

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. 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

Conservation	Encourage a conservation project for St. John’s Cathedral.
Setting	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.

Existing	
Dwellings	Conserve and retain original features and decorative elements of terraces, including bargeboards, railings, etc.
Plots	Retain the city plan of narrow building plots - plot amalgamation and rebuild on street fronts is prohibited.
Windows	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).
Doors	Original doors are to be conserved, retained and/or replaced. PVC or aluminium type doors are not acceptable.
Façade	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.
Shopfronts	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.
New Development	
Plots	Historic building plots have to be followed by new developments, plot amalgamation is prohibited.
Heights	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.
Building Line	Retain the character of continuous building lines and terraces.
Design	Historicist styles are to be avoided; good quality buildings of modern expression are preferred. The involvement of an architect is recommended.
Use	
	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.
Streetscape	
Enhance	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.
Street Furniture	Introduce good quality, modern street furniture, which respects the historic setting without being neo-traditional.
Street Lighting	Introduce high quality fittings which respect and enhance the historic character of the area without being pastiche.
Paving	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

Existing	
Plots	Retain the city plan of narrow building plots, plot amalgamation is prohibited.
Windows	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.
Doors	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.
Façade	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.
Outbuildings	Retain outbuildings, which are of architectural merit.
Shopfronts	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.
Paving	Retain and reinstate areas of traditional cobblestones.
New Development	
Plots	Historic building plots have to be followed by new developments, plot amalgamation is prohibited.
Heights	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.
Building Line	All building lines on the street are to be maintained.
Design	Historicist styles are to be avoided; good quality buildings of modern expression are preferred. The involvement of an architect is recommended.
Shopfronts	New shopfronts should be of simple design with no over dimensional advertising boards.
Use	
	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.
Streetscape	
Enhance	Enhance the presentation of the ‘Lady Erin’ statue and remove the telephone box. Remove all overhead wires and cabling at facades.
Street Furniture	Introduce good quality modern street furniture, which respects the historic setting without being pastiche or neo-traditional.
Street Lighting	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.
Paving	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.
Tree-Planting	Introduce some appropriate tree-planting with indigenous species along Market Street.