



Chapter 11

Heritage



Sustainable Compact Growth



Sustainable Tourism



Heritage



Rural Economy

Chapter 11: Heritage

Strategic Objectives

To identify, protect, manage and enhance the rich qualities of the built, cultural and natural heritage of the City and County, and to encourage its sensitive and appropriate integration into the sustainable development of our places for the benefit of present and future generations. The Plan seeks to achieve a balance between the foregoing and economic prosperity and social integration.

To seek the protection, sustainable management and enhancement of Waterford's built heritage; to promote the appropriate regeneration and reuse of our historic structures which strengthen a sense of place; to promote awareness and enjoyment of our built heritage for the present and future generations

11.0 Heritage Overview

Waterford's heritage takes many forms – built, natural, cultural and linguistic, tangible and intangible. Heritage is all about people and place and our local heritage underpins a sense of place and identity for Waterford whilst providing a range of benefits to society, well-being, and the economy.

The conservation and management of heritage is directed by national legislation which supports a range of international conventions that have been ratified by the Irish Government. The principal national legislation in relation to the Built Environment is the National Monuments Acts 1930-2014 and Part IV of the Planning and Development Act 2000 (as amended).

At a local level, the Waterford Heritage Plan (2017-2022) has guided the conservation, research, enhancement and access to heritage of the City and County and much survey work commissioned under this Plan has been used to inform heritage policy. The aim of this plan is to set out a strategic and co-ordinated approach for heritage in recognition of the benefits that heritage delivers; identifying a sense of place for Waterford, learning lessons from our past to plan for the future and added value for the development of Waterford City and County.

The publication of Heritage Ireland 2030 provides a strategy for the protection, promotion and management of Ireland's heritage for the next decade and beyond. The objectives of Heritage Ireland 2030 are set out under three themes: Communities and Heritage, Leadership and Heritage and Heritage Partnerships. Heritage Ireland 2030 recognises that local authorities have a critical role in all aspects of the protection and promotion of heritage as owners of National Monuments, as regulatory authorities in relation to planning and economic development of areas with potential for heritage-led regeneration. It is an objective of Heritage Ireland 2030 to enhance support for local authorities and others working in community heritage engagement.

Heritage Policy Objectives

Heritage 01	Waterford Heritage Plan To implement and review the Waterford Heritage Plan in partnership with all relevant stakeholders and subject to available resources.
Heritage 02	Heritage Ireland 2030 To support the objectives of Heritage Ireland 2030 in relation to Communities and Heritage, Leadership and Heritage and Heritage Partnerships.

11.1 Built Heritage

Waterford has a unique and varied built heritage. This heritage is a physical reminder of the culture, ideals and history of previous generations. It includes castles, country houses, churches and public buildings, some of which were designed by eminent architects. However, more modest structures such as town houses, thatched cottages and farm complexes also contribute significantly to the character of the County. Waterford also has a rich industrial and maritime heritage which includes mills, quays and lighthouses. This wide variety of building stock has, over time, contributed to the special character of the County and is a unique resource which, once lost or damaged, cannot be replaced.

The use and function of buildings by their very nature change over time and conservation can be considered the management of change. Sympathetic maintenance, adaptation and reuse of buildings of architectural or historical merit have the potential to generate aesthetic, environmental and economic benefits for future generations whilst maintain the character. The Council will adopt a partnership approach with regard to the appropriate renovation and improvement of protected structures, vernacular heritage and historic buildings by offering practical advice. Owners of historic structures who wish to alter, extend or adapt their buildings are strongly encouraged to consult with the Council at pre-planning stage.

The Council is obliged to protect the built heritage under Part IV of the Planning Development Act 2000, as amended. To ensure best conservation practices are observed, the Council will have regard to the relevant statutory guidance issued by the Department of Housing, Local Government and Heritage and other statutory bodies.

In the Development Plan built heritage is protected by designation under

- The Record of Protected Structures (RPS)
- Architectural Conservation Areas (ACAs)





11.2 Protected Structures

A Protected Structure is a building or structure which has an identified special architectural, historic, archaeological, artistic, cultural, scientific, social, or technical interest.

A Protected Structure, unless otherwise stated in the RPS, includes:

- the interior of the structure.
- the land lying within its curtilage.
- any other structures within the curtilage, and their interiors, and:
- all fixtures and features which form part of the interior or exterior of any of these structures.

In the City and County there are a total of 1,625 structures on the Record of Protected Structures (RPS). The Council maintains a continually updated copy of the RPS, a list of which is available on the Council website¹ Structures can be added to, or deleted from the RPS during the lifetime of the Plan by a formal process. A review of the RPS was undertaken in preparation for this Plan. Additions and deletions may be viewed in Appendix 9.

Under Section 53 of the Planning Acts, the relevant Minister may make recommendations to consider the designation of the buildings and gardens listed in the National Inventory of Architectural Heritage as Protected Structures. The Council will have regard to the ministerial recommendations and will consider the structures listed in the NIAH for protection, by designation of Protected Structures, by the adoption of Architectural Conservation Areas to protect groups of buildings, or by whatever other means the Council considers will most effectively protect the architectural heritage of Waterford.

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<https://www.waterfordcouncil.ie/departments/culture-heritage/heritage/protected-structures.htm>

Built Heritage Policy Objectives

BH 01	<p>Record of Protected Structures</p> <p>We will promote the protection of the architectural heritage of the City and County through the identification of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, by the inclusion of such structures on the Record of Protected Structures (RPS) and by taking such steps as are necessary to ensure the protection of those structures, their maintenance, conservation, enhancement, and appropriate active use.</p> <p>To this end we will contribute towards the protection of architectural heritage by complying, as appropriate, with the legislative provisions of the Planning and Development Act 2000 (as amended) in relation to architectural heritage and the policy guidance contained in the Architectural Heritage Protection Guidelines 2011 (and any updated/superseding document).</p>
BH 02	<p>Supporting our Built Heritage Assets</p> <p>It is the policy of the Council:</p> <ul style="list-style-type: none"> • To promote the sustainable reuse of protected structures for any such purpose compatible with the character of the structure. The Planning Authority may, where considered appropriate, relax use zoning and other site development restrictions and may grant exemption from or reduce the amounts of development contributions payable in order to secure the protection and conservation of protected structures or historic structures within ACAs and by way of reduction of development levies for improvements to Protected Structures. These restrictions may be relaxed and development contributions reduced or exempted where the protected structure will be rehabilitated to a high standard, where the special interest, character and setting of the building is protected and where the proposed use and development is consistent with conservation policies and the proper planning and sustainable development of the area. In such cases the proposed development shall be open for consideration notwithstanding the current zoning objective for the site and therefore shall be considered as not materially contravening the Development Plan. • To administer incentives for the protection of the architectural heritage of the City and County through administration of the Built Heritage funding schemes or similar Department of Housing Local Government and Heritage funding schemes. • To advise with regard to best conservation practice as per Architectural Heritage Protection Guidelines for Planning Authorities 2011 available on the Councils Website and Department of Housing Local Government and Heritage Advice Series.
BH 03	<p>Statutory Declarations</p> <p>We will issue Section 57 Declarations on request to owners or occupiers of protected structures detailing the type of works that it is considered would or would not materially affect the character of the structure or of any element of the structure which contributes to its special interest.</p>
BH 04	<p>Demolition of Protected Structures</p> <p>Proposals for the demolition of a Protected Structure may be considered in exceptional circumstances and the onus will be on the developer to provide the strongest justification for such an action as per the Heritage Protection Guidelines for Planning Authorities and other guidance.</p>

11.3 Architectural Conservation Areas

An Architectural Conservation Area (ACA), as defined in Section 81 of the Planning & Development Act, as amended, is a place, area, group of structures or townscape, taking account of building lines and heights that is of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest or value or contributes to the appreciation of protected structures and whose character it is an objective of the Development Plan to preserve. ACA designation means we can protect the special character of historic cores of the city, towns and villages, and distinctive features, while encouraging suitable, sustainable, and contemporary development. Although the individual buildings may not be of special merit, their importance is in their context and interrelationship and the contribution each makes to the character of the area. Unless a structure is also included on the Record of Protected Structures, the protected status afforded from inclusion in an ACA only applies to the exteriors and streetscape. A Statement of Character for each of the ACAs is included in Appendix 10 while Table 11.1 sets out a schedule of ACAs.

Table 11.1 Architectural Conservation Areas (ACAs)

Aglish	Clashmore	Portlaw
Annestown	Clonea Power	Stradbally
Ardmore	Dungarvan	Tallow
Ballyduff West	Dunmore East	Tramore
Cappoquin	Kilmacthomas	Waterford City
Cheekpoint	Lismore	Villierstown
Copper Coast	Passage East	



In Waterford a General Conservation Area has been designated within the City comprising the Viking and Norman City and the later 18th century streets such as The Mall, Parnell Street and O'Connell Streets, the designated area is indicated on the objectives map. This designation requires a greater attention to the detail of development proposals in order to protect the character of this area. When carrying out development, or when considering proposals for development or redevelopment within the General Conservation Area the Planning Authority shall have particular regard to:

- The effect of the proposed developments on Protected Structures and their settings.
- The impact of proposed developments on the streetscape and urban layout in relation to compatibility of design, materials, and intensity of site use.
- The impact of the proposed development on existing amenities, having regard to traffic and parking and the amenity and utility value of public and private spaces, including open spaces.

Built Heritage Policy Objectives

BH 05	<p>Architectural Conservation Areas</p> <p>It is the policy of the Council to:</p> <ul style="list-style-type: none"> • Achieve the preservation of the special character of places, areas, groups of structures setting out Architectural Conservation Areas (ACA). • Protect the special heritage values, unique characteristics and distinctive features, such as shopfronts within the ACA from inappropriate development which would detract from the special character of the ACA. • Prohibit the demolition of historic structures that positively contributes to the distinctive character of the ACA. • Encourage the undergrounding of overhead services and the removal of redundant wiring/ cables within an ACA and to assess all further cable installations against its likely impact on the character of the ACA as the cumulative impact of wiring can have a negative impact on the character of ACAs. • Provide guidelines on appropriate development to retain its distinctive character; and protect elements of the streetscape such as rubble stone boundary walls, planting schemes and street furniture such as paving, post boxes, historic bollards, basement grills, street signage/plaques, etc. which make a positive contribution to the built heritage. • Retain or sensitively reintegrate any surviving items of historic street furniture and finishes such as granite kerbing and paving that contribute to the character of an ACA.
BH 06	<p>Architectural Heritage Impact Assessment</p> <p>It is the policy of the Council when considering development which may have a significant impact on a protected structures, its setting or curtilage or have an impact on an ACA, that the proposal be accompanied by an Architectural Heritage Impact assessment (AHIA) detailing the potential impact of the development on the architectural heritage. The report should be compiled in accordance with the details set out in Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities, Department of the Environment.</p>

11.4 Retaining Character/ Uniqueness

The character of the historic cores of the city, towns and villages are defined by their built heritage. The narrow laneways of the medieval of the City and Dungarvan, the historic shopfronts of Cappoquin and the thatch houses of Dunmore East imbue a sense of place and are a physical manifestation of the social, economic and cultural activities of past generations. The layout of the model village of Portlaoise is inspired by the Baroque tradition of urban planning make it exceptional both in the context of Irish urban development as well as that of model village design. The Architectural Heritage of Tramore- a homeowner's guide (2010), illustrates the features of this quintessential Victorian resort town and the importance of maintaining and conserving the architectural heritage.

Sympathetic maintenance, adaptation and reuse can allow the architectural heritage offers aesthetic and economic benefits whilst retaining the unique character of the built heritage for future generations

Built Heritage Policy Objectives

BH 07	<p>Promoting our Architectural Heritage</p> <p>It is the policy of the Council to identify and implement measures for promoting the character of the historic cores of the city, towns and villages, their unique identity and their architectural, archaeological, historical and cultural, social interest and diversity.</p>
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11.5 Regeneration and Reuse

Waterford City and County Council have a strong track record of driving successful heritage-led regeneration projects. The acquisition and redevelopment of strategically important derelict buildings and vacant sites at Cathedral Square and Chairman's Arch have provided social housing, a new and improved public space, and the creation of a new and improved pedestrian link connecting the quays and the Museum offerings to the City's main retail shopping streets to the west. The refurbishment of The Alms-houses in Tallow, and Waterford Gallery of Art and the works proposed in Cappoquin under the Rural Regeneration and Development Fund and Historic Towns Initiative in Tramore are exemplars of heritage led regeneration.



Built Heritage Policy Objectives

BH 08

Reusing our Heritage Buildings

It is a policy of the Council to encourage sympathetic development or reuse of historic buildings to promote heritage led economic growth and regeneration whilst not adversely detracting from the building or its setting. Any proposals shall respect features of the special architectural and historic character by appropriate design, materials, scale, and setting.

BH 09

Ecological Impact Assessment

It is the policy of the Council to request an ecological impact assessment where development may have an adverse impact on protected wildlife species such as bats or nesting birds and the *Apis mellifera mellifera*/ native Irish honeybee. The incorporation of biodiversity enhancement measures shall be a requirement in repair works to existing or design of new developments

Project Objectives

To regenerate the town centre, restoring its traditional function as the focus for Cappoquin and the surrounding area. This proposal will initiate a series of interlocking projects each strategically targeting a specific area and opportunity in and around Cappoquin. Initial project areas are:

- Town Centre Vacant Properties
- Housing Pilot Scheme
- Public Realm

- Access to River
- Blueway
- Railway Bridge Loop Walk
- Sustainability

The proposals are intended as a realistic cross-section of what it is possible to achieve in the short to medium term for the town of Cappoquin.

The projects will be all the more effective for being carried out in the same developmental phase, each complementing the other while setting the example for further regeneration of the town.



Plan of Cappoquin town with project proposals.

11.6 Design

The design of any proposed new development in a historic core should respect the existing character of its setting and blend in harmoniously sited and designed sympathetically so as not to detract from the setting. New developments should consider the existing building heights, vertical and horizontal lines, window size and fenestration in the vicinity, building materials and elevations of the existing structures. In some cases, high quality contemporary design can be acceptable.

11.7 Vista and Settings

The setting of an area, together with views in and out of it, can contribute greatly to its overall character of an historic building or groups of buildings within an ACA. A schedule of Protected Views and Scenic Routes are set out in Appendix 8.

Built Heritage Policy Objectives

BH 10	<p>Building Adaptation</p> <p>It is the policy of the Council to facilitate appropriate, high-quality design solutions for adaptations of Protected Structures and historic buildings in an ACA that carefully consider the design, height, scale, massing, and finishes of adjacent buildings.</p>
BH 11	<p>Maintaining and Enhancing Special Character</p> <p>It is the policy of the Council to protect structures and curtilages included in the RPS or historic structures within ACA, from any works which would visually or physically detract from the special character of the main structure, any structures within the curtilage, or the streetscape or landscape setting of the ACA.</p>
BH 12	<p>Settings and Vistas</p> <p>It is the policy of the Council to ensure the protection of the settings and vistas of Protected Structures, and historic buildings within and adjacent to ACAs from any works which would result in the loss or damage to their special character.</p>
BH 13	<p>Vacant and Derelict Structures</p> <p>It is the policy of the Council to encourage the sensitive redevelopment of vacant or derelict sites within the ACA and historic cores of the city, towns and villages whilst promoting a high standard design which respects urban plots, roof lines vistas and streetscape.</p>
BH 14	<p>Retaining Built Fabric</p> <p>It is the policy of the Council to:</p> <ul style="list-style-type: none"> • Encourage the sensitive redevelopment and reuse of the ground floor shop units of Protected Structures or buildings in the historic cores for other uses including residential whilst retaining the shopfront façade, windows and doorways to upper floors. • Promote the sustainable reuse and refurbishment of vacant upper floors of buildings in the historic core for residential use through incentives such as the Repair and Lease Scheme.



11.8 Shopfronts

Shopfronts are one of the most important elements in shaping the character and quality of retail streets. An attractive façade and shop front give a good impression of the business and the streetscape in general. Vibrant streetscapes boost the economic health and the quality of life in a community and are appealing places for people to live, work and visit.

11.9 Building Fabric

Use of traditional fabric is beneficial for conservation, aesthetic and environmental reasons. It also helps promote employment and traditional skills.



Built Heritage Policy Objectives

<p>BH 15</p>	<p>Retaining our Shopfronts</p> <p>It is the policy of the Council to ensure that all original and traditional shopfronts which contribute positively to the appearance and character of a streetscape are retained and restored and new shopfronts are well designed, through the sympathetic use of scale, proportion and high quality materials.</p>
<p>BH 16</p>	<p>Traditional Materials and Skills</p> <p>It is the policy of the Council to</p> <ul style="list-style-type: none"> • Promote and ensure the conservation and reuse of traditional materials and features. Original building fabric such as rubblestone and brick walls, lime mortar render, natural slate, thatch, chimneys, brick detailing, ironwork and joinery details such as timber sash windows, shopfronts, doorways and bargeboards shall be retained. Where traditional features such as timber sliding sash windows have been removed, their reinstatement shall be encouraged. • Encourage the retention and development of the traditional skills base in County Waterford and maintain the Conservation Skills register.
<p>BH 17</p>	<p>Shopfront Guidelines</p> <p>We will publish guidelines for best practice in the care of historic shopfronts during the lifetime of the Development Plan.</p>

11.10 Historic Demesnes, Gardens and Landscapes

Waterford has a rich heritage of gardens and designed landscapes. These are usually associated with the Country Houses and Demesnes, such as Curraghmore, Cappoquin, Dromana and Mount Congreve. The layout and subsequent changes reflect the aesthetic, cultural and social aspirations of their owners and users. The Waterford Garden Trail lists historic gardens which are open to the public and the council will continue to promote this Tourism asset for the benefit of all.



Built Heritage Policy Objectives

BH 18

Protecting our Demesnes

It is a policy of Council to:

- Protect and promote the setting and visual amenity of historic gardens and designed landscapes.
- Protect all elements of historic gardens and designed landscapes including structures, tree planting schemes, manmade features such as waterways, boundary features within the attendant grounds of Protected Structures.
- Proposed development which have the potential to visually or physically impact on the character and/or the appearance of an historic designed landscape should be justified through a Design Landscape Assessment /Architectural Heritage Impact Assessment.

BH 19

Demesnes Architectural Conservation Areas

We will assess the need to establish additional areas for designation as ACA for Demesnes and to extend the boundaries of the existing ACAs having regard to their special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest or value or contribution to the appreciation of protected structures and settings and vistas.

11.11 Institutional Buildings

Waterford City and County has a number of historical institutional buildings and complexes such as workhouses, convents and schools, some were designed by pre-eminent architects such as A.W Pugin and George Wilkinson. Although the function of these buildings has changed, the robust nature of these buildings means that these have other uses can now be facilitated

11.12 Industrial Heritage

Waterford has some of Ireland's finest examples of industrial complexes including the Cotton Mill in Portlaw and the structures associated with mining along the Copper Coast, UNESCO Global Geopark area, which are considered of international importance. The ample supply of water was harnessed to power grain mills such as those along the Mahon River. Waterford City, Dungarvan, Tallow all had large warehouses which still exist today. Other examples of industrial buildings include breweries /distilleries, canals, creameries, forges, ice houses, limekilns, and mines.

Waterford's industrial heritage of glass making is synonymous with Waterford City and the core of a rich visitor experience to Waterford's Viking Triangle. This specialised craft is recognised as not only part of our rich heritage but an important part of the local economy and a skill that requires to be continued and supported through incentives for the creative industries.



Built Heritage Policy Objectives

BH 20	<p>Conservation Plans for Significant Structures</p> <p>It is a policy of the Council to protect and promote the sustainable reuse and development within large complexes such as workhouses, school, barracks, convents, abbeys, hospitals included in the RPS, and those proposals would be justified through an overall Conservation Plan.</p>
BH 21	<p>Industrial Built Heritage</p> <p>It is the Policy of the Council to:</p> <ul style="list-style-type: none"> • Identify, protect and encourage the sympathetic reuse of elements of the industrial heritage and to encourage sustainable reuse of underutilised/vacant industrial buildings for residential, commercial or tourism use. • All development proposals for industrial buildings and sites of industrial archaeological importance must be accompanied by an archaeological assessment of the building(s) and their surrounding environment. In all cases the retention and/or incorporation of industrial buildings will be encouraged and only in exceptional circumstances will demolition be considered.
BH 22	<p>Industrial and Maritime Structure Surveys</p> <p>During the life of the Development Plan we will:</p> <ul style="list-style-type: none"> • Update the Industrial Heritage of Waterford Survey (2008). • Survey our maritime heritage which includes quays, harbours, river quays and walls, and navigation aids.

11.13 Climate Change and Sustainability/ Energy Efficiency

Ireland's heritage is vulnerable to the impacts of climate change. Our monuments and historic buildings particularly those in coastal areas, while they have stood for centuries, are not immune from these impacts. The Climate Change Sectoral Adaptation Plan for built and archaeological heritage was published in 2019 recognises the value of traditional building methods and materials in working with prevailing weather conditions and the need to protect our ancient sites and adapt and reuse our historic buildings.

Built Heritage Policy Objectives

BH 23

Built Heritage and Climate Change

It is the policy of the Council to:

- Support and implement the objectives of:
 - The Climate Change Sectoral Adaptation Plan (2019) for built and archaeological heritage,
 - The Waterford Climate Action Plan (2019) in building resilience for our historic sites and buildings from climate change.
 - Department of Environment, Heritage and Local Government’s publication on ‘Energy Efficiency in Traditional Buildings’ (2010).
 - The Irish Standard IS EN 16883:2017 ‘Conservation of Cultural Heritage - Guidelines for Improving the Energy Performance of Historic Buildings’ (2017).
 - Any future advisory documents in assessing proposed works on Protected Structures.
- Promote the just transition to a low carbon and climate resilient society in the interest of sustainability and to reduce landfill by acknowledging the embodied energy retention and reuse of our historic building stock.
- Promote the appropriate rehabilitation, revitalization and reuse of vernacular buildings, and town houses, wherever feasible, employing best conservation practice and using traditional building methods and materials such as timber windows in the interest of sustainability, good conservation practice and maintaining the long-term viability of such buildings and their associated features and improve their resilience to climate change
- Ensure that measures to upgrade the energy efficiency of historic buildings acknowledge their inherent characteristics, techniques and materials and do not have a detrimental physical or visual impact on the building or its character
- Support appropriate and well-informed energy efficiency upgrades to structures on the Record of Protected Structures and historic buildings through the dissemination of factual and relevant information to the general public.
- Identify the built and archaeological heritage in local authority ownership and areas at risk from climate change including, but not necessarily restricted to, the Record of Monuments and Places, Protected Structures and Architectural Conservation Areas designated in the Development Plan.

11.14 Vernacular Buildings

Waterford has a large stock of vernacular buildings. This not only includes farmhouses, farm complexes and settlements but also it is the main building type in the core of most urban areas. In some urban settings such as Lismore and Tallow there are stables and outbuildings to the rear accessed via a carriage arch.



Built Heritage Policy Objectives

<p>BH 24</p>	<p>Maintaining and Enhancing our Vernacular Buildings</p> <p>It is the policy of the Council to:</p> <ul style="list-style-type: none"> • Protect, maintain and enhance the historic character and setting of vernacular buildings, farmyards and settlements • Encourage appropriate revitalisation and reuse of such structures (see rural diversification/ tourism). There will be a presumption against the demolition of vernacular buildings where restoration or adaptation is a feasible option. • Promote the protection and maintenance of thatched buildings (domestic or non-domestic), particularly those with historic layers and roof structures.
<p>BH 25</p>	<p>Thatched Structures Survey</p> <p>During the life of the Development Plan we will:</p> <ul style="list-style-type: none"> • Update the Thatch House survey of County Waterford • Promote available grant schemes and facilitate engagement with owners in the maintenance of these buildings.
<p>BH 26</p>	<p>Reuse of Vernacular Structures</p> <p>It is a policy of the council to encourage and facilitate the sensitive reuse of vernacular houses or farm buildings for farm diversification, agri-tourism and rural development, including self-catering accommodation, arts or craft workshops and small-scale manufacturing. Guidance and information can be found in Traditional Buildings for Irish Farms (2005) published by the Heritage Council and Teagasc, and Reusing Farm Buildings: A Kildare Perspective (2006) published by Kildare County Council.</p>

Built Heritage Policy Objectives	
BH 27	<p>Retaining Vernacular Structures in Rural Areas</p> <p>It is the policy of the Council where proposals for sensitive rehabilitation of disused vernacular buildings in the open countryside are being considered they will not be required to establish a rural housing need provided that their vernacular character is enhanced and that their fabric is repaired using appropriate techniques and materials. Where the subject structure is demolished and replaced a rural housing need will be required.</p>
BH 28	<p>Demolition of Vernacular Structures</p> <p>It is the policy of the Council to ensure that where permission is sought to demolish a structure which is considered of vernacular significance, on the grounds of structural defects or failure, or that it is not reasonably capable of being made structurally sound, the developer will be required to submit a report by a professional with appropriate conservation expertise and an understanding of vernacular buildings which demonstrate substantial reasons for the demolition. It must be satisfactorily demonstrated that every effort has been made to continue the present use or find a suitable new use for the structure(s).</p>
BH 29	<p>Extensions and Alterations</p> <p>It is the policy of the council to ensure that where it is proposed to extend an existing vernacular house/ building, the design, scale, footprint and materials should be sympathetic to the existing building and its setting. Extensions should:</p> <ul style="list-style-type: none"> • generally, be located to the rear and not obscure the form or layout of the existing building. • substantial removal of walling should be avoided. • connecting the existing building and extension should minimise the number of new openings and ideally use existing openings; and, • Where feasible outbuilding contiguous to a dwelling can sometimes be successfully incorporated.

11.15 Civic Design and Public Realm

In Waterford City from 2000 onwards, the policies and objectives of Waterford City Development Plans have encouraged the improvement of the public realm and regeneration of the historic core whilst utilising the built heritage and its setting. The City Architects Office adopted a strong set of design principles informing all works in the public realm. The guiding principles to create uncluttered spaces to encourage and prioritise pedestrian movement and the use of a limited palate of high-quality materials have ensured consistency across a number of schemes within the city centre.

Built Heritage Policy Objectives

BH 30	<p>Historic Features in the Public Realm</p> <p>It is the policy of the Council to:</p> <ul style="list-style-type: none"> Promote a high standard of civic amenity and design and to respect existing open spaces, urban spaces, settings, vistas street furniture and streetscape within historic cores. The Council shall consider the receiving environment when erecting signage, undertaking road markings, providing traffic control measures bike lanes, parking spaces, planting and road and footpath access works, and ensures that all such works are sensitive to the to the distinctive character of the area and streetscape. Preserve the retention of historic items of street furniture where these contribute to the character of the area, including items of a vernacular or local significance. Ensure street furniture and signage is kept to a minimum, is of high-quality design and material and that any redundant street furniture is removed.
BH 31	<p>Significant Structures in the Public Realm</p> <p>We will protect and preserve the integrity and enhance elements of the built heritage such as limekilns, quays, bollards, bridges and their settings.</p>

11.16 Council Owned Structures

The historic property stock of Waterford City and County Council includes some buildings of National importance but also includes railway buildings, bridges, libraries, art galleries and civic buildings such as the City Hall and Dungarvan Town Hall.

Built Heritage Policy Objectives

BH 32	<p>Best Practice</p> <p>It is a policy of the Council to demonstrate best practice with regard to Protected Structures, Recorded Monuments and other elements of architectural and archaeological heritage in the ownership and care of the Council and to ensure appropriate materials and methodologies are used for the repair works.</p>
BH 33	<p>Reusing our Building Stock</p> <p>During the life of the Development Plan we will carry out an audit of all Protected Structures in our ownership with a view to securing uses that are compatible with the character of the individual Protected Structure.</p>
BH 34	<p>Promoting Public Awareness</p> <p>It is the policy of the Council to promote public awareness of the value of the our historic built heritage and our archaeology and the positive contribution of Protected Structures, Historic Structures and Archaeology make to the built environment, the sense of place, distinctiveness and authenticity of an area and the tourism potential to Waterford and to develop specific measures to achieve such awareness.</p>
BH 35	<p>Guides</p> <p>We will continue the publication of architectural/archaeological guide series such Historic Waterford – The Coast, Architectural Waterford, and Heritage Tourism Guides online (or via app).</p>

11.17 Archaeology

The archaeological heritage of Waterford is unique and a special resource, which forms a distinctive element of the landscape and local identity. The archaeological heritage is composed of structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts, and moveable objects, situated both on land and under water.

The National Monuments Acts 1930 – 2014 provide for the protection of archaeological heritage. The principles set out in the Framework and Principles for the Protection of the Archaeological Heritage provide the national policy framework in relation to archaeological heritage. Archaeology in the Planning Process, OPR and Department of Housing, Local Government and Heritage (2021) is a guide to understanding the issues which will arise in the planning process when development is proposed which might affect our archaeological heritage. Archaeological sites and monuments are legally protected by way of inclusion in the statutory Record of Monuments and Places, established under Section 12 of the National Monuments (Amendment) Act 1994. The Record of Monuments and Places (RMP) maps and details of the monuments can also be viewed as a layer on the Historic Environment Viewer.²

Historic Towns are likely to contain subsurface archaeological deposits associated with their early settlement, or the incorporation of early features in what are considered to later/modern structures, have also been identified and included in the RMP. The RMP maps identify these Historic Towns and have de-lined a 'Zone of Archaeological Potential' (ZAP) around each town within which archaeological features/structures/sub-surface deposits are likely to be present. Historic wrecks are included in the Historic Wreck Viewer.³



2 <https://maps.archaeology.ie/HistoricEnvironment/>

3 <https://dahg.maps.arcgis.com/apps/webappviewer/index.html?id=89e50518e5f4437abfa6284ff39fd640>

Archaeological Heritage Policy Objectives

<p>AH 01</p>	<p>National Monuments Act</p> <p>It is the policy of the Council to protect, and enhance in an appropriate manner all elements of the archaeological heritage including the following categories:</p> <ul style="list-style-type: none"> a) Sites and monuments included in the Sites and Monuments Record as maintained by the Department with responsibility for the protection of Ireland's archaeological heritage. b) Monuments and places included in the Record of Monuments and Places (RMP) as established under the National Monuments Acts. c) Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts. d) National Monuments subject to Preservation Orders under the National Monuments Acts and National Monuments which are in the ownership or guardianship of the Minister with responsibility for archaeological heritage or the Local Authority. e) Archaeological objects within the meaning of the National Monuments Acts. f) Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service, underwater archaeology, riverine, coastal or lacustrine locations. g) Archaeological features not as yet identified but which may be impacted on by development. <p>And where feasible, appropriate and applicable to promote access (including disabled access) to and signposting and interpretive material of such sites and monuments and provide appropriate forms of virtual access where physical access is not possible.</p>
<p>AH 02</p>	<p>Managing Development</p> <p>We will contribute, as appropriate, towards the protection and sympathetic enhancement of archaeological heritage, in particular by implementing the relevant provisions of the Planning and Development Act 2000 (as amended) and the National Monuments Act, 1930 (as amended).</p> <p>We will ensure that archaeological excavation is carried out according to best practice as outlined by the National Monuments Service, Department of Housing, Local Government and Heritage, the National Museum of Ireland and the Institute of Archaeologists of Ireland.</p> <p>We will consult with the National Monuments Service as relevant in relation to proposed developments, including those adjoining archaeological sites.</p>
<p>AH 03</p>	<p>Preservation of Archaeological Material</p> <p>Waterford City & County Council shall, in an appropriate manner, secure either by preservation in-situ or preservation-by-record, the archaeological heritage. In this regard priority shall be given to the preservation in-situ of any archaeological monument/site/place as the first option considered. If preservation in-situ cannot be achieved, or can only be achieved in-part, then preservation-by-record of elements of the archaeological heritage will be required -this will require the full archaeological excavation and recording of the monument/site, according to best professional practice. Where excavation is required this shall also include the preparation of appropriate reports, post-excavation analyses and publications. The costs of assessing and mitigating archaeological impacts shall form part of development costs as borne by the developer.</p>

Archaeological Heritage Policy Objectives

AH 04

Archaeological Impact Considerations

It is the policy of the Council to:

- Ensure that development in the vicinity of a site of archaeological interest shall be designed and sited sympathetically and shall not be detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing.
- When considering development in the vicinity of all archaeological sites including remnants of the city and town walls, the planning authority will require the preparation of an archaeological assessment detailing the potential impact of any development on upstanding structures, buried structures and deposits. The report will also include a visual impact assessment to ensure adequate consideration of any potential visual impact the proposed development may have on any upstanding remains.
- Proposed developments will be required to retain the existing street layout, including laneways, historic building lines and traditional plot widths where these derive from medieval or earlier origins.
- When considering development in the vicinity of upstanding archaeological/historical monuments, to aim to achieve a satisfactory buffer area between the development and the monument in order to ensure the preservation and enhancement of the amenity associated with the presence of upstanding monuments within the historic urban pattern.
- For all developments, which have potential to impact on riverine, intertidal and sub-tidal environments to require an archaeological assessment prior to works being carried out. In addition to planning permission, development works at National Monuments of which the Minister or local authority is owner of, guardian of or in respect of which a preservation order is in force, may also require Ministerial Consent under Section 14 of the National Monuments Act 1930 (as amended) and this will be determined by the relevant authority (Department of Housing, Local Government & Heritage) on application.

11.18 Medieval City Walls and Viking Triangle

Waterford is Ireland's oldest city and has a rich and significant archaeological heritage which provides a unique window into the past, presenting evidence of earlier settlements and an understanding of how the City evolved and how societies and cultures developed. The archaeology of the City is a non-renewable resource which provides a valuable and valued cultural, educational, tourism and increasingly accessible resource. Waterford has the largest collection of medieval urban defences in Ireland with six intact towers, and over 700m meters of wall.



Archaeological Heritage Policy Objectives

AH 05

Waterford City Walls and Towers

We will protect the essential character and setting of the City Walls and Towers through the control of the design, location and layout of new development in their vicinity and through the control of changes of use of lands, by the protection of adjoining streetscapes and site features where appropriate and by protecting important views to and from the walls and towers from obstruction and/or inappropriate intrusion by new buildings structures, plant and equipment, signs and other devices; and where opportunities arise to create additional views of the walls and towers. We will continue to protect enhance and promote the City Walls by updating the City Walls Plan (2014) and implement an Interpretation Plan for Waterford Medieval City Walls and Towers.

11.19 Woodstown Viking Site

The discovery of a Viking site in Woodstown along the River Suir in 2003 is one of the most significant archaeological discoveries ever made in Ireland. Although only 5% of the site was excavated Woodstown produced information and artefacts that have given us new insights into the earliest phase of Viking settlement in Ireland. In May 2005 the Minister for Environment, Heritage and Local Government declared the site to be a National Monument. In 2019 Waterford City and County Council commissioned a Conservation Management Plan for the site. The plan was prepared under the guidance of a Steering Committee with expertise in archaeology, conservation and landscape and all the agencies involved are committed to delivering the plan to conserve and promote Woodstown’s internationally significant Viking heritage. The vision of the plan is to develop Woodstown Viking Site as an accessible, engaging and active site that researches knowledge gaps on Viking life provides opportunity for experimental archaeology and training in artefact analysis and conservation. The location of the site along the Waterford Greenway presents an exciting opportunity for Waterford’s heritage tourism and complement’s Fáilte Ireland’s Viking Heritage Signature Story for Waterford and the South East.

Archaeological Heritage Policy Objectives

AH 06	<p>Woodstown Viking Site</p> <p>We will deliver the actions of the Woodstown Viking Site Conservation Management Plan 2020, in collaboration with the Woodstown Steering Committee and all relevant Stakeholders.</p>
AH 07	<p>Utilising and Promoting our Archaeological Assets</p> <p>It is a policy of the Council to</p> <ul style="list-style-type: none"> • Utilise Waterford’s archaeology such as its City Walls and Towers as an educational and tourism resource and to facilitate the publication and dissemination of interpretative material to the general public, and to facilitate public access to the walls and towers and other sites of interest. • Promote the incorporation of or reference to significant archaeological finds in a development, where appropriate, through layout, displays, signage, plaques, information panels or use of historic place names.

11.20 Historic Graveyards/ Burial Grounds

Many community groups are involved in the maintenance of their local historic graveyard. Historic graveyards include all graveyards and burial grounds used prior to the 20th century. A distinction is made between the terms “burial grounds” and “graveyards” where burial grounds are areas of land used for burials while graveyards are burial grounds associated with churches. There are 143 historic graveyards located in the City and County. Burial grounds and graveyards dating from pre-1700 A.D. are given statutory protection under the National Monuments Acts 1930-2014.



Archaeological Heritage Policy Objectives

AH 08

Historic Graveyards

We will apply best practice in the care and management of historic graveyards as detailed in "Care Conservation and Recording of Historic Graveyards in County Waterford" published by Waterford County Council in 2009 and "Places of Worship- Heritage Advice Series of Department of Housing, Local Government

11.21 Community Archaeology

Local communities take great pride in their local heritage and are well placed with support and partnerships to promote care, conservation and engagement with that heritage. Waterford has had the benefit of involvement with the Adopt a Monument Scheme at sites such as Gallows Hill, Dungarvan, Round Hill, Lismore and Knockboy Medieval Church.

Community Archaeology Policy Objective

AH 09

Community Archaeology

Local communities take great pride in their local heritage and are well placed with support and partnerships to promote care, conservation and engagement with that heritage. Waterford has had the benefit of involvement with the Adopt a Monument Scheme at sites such as Gallows Hill, Dungarvan, Round Hill, Lismore and Knockboy Medieval Church.



Creadan Head

Creadan Head on the western side of Waterford Harbour and 4km north of Dunmore East is the first early Mesolithic Site to have been identified in Waterford Estuary and in County Waterford. The Creadan Head site and its encompassing landscape has been subject of a number of archaeological investigations uncovering prehistoric sites indicating activity along the coastline and further inland. A Conservation Management Plan for the site was prepared in 2020 by the Creadan- Waterford Estuary Steering Group.

Creadan Head Policy Objective

AH 10

Creadan Head

We will support delivery of actions in the Creadan Head Conservation Management Plan by the Creadan-Waterford Estuary Steering Group.

11.22 Underwater Archaeology

Underwater environments may contain very well-preserved archaeological sites, monuments and objects which are completely invisible from the surface. The potential for underwater archaeology in Waterford is not just along the coasts and the banks of large Rivers such as the Suir and Blackwater but other freshwater and marine environments along quays in urban and rural areas, historic fording points over rivers and streams, estuaries, and flood plains. The Historic Wreck Viewer⁴ (www.archaeology.ie) notes finds such as the five wooden wrecks exposed at low tide at Tramore as 16th and 17th century wrecks in Waterford Harbour. Finds such as ship timbers from excavations within the city, artefacts such as anchors and cannons have also been discovered. With underwater heritage can be exposed and/or impacted upon by improvement works along any waterways, harbour developments, marina developments, harbour dredging and dumping at sea, waterfront expansions, reclamation, and excavations. Our underwater cultural heritage has to be acknowledged and protected.

Underwater Archaeology Policy Objective

AH 11

Underwater Archaeology

To preserve the integrity of existing and potential underwater archaeological sites and monuments in their setting and to ensure that development in the vicinity of a site of archaeological interest does not physically impact the character, there is a requirement to undertake Underwater Archaeological Impact Assessment (UAIA).