses on the Market Cross area, and in particular the traditional urban block defined by Market Street - High Street - Castle Street and Grattan Street. It also includes some of the neighbouring block edges where these contribute to the essential character of the area. These streets belong to the oldest part of Sligo, with some pre-1800 buildings that are in need of serious attention. This 'T' shape has the 'Lady Erin' Statue as its centre and is the focus of this ACA. The sense of enclosure and space that is most attractive and interesting is determined by the historic layout of the streets and the form and scale of the buildings. In addition, most of the buildings have been identified by Dúchas - The Heritage Service - in the National Inventory of Architectural Heritage, with a very significant number of buildings being identified as being of regional and local importance.

The streetscapes in this ACA are characterised by narrow street patterns with terraced buildings of various building heights, differing between two and three storeys. Buildings lines are not straight but typically follow a somewhat curved line. Alongside the generally plastered buildings, some cut stone and red brick facades enliven the streetscape. Decorative detailing of facades is especially evident along Castle Street (and Grattan Street) in the form of pedimented and shouldered architraves, aedicules, and quoin stones.

<sup>11</sup> For the definition and use of Architectural Conservation Areas refer to: Department of Arts, Heritage, Gaeltacht and the Islands in association with the Department of the Environment and Local Government, 'Architectural Heritage Protection - Guidelines for Planning Authorities', Draft 2001.

High Street was part of the old south road out of Sligo, once containing many inns and hotels. There are still some former hotel buildings evident with rich décor, such as balustrades and cast iron balcony railings. Most buildings have commercial units on the ground floor and display some of the finest traditional shopfronts in Sligo.

A high percentage of buildings along Castle Street and Grattan Street are in need of some substantial maintenance work, particularly the upper floor areas, while the ground floor levels sometimes comprise of insensitive advertisement and shop signage. Overall the buildings have suffered from undesirable alterations in recent years, when PVC and/or aluminium types replaced timber windows and doors.

The vacancy and dereliction rate along Market Street, and High Street poses a threat to the future life of the significant historic buildings along these streets. These buildings are crucial to maintaining the integrity of the area and need to be preserved and refurbished. The paving of these streets and footpaths should be of a high standard and the presentation of the 'Lady Erin' statue, which is a key focal point in the ACA, should be enhanced.

## **2. Courthouse ACA**

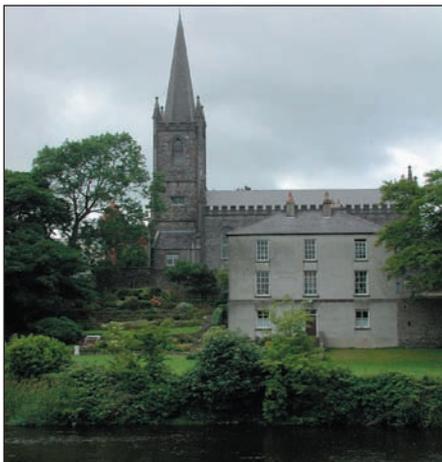
The recently refurbished Gothic-Revival Courthouse on Teeling Street is noted as being of National Importance. It forms an important landmark along Teeling Street and at the approach from the south of the city. It is a gateway point into the hub of Sligo. The Courthouse, and the buildings in its immediate vicinity, form an important group of buildings of great architectural merit. The building north of the Courthouse features a curved corner bay and window mouldings as well as an arched carriageway.

The terrace opposite the Courthouse features stone urns carried by pedimented fronts, and Gothic-style window hood moulds. Other decorative details which are evident along Teeling Street include window mouldings, dentils, Gibbsian surrounds, key stones, pediments, aedicules and one building shows unique chamfered reveals to ground floor openings. Cobble stone paving at access points to courtyards are also still evident and should be kept as a feature. The described richness of décor in this area may be due to the proximity of the Courthouse, where offices of the legal profession have established.

Old Market Street most probably derives its name from the location of an early market here. This short street, which slopes down from High Street towards Teeling Street, curves in an attractive fashion and the lower buildings are included in the ACA. The buildings along the street are very simple domestic houses with little decorative detailing, mostly dating from the first half of the 19<sup>th</sup> century, and two buildings dating back to the 18<sup>th</sup> century. Some quoin stones and window surrounds can be found. Due to the topography one or two granite steps lead to some of the entrance doors. Some houses have retained their timber sash windows and timber gates and doors. Archways to the rear lead to rubble stone outbuildings and coach houses, some of which are converted into residential units. Some of these gateways to the rear retain their spur stones and are still paved with cobblestones.

The vacancy and dereliction rate in Old Market Street and parts of Teeling Street poses a threat to the future life of the significant historic buildings along these streets. These buildings need to be preserved and refurbished, in conjunction with further environmental improvements.

The refurbishment of historic buildings should have priority to demolition and new build. Historic coach houses and outbuildings should, where feasible, be incorporated in any



Calry Church and Glebe House, Sligo

future uses of the inner block area. Careful attention will have to be paid to urban design particularly in relation to street furniture and planting.

### 3. Cathedral ACA

This ACA consists of the ecclesiastical quarter of Sligo with its two cathedrals and also the residential quarter of John Street and The Lungy and Charles Street. The Cathedral of St. Mary the Virgin and St. John the Baptist, commonly known as St. John's Cathedral, was designed by Richard Cassels and completed in 1730.<sup>12</sup> A church has continuously existed on the site of the cathedral a church since the 12<sup>th</sup> century. In the Cathedral's vicinity an old graveyard with tombstones and mausoleums is situated dating back to 1700.

Adjacent to the grounds of St. John's Cathedral, stands the Cathedral of the Immaculate Conception.<sup>13</sup> The grounds of the Cathedral contain a Church Hall at John Street, a former Glebe House at The Lungy and a park. This is a tranquil recreational amenity located in the city centre and is enclosed by high walls, which shield the park from the heavy traffic volumes of Temple Street.

In addition to the ecclesiastical buildings, John Street contains attractive domestic terraces. This street features coursed stone buildings with brick-dressed windows and other decorative elements along the facades. Steps generally lead up to the entrance doors. While John Street has a residential character, the east part of John Street is part of Sligo's commercial core, with some fine timber shopfronts remaining. The roofline varies between two and three storeys with a strict building line on the northside of John Street.

Charles Street, The Lungy and Church Street are predominantly quiet residential areas, despite their proximity to the commercial core. Their character should be protected and the conversion of existing residential units into commercial or office use should be restricted, especially where it is likely to alter the facades of buildings and the character of the area. The local authority will also seek to protect the ecclesiastical character of the area.

This contrast of formal architectural designs is enhanced by the surrounding simple and traditional urban domestic buildings and creates the essential character of the ACA.

### 4. Wolfe Tone Street ACA

The designated Wolfe Tone ACA is situated on the western edges of the city centre close to the Railway Station. The ACA consists of Wolfe Tone Street, and the adjoining corner buildings.

Except for a few small corner shops, a hair dresser, a pub and a hostel, the buildings are in residential use, some of which offer B&B accommodation. The terraces along this street have similar characteristics with some attractive features. Knox Terrace, built in the early 20<sup>th</sup> century, features gabled dormers and box bay windows at ground floor. The terrace is set back slightly, with front gardens enclosed by low walls and railings. Other details that can be found along Wolfe Tone Street include window mouldings, gabled porches and canopies over front doors

The aim of the Wolfe Tone ACA is to safeguard the residential amenity along these streets and protect their architectural merit. Due to their proximity to the city centre, these buildings may come under pressure for conversion into commercial uses. This is to be restricted.

The original features and detailing of buildings, including windows and doors, needs to be maintained and protected. The character of the area as a quiet residential district

<sup>12</sup> The Cathedral is built in the traditional cruciform, influenced by the old Basilican pattern in early Roman architecture. Much of its original features were lost by restorations in 1812 and 1883. The original Romanesque windows were replaced by the later Gothic style arches. Some of the Romanesque windows may still be seen in the tower. The cathedral is connected to many famous Sligo families, amongst which is the Yeats family. Today the Cathedral is in urgent need of repair, the building has been hit by severe wet and dry rot, affecting the roof and the fabric.

<sup>13</sup> The Cathedral was designed by G. Goldie in a Normo-Romanesque style and built in cut limestone. One of the chief attractions of the building is its stained glass windows, which were supplied by Loblin of Tours, France – the leading contemporary stained-glass craftsman. The clock was made by Gillet & Bland of London in 1877, who also made the carillon. The clock is one of the finest Irish examples of a 19<sup>th</sup> century turret clock.

close to the city centre should be enhanced through careful reinstatement of traditional urban features protecting not only the buildings character but also the street and setting.

#### **5. The Quays**

Situated close to the Quays and lying between Quay Street and Fish Quay is a small residential area of individual character and charm. It consists of two streets along narrow lanes, called Lower and Upper New Street, with a uniform terrace row of houses which were built between 1900 and 1910, all with segmental arched windows and doors.

The land use character is principally residential, however some of the buildings fronting onto Quay Street have been converted into commercial premises, though they still retain the essential character of the area. It will be an objective of the local authority to protect the residential amenity of Lower and Upper New Street.

The relationship to the historic port features and the open space that is currently a car park provide an opportunity for creating a civic square that could reflect the history of the area.

The adjoining open space, currently used as a car park, provides an opportunity for creating space and linkage towards the Sligo Harbour and creates a setting for these simple buildings. Sympathetic and careful design in this area would help increase its linkage with the buildings and create an open space allowing views of the Harbour front.

#### **6. O'Connell Street ACA**

This ACA is at the commercial core of Sligo. Along with the Market Cross ACA, it represents the main commercial centre and the consequent character of the city. O'Connell Street is placed at right angles to Grattan Street and is at its southern end a wider street which as it heads north funnels towards the Post Office.

There are many fine shopfronts from a variety of periods and styles that create a sense of vibrancy and interest. Whilst many have retained or sympathetically restored shopfronts future developments must recognise the value that such items have on the overall character of the area. It is not only the lower floors of these buildings that define this character, but also the increased width of the street enable views and elevations to be fully seen and the upper levels also contribute to the sense of place created.

The sense of enclosure and space that is most attractive and interesting has been determined by the historic layout of the street and the form and scale of the buildings. Many of these buildings are included in the National Inventory of Architectural Heritage, with a very significant number of buildings being identified as being of regional and local importance. The street line is consistently maintained with two and three storey buildings to both sides with interesting and varied combinations. The widening at the southern end adds an interesting variation to a linear street pattern and a contrast to vertical emphasis in Grattan Street that adjoins at right angles.

#### **2.5.5 Redevelopment and Infill Development**

The city centre is characterised by a medieval street pattern (deriving principally from the Norman occupation), which has determined the centre's urban block structure. Historically, the city centre expanded block by block according to its needs. Any development in the city centre should have regard to the urban morphology of the area (i.e. the historical development of form, such as street pattern, block form, plot width and depth). Within any street a typical character is discernable and this is generally

contributed to via plot width, building height (including base to height ratio), materials, proportions and fenestration pattern. This provides the context for new buildings. To copy each of these attributes slavishly would result in pastiche<sup>14</sup> or facadism<sup>15</sup>, which the local authority will discourage, however these attributes should be considered and selected from carefully in the design stage of a new infill building (for example, modern materials could be used for a building that maintains the traditional base to height ratio) - resulting in a building that may be modern and architecturally innovative, while being 'contextually compatible'. Redevelopment in the traditional or historicist manner may however be appropriate and may be required for infill development in an ACA.

For any infill development in the heart of the city centre, particularly along the street front or block edge, there is a need to consider the established plot width and building height, as these contribute significantly to the 'grain' of a streetscape. Traditionally, within Sligo, the traditional streetscape reveals variations in the dates and styles of buildings. They also reveal variations in building heights within a range, in addition to subtle deflections in the traditional building line. Therefore, to adhere too rigidly to a neighbouring buildings' height can result in monotony, whereas to greatly exceed it, results in a distortion or disruption within the streetscape. Within the centre of the urban block or on brownfield sites on the fringes of the city centre, buildings of greater scale, bulk and height will be permitted where they do not detract from the inherent townscape characteristics of the area.

### 2.5.6 Policies

*It is the policy of the local authorities to:*

- Generally, encourage the re-use of older buildings through renovation and rehabilitation, in preference to their demolition or reconstruction.
- Secure the protection of buildings and structures or features of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest identified on the Record of Protected Structures, Appendix D.
- Ensure that an alteration or demolition of a building or other structure on the RPS, or within an ACA, other than an alteration consisting of the painting of a previously painted part, will not be permitted, without prior planning assessment and approval.
- Promote proposals within (or adjoining) Architectural Conservation Areas, which preserve or enhance the intrinsic character, scale and visual amenity.
- Consider the National Inventory of Architectural Heritage (NIAH) – Sligo Architectural Heritage Study 2000, when assessing planning applications.
- Have regard to the recommendations and guidelines which will be established in the Conservation Plan for Sligo Gaol, commissioned by Sligo County Council.
- Promote the principles of contextual compatibility for all new buildings within the historic city centre and promote carefully designed architectural solutions that are modern and innovative, except, in or adjoining an ACA or RPS, where, in the opinion of the planning authority, redevelopment in the traditional or historicist manner may be more appropriate.
- Ensure that any new development activity acknowledges the urban block structure as the traditional frame for development - in particular, buildings will generally be required to maintain historical building lines and there will be a presumption against new buildings stepping back from established building lines, except for key public buildings, or where a new building might interfere with the setting of a structure on the RPS or adjoining an ACA.
- The maintenance of the traditional plot width along the perimeter of blocks will be generally required within the Zone of Archaeological Potential of Sligo, particularly where the building facade is manifested on the streetscape.

<sup>14</sup> Pastiche is the general term used to describe poor imitations or replicas of previous styles to create pseudo historic forms lacking in craftsmanship of quality.

<sup>15</sup> Facadism refers to the fitting of new uses and structures behind conserved facades.

Under some circumstances a new building with a broader plot width might be permitted, but it will be required that the facade should include some form or articulation, which emulates or fits in with the traditional streetscape character.

- Facilitate and permit plot amalgamation and land assembly in the centre of blocks (backlands of plots), as a means of assisting urban renewal and so as to promote the commercial viability of the city centre, while ensuring that there is a balance between the scale of the development proposals, in terms of height, mass and bulk, so as not to dwarf the traditional perimeter buildings of the block. An exception to this policy of permitting plot amalgamation is within delineated boundaries of ACAs, unless it can be shown to complement the character of the area.
- Seek to maintain, conserve and enhance the existing historic settlement pattern, including the spatial characteristics of the streets, public spaces and laneways of the city centre and any proposed ACA.
- Promote archway access to the centre of the block.
- Generally, maintain a continuous building line around the perimeter of the block - this assists in maintaining the character of the area and can screen multi-storey and surface car parks, loading bays and service yards within blocks.
- Promote mixed use developments in the city centre, with a general presumption for active usage at ground floor street units, with residential and office overhead, except on existing streets of residential character.
- Promote residential and apartment courtyards within blocks.
- Ensure that historic landmark buildings are protected and that new buildings do not interfere negatively with the historic skyline.
- Encourage and advise on the restoration of the city's traditional shop fronts.
- Encourage the restoration or appropriate replacement of original doors and sash and casement timber windows.
- Promote the visual attractiveness of the city by encouraging owners of derelict sites/buildings to develop and improve them in an appropriate manner and pursue, where necessary, owners of buildings and sites under the Derelict Sites Act, 1990.

**2.5.7 Objectives**

It is the objective of the local authorities to:

- TS1** Require that all overhead wires be placed underground (no map reference).
- TS2** Enhance the presentation of the Lady Erin Statue and remove adjacent telephone box.
- TS3** Introduce a uniform type of fitting for street lighting throughout the city centre, which is sympathetic with the historic surroundings (no map reference).
- TS4** Support the conservation of St. John's Cathedral.

**Cathedral ACA - Management Policies**

<b>Conservation</b>	Encourage a conservation project for St. John's Cathedral.
<b>Setting</b>	Protect the graveyard related to St. John's Cathedral, in particular historic tombstones and mausoleums. Protect and enhance the amenity of the park within the grounds of the Cathedral of the Immaculate Conception. Preserve details, such as walls, cast iron railings, steps etc. Retain the grounds of St. Mary's Presbytery free from development and protect the avenue of mature trees.
	Refer to Management Policies for Residential Areas Of Acas - Below.

**Management Policies for the Residential Areas of All Architectural Conservation Areas, Wolfe Tone Street ACA, The Quays ACA and Cathedral ACA.**

<b>Existing</b>	
<i>Dwellings</i>	Conserve and retain original features and decorative elements of terraces, including bargeboards, railings, etc.
<i>Plots</i>	Retain the city plan of narrow building plots - plot amalgamation and rebuild on street fronts is prohibited.
<i>Windows</i>	Require the conservation, retention, and/or reinstatement of traditional features and window elements, such as the original sash and casement windows. Respect the original fenestration patterns, window opening sizes and window alignments of the historic streetscape. Ensure that window designs and details are consistent with original designs (i.e., prohibit swing out designs where sash windows were the traditional type).
<i>Doors</i>	Original doors are to be conserved, retained and/or replaced. PVC or aluminium type doors are not acceptable.
<i>Façade</i>	Prohibit the painting of cut stone and red brick details or facades of buildings. Retain all decorative elements of facades. Brick dressings of openings should not be painted or rendered.
<i>Shopfronts</i>	Preserve all historic shopfronts.
	Remove inappropriate over-sized signage and replace by a more sympathetic one according to the guidelines set out in the development control section.
<b>New Development</b>	
<i>Plots</i>	Historic building plots have to be followed by new developments, plot amalgamation is prohibited.
<i>Heights</i>	New development must respect historic rooflines; building heights are restricted to 2 and 3 storey buildings. Where strict rooflines appear along terraces, these have to be adopted. Alternatively, where rooflines continually step up in a continuous rhythm or consistent pattern (as on some hill streets), new buildings will be required to maintain such consistency.
<i>Building Line</i>	Retain the character of continuous building lines and terraces.
<i>Design</i>	Historicist styles are to be avoided; good quality buildings of modern expression are preferred. The involvement of an architect is recommended.
<b>Use</b>	
	The conversion of residential uses to commercial and other uses will be strictly controlled and will generally be prohibited, except where there is no change to the façade or the character of the area. Possible exemptions are B&Bs, or medical surgeries. Live-work units will be permitted subject to small scaled signs of minimal impact.
<b>Streetscape</b>	
<i>Enhance</i>	Remove all overhead wires and cabling at facades. Encourage the provision of street trees, where this is likely to enhance the street, i.e., the east end of Upper New Street or along Wolfe Tone Street.
<i>Street Furniture</i>	Introduce good quality, modern street furniture, which respects the historic setting without being neo-traditional.
<i>Street Lighting</i>	Introduce high quality fittings which respect and enhance the historic character of the area without being pastiche.
<i>Paving</i>	Existing paving surfaces are deemed to be appropriate. Following the completion of any pedestrianisation of Castle Street and Grattan Street, there may be opportunities for extending the footpath width of streets of residential character, reinforcing traffic calming and traffic management - particularly on Charles Street, Church Street and John Street. Colours and materials should be chosen that respect existing context and materials of those streetscapes.

**Market Cross ACA and O'Connell Street ACA- Management Policies**

<b>Existing</b>	
<i>Plots</i>	Retain the city plan of narrow building plots, plot amalgamation is prohibited.
<i>Windows</i>	Require the conservation, retention, and/or reinstatement of traditional features and window elements. Respect the original fenestration patterns, window opening sizes and window alignments of the historic streetscape.
<i>Doors</i>	Original doors are to be retained. Where they are beyond repair they should be replaced by timber doors. PVC or aluminium type doors are not acceptable.
<i>Façade</i>	Prevent the painting of cut stone. Red brick buildings should not be painted.
	All decorative elements of facades should be kept.
	Existing rendered buildings are to remain so - the removal of plaster work will only be permitted with prior consent and approval of the planning authority.
	Brick dressings of openings should not be painted or rendered.
<i>Outbuildings</i>	Retain outbuildings, which are of architectural merit.
<i>Shopfronts</i>	Preserve all historic shopfronts of noteworthy character.
	Remove inappropriate over-sized shop signage and advertising and replace by a more sympathetic one, according to the guidelines set out in the development control section.
<i>Paving</i>	Retain and reinstate areas of traditional cobblestones.
<b>New Development</b>	
<i>Plots</i>	Historic building plots have to be followed by new developments, plot amalgamation is prohibited.
<i>Heights</i>	New development must respect historic rooflines; building heights are generally restricted to 2 and 3 storey buildings. Four storey buildings might be acceptable along Castle Street and Grattan Street, where due to ceiling heights a traditional 3 storey building would equal a modern 4 storey building's eave.
<i>Building Line</i>	All building lines on the street are to be maintained.
<i>Design</i>	Historicist styles are to be avoided; good quality buildings of modern expression are preferred. The involvement of an architect is recommended.
<i>Shopfronts</i>	New shopfronts should be of simple design with no over dimensional advertising boards.
<b>Use</b>	The mixture of commercial and residential use in the area is to be retained. Particular residential uses are to be protected and will be encouraged above ground floor level.
<b>Streetscape</b>	
<i>Enhance</i>	Enhance the presentation of the 'Lady Erin' statue and remove the telephone box.
	Remove all overhead wires and cabling at facades.
<i>Street Furniture</i>	Introduce good quality modern street furniture, which respects the historic setting without being pastiche or neo-traditional.
<i>Street Lighting</i>	Replace inappropriate fittings of street lights and replace by high quality fittings which respect and enhance the historic character of the area without being neo-traditional. Consider appropriately scaled wall-mounted fittings.
<i>Paving</i>	Ensure that any paving being carried out in conjunction with improving the pedestrian realm of Castle Street or Market Street is carried out using materials that are sensitive to the historic setting and are of suitable colour and material. Conserve, retain and where appropriate replace traditional limestone flags and cobblestones - particularly along Old Market Street.
<i>Tree-Planting</i>	Introduce some appropriate tree-planting with indigenous species along Market Street.