



West Gate House and Drogheda Youth Development Building,  
Refurbishment and Extension,

West Street, Moneymore, Drogheda, Co. Louth

**Architectural Heritage Impact Assessment Report**

2025

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## 1.0 Introduction

This Architectural Heritage Impact Assessment (AHIA) has been prepared by Shaffrey Architects RIAI Grade I Conservation Architects as part of a planning application submission by Louth County Council under the Planning and Development Act 2000-2021 (Part XI) and Planning and Development Regulations 2001-2022 (Part VIII). The Report forms part of the documentation for the public consultation process carried out under Part 8 of the Planning and Development Regulations. The relevant buildings are West Gate House and Drogheda Youth Development Building located at West Street, Moneymore, Drogheda (West Street A92 K273, West Street A92 KW13 and 62-63 West Street Drogheda A92 X7WR). The development site of 0.065 ha on West Street, at its junction with the George Street (Regional Road R132), is bounded to the east by Father Connolly Way. The western boundary of the site aligns with the town wall (national monument). The site is located within the Old Abbey Lane Architectural Conservation Area.

The Architectural Heritage Impact Assessment will assess the impact of the development proposal on the heritage value of West Gate House, the site itself and the surrounding above-ground heritage assets potentially affected by the development.

The proposed development will consist of:

1. Refurbishment and conservation works with internal alterations, external alterations, signage, repair and upgrades with services integration to 62 West Street (West Gate House) and Former Drogheda Youth Development, West Street Refurbishment and conservation with internal alterations, external alterations, repair and upgrades with services integration to three storey over basement house with two and three storey annexes at 62 West Street (West Gate House)
2. Change of use from community /guesthouse use to cultural/community with café facility.
3. New single storey extension to the rear of the Former Drogheda Youth Development building, including landscaped roof podium.
4. Part demolition of single storey (Former Drogheda Youth Development) building onto West Street to facilitate new extension infill with single storey frontage onto West Street stepping to three storey over double basement to provide new universal access circulation throughout building complex.
5. Raising of a section of roof to the single storey building (Former Drogheda Youth Development) to create consolidated ridge line while remaining single storey to West Street
6. New two storey extension to the rear of 62 West Street (West Gate House) to provide link to rear annexes.
7. External works to West Street and Fr. Connolly Way including new pedestrian access to landscaped podium.
8. External works to rear of new extension including boundary treatment
9. All associated site development works and associated services

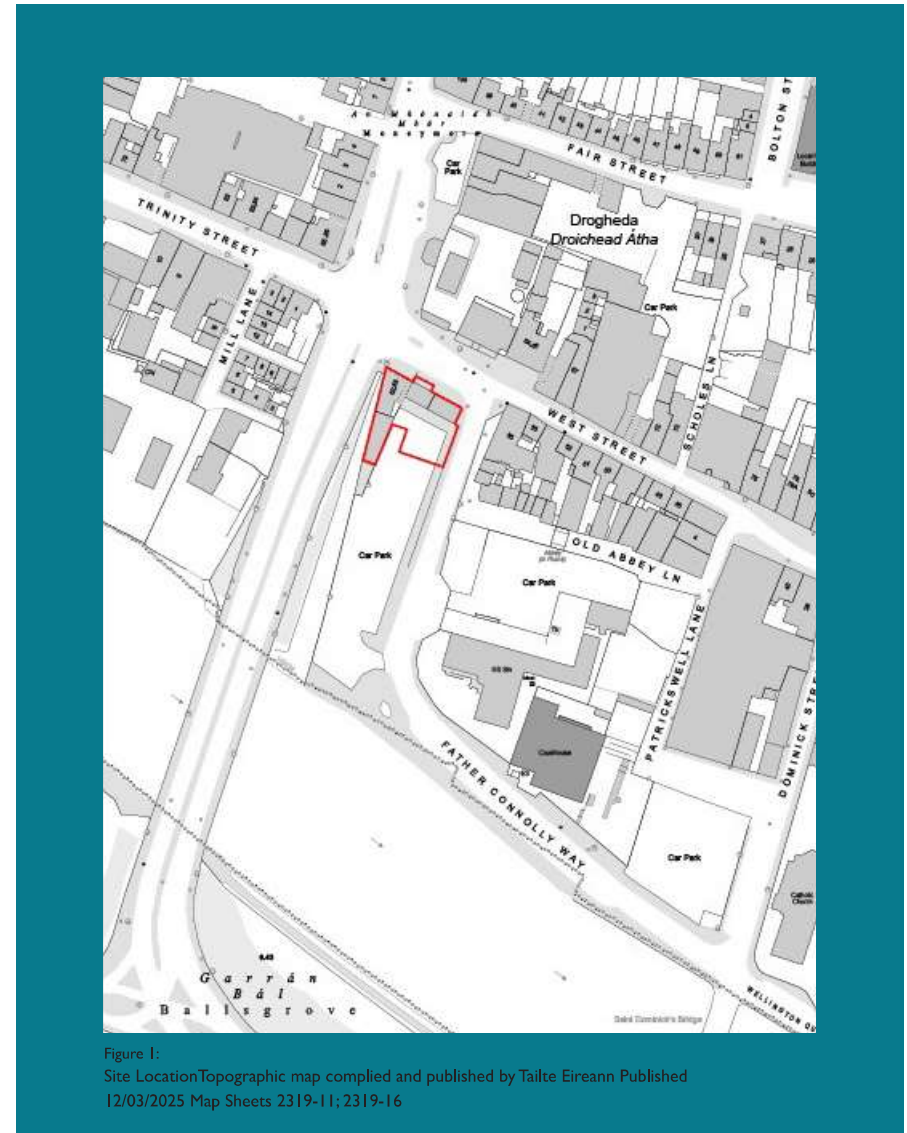


Figure 1:  
Site Location Topographic map compiled and published by Taithe Éireann Published  
12/03/2025 Map Sheets 2319-11; 2319-16

## 2.0 Methodology & Scope Of Assessment

In accordance with guidance set out in Architectural Heritage Protection Guidelines for planning authorities this Architectural Heritage Impact Assessment will establish the significance of the heritage assets to be impacted, including an understanding of their setting and how it contributes to significance. It then considers the impacts of the proposal on setting and significance.

### Methodology

This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's impact on their significance, including consideration of how changes to setting will affect significance. The methodology accords with guidance in Architectural Heritage Protection Guidelines for planning authorities and the National Architectural Heritage Inventory (NIAH) Handbook Edition May 2024 which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.

The Planning and Development Act 2000 (as amended) defines " Protected Structures' as structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest

The overview of the significance of the heritage assets has been undertaken using a combination of desk-based study, and fieldwork undertaken in 2024 and 2025.

The approach to considering the effect of changes to setting upon significance has been carried out in accordance with guidance set out in Architectural Heritage Protection Guidelines.

### Scope of Assessment

The following structures were considered to be potentially affected by the proposal

1. West Gate House (protected structure)
2. Drogheda Youth Development Building (DYD)
3. Town Wall (protected structure and national monument)
4. Barlow House (protected structure)
5. Old Abbey Lane Architectural Conservation Area which includes the Augustinian Abbey. (Protected structure and recorded monument)

Due to the scale and nature of the proposals in relation to the surrounding townscape, it is not considered that protected buildings within the wider setting of the building would be affected by the development. Any effect of the proposed development on other buildings will be considered as part of the assessment of impacts on the Architectural Conservation Area, as it is likely any impacts would be similar in character.

### Heritage Status of 62 West Gate House

West Gate house is a protected structure and is included in the National Architectural Heritage Inventory (13618009)

RPS Reference DB -306

Description: Three-bay, three-storey house c. 1790 with cement rendered walls, early 20th Century cornice and shopfront. The return, of rubble stone and brick, is built on the line of the town wall.

Appraisal: West Gate House is a fine example of a representative Irish building type - the house with integral shopfront.

NIAH gives it regional rating with architectural, artistic, and social special interest value

### Heritage Status of Drogheda Youth Development Building (DYD)

The building has no designated heritage status. The NIAH has not included the building in its architectural heritage inventory .

## Heritage Status of Barlow House

Barlow house is a protected structure and is included in the National Architectural Heritage Inventory (13618010) RPS Reference DB -233

Description: Five-bay three-storey over basement house of red brick with limestone dressings.. Built by Alderman James Barlow in 1734. Attributed to Richard Castle and Francis Bindon..

Appraisal: The back wall, part of original Town walls, was used by the RIC to execute prisoners. Recently renovated to a high standard (Arts Centre) it is a landmark in the town.

NIAH gives it national rating with architectural, artistic, historical and social special interest value.

## Heritage Status of Town Wall

Town wall is a protected structure and national monument.

RPS Reference DB -188

Description: 100m section of Town Wall marking western boundary of Medieval Town.

The wall dates from the thirteenth century

## Heritage Status of Old Abbey Lane Architectural Conservation Area

The Planning and Development Act, 2000 (as amended), provides the legislative basis for the protection of Architectural Conservation Areas (ACAs). Under the Act, an ACA is defined as a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, technical, social interest or value, or contributes to the appreciation of Protected Structures.

Architectural Conservation Areas (ACAs) are designated in recognition of their special interest or unique historic and architectural character and important contribution to the heritage of Drogheda.

Old Abbey Lane Architectural Conservation area is located on the central axis of the western end of West Street. It is bounded by Old Abbey lane to the south, Georges St to the west, St Patrickswell Lane to the east. The section of street commonly referred to as "Narrow" West Street retains its medieval alignment (43/44 West street incorporates 16th century building fabric (Stirland J. 2017).) Drogheda Corporation used its vast property portfolio acquired after the dissolution of the monasteries to influence the town's urban development during the eighteenth century which revolved around straightening building lines widening street and ensuring buildings of substance were erected on the principal streets (IHTA). Within Old Abbey Lane Architectural ACA this urban restructuring is observed in the widening of West Street in front of Barlow House a fine Palladian town house built by Alderman James Barlow

in 1738. This is in contrast to the section along "Narrow" West Street. "Narrow" West Street retains some modest 18th century Georgian buildings some of which appear to have been gable-fronted Dutch Billy (50 and 72 West Street). Narrow width plot at 17 and 70 are reminiscent of burgage plots. Old Abbey Lane is formed within the upstanding nave and chancel remains of the Augustinian church. The longest stretch of upstanding town wall bounds the western edge of the ACA running from the river to West Gate House.

## Heritage Status of Old Abbey (Augustinian Abbey)

Old Abbey Lane Old Abbey, Tower and Arch is a protected structure and recorded monument. (LH024-041011)

RPS Reference DB DB-187

Description: Ruin 24(d) Remains of nave, chancel and 15th C central tower of 14th C Abbey of St. Mary d'Urso

[The ruins survive, although they have been mistakenly called the hospital of Mary d'Urso beginning with D'Alton (1844, vol. 1, 111-16), but this is now firmly identified as the house of the Augustinian friars (McHugh 2019).]

*(A Convent of Augustinian Hermits was introduced there under Edward I. (b.8 June 1239 – d.7 July 1307),*

*Priory of S. Mary de Urfo near Drogheda. Founded by Urfus de Suamel, without the West-Gate, about the year 1206. For the Maintenance of the Poor and Sick. When the Cross-bearers of the Rule of S. Augustin were introduced, I do not find. The first Superior of the place, was Called Cufos or Guardian, not Prior. The antiquities and history of Ireland, by Ware, James, Sir, 1705).*

## 3.0 Heritage Statute and Policy

### Statue and Policy Context

The heritage statutory considerations for the proposed development is Part IV Architectural Heritage of Planning and Development Act 2000 (as amended) and the National Monuments Acts 1930-2014.

The relevant statutory development plan is the Louth County Development Plan 2021-2027 (As varied). All development is assessed on consistency with statutory heritage policies, designations and guidelines.

### International Context

Ireland has ratified several European and International conventions in relation to the protection of its built heritage.

#### **The European Convention on the Protection of the Archaeological Heritage (Valletta Convention), 1997**

In 1997 the Republic of Ireland ratified the Council of Europe, European Convention on the Protection of the Archaeological Heritage (the 'Valletta Convention'). Obligations under the Convention include: provision for statutory protection measures, including the maintenance of an inventory of the archaeological heritage and the designation of protected monuments and areas.

#### **The European Convention on the Protection of the Architectural Heritage (Granada Convention), 1997**

Under this convention the Republic of Ireland is obliged to maintain inventories of architectural heritage, to protect the architectural heritage and adopt conservation policies as integrated planning objectives. The Granada convention in particular formed the basis for our national commitment to the protection of our architectural heritage.

### Conventions and Charters

#### **ICOMOS**

The International Council on Monuments and Sites, a non-governmental organization, was founded in 1965 after the adoption of the Charter of Venice, in order to promote the doctrine and the techniques of conservation. Its mission is to promote the conservation, protection, use and enhancement of monuments, building complexes and sites. It participates in the development of doctrine and the evolution and distribution of ideas, and conducts advocacy.

In the field of heritage management, international charters are important documents that establish guidelines and principles for best practices. Although essentially hortatory, in the sense that they lack the force of law embodied in the international cultural heritage conventions, heritage charters are an important source of guidance for governments, institutions, preservation practitioners, and the general public. The Venice and Burra Charters are the key documents for approach to best conservation practice but there are many other doctrinal texts that relate to many different conservation projects.

### National Context

#### **National Monuments Acts 1930-2014**

The National Monuments Act 1930 to 2004 Irish legislation for the protection of archaeological heritage is based on the National Monuments Acts 1930 and amendments of 1954, 1987, 1994 and 2004. These acts are the principal statutes governing the care of monuments in the Irish Republic. They provide for the protection of national monuments through the use of preservation orders. The overall state archaeological service is provided by the Department of Arts, Heritage and the Gaeltacht (DAHG) and delivered through the Planning and Heritage Section of the DAHG and the National Museum of Ireland (Irish Antiquities Division) on behalf of the Minister. "historic monument" includes a prehistoric monument and any monument associated with the commercial, cultural, economic, industrial, military, religious or social history of the place where it is situated or of the country and also includes all monuments in existence before 1700 A.D. or such later date as the Minister may appoint by regulations; 1987 National Monuments (Amendment) Act

#### **Heritage Act 1995**

The Heritage Act 1995 is an Act 'to promote public interest in and knowledge, appreciation and protection of the national heritage'. It established the Heritage Council to provide advice to the Minister and set out policies and priorities for the national heritage. Section 6 (1) of the Act, in setting out the functions of the Council, considers national heritage to include 'monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage gardens and parks and inland waterways'. The Act provides, and/or replicates from other legislation, useful definitions for aspects of the national heritage including Archaeology, Archaeological Objects, Architectural Heritage [Built Heritage], landscape, and elements of the natural heritage (flora, fauna, wildlife habitats, geology etc.). 'Archaeology' is defined under Section 2(1) of the Act and includes, amongst other things, the study of landscapes. 'Landscape' is defined under Section 2(1) of the Act as including 'areas, sites, vistas and features of significant scenic, archaeological, geological, historical, ecological or other scientific interest'.

### **The Architectural Heritage and Historic Properties Act, 1999**

This Act provides for the establishment of a national inventory of architectural heritage it is used by local authorities to inform the compilation of their Record of Protected Structures which, under the Planning and Development Act 2000, does afford legal protection

### **National Inventory of Architectural Heritage**

The National Inventory of Architectural Heritage (NIAH) is a state initiative under the administration of the Department of Housing, Local Government and Heritage and established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999.

The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS). The Minister for Housing, Local Government and Heritage may recommend structures to the local authorities for inclusion on the RPS. Sites/structures/groups of structures given a Regional, National or International Rating by the NIAH are included in the Minister's recommendations.

### **The Architectural Heritage Protection Guidelines 2011:**

These Guidelines are issued under Section 28 and Section 52 of the Planning and Development Act 2000, as amended. Under Section 52(1) the Minister is obliged to issue guidelines to planning authorities concerning development objectives,

- a) for protecting structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest,
- b) for preserving the character of architectural conservation areas. Guidelines issued under Section 28 of the Act require planning authorities to have regard to them in the performance of their functions

### **Planning and Development Act 2000 (as amended) and Planning and Development Regulations 2001 (as amended)**

The legislative provisions for protection are contained in Part IV of the Planning and Development Act 2000 (as amended).

The Planning and Development Act 2000 (as amended) forms the foundation for planning in Ireland. This Act and subsequent amendments and secondary legislation (Planning and Development Regulations 2001) covers a wide range of planning-related issues including the process of applying for and obtaining planning permission for works.

The Act provides for the preservation and protection of the environment and its amenities, including the Archaeological Heritage, Built Heritage, natural heritage, and landscapes. Under Section 51 of the Planning and Development Act 2000 (as amended) planning authorities are required to maintain a Record of Protected Structures (RPS) which includes all structures or parts of structures in their functional areas which, in their opinion, are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest. The legal protections afforded to Protected Structures are set out in Part IV of the Planning and Development Act 2000 (as amended).

Section 81 makes provision for the creation of Architectural Conservation Areas (ACAs) to preserve the character of a place, area, group of structures or townscape. Part II of the Act requires Planning Authorities to prepare development plans that set out the Council's policies and objectives (including heritage objectives) in relation to proper planning and development.

A Local Authority may carry out works or development in its functional area under Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended)

The Record of Protected Structures, is part of the Development Plan for the Local Authority's functional area. Protected structure designation extends the protection to include its 'Curtilage', the area of ground that is directly connected with the functioning or inhabitation of the structure.

The extent of protection is determined by the extent of the curtilage which may or may not have been defined by the Planning Authority. The only circumstance where the protection can extend beyond the curtilage is where the "attendant grounds" provision is used by the planning authority at the time of inclusion of a structure in the Record of Protected Structures. The attendant grounds of a structure are lands outside the curtilage of the structure but which are associated with the structure and are intrinsic to its function, setting and/or appreciation. In many cases, the attendant grounds will incorporate a designed landscape deliberately laid out to complement the design of the building or to assist in its function.

The notion of curtilage is not defined by legislation, but the Architectural Heritage Protection Guidelines for Planning Authorities guidelines states that for the purpose of the guidelines

'It can be taken to be the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure. It should be noted that the meaning of 'curtilage' is influenced by other legal considerations besides protection of the architectural heritage and may be revised in accordance with emerging case law.'

The following three considerations are used to determine the extent of curtilage:

1. A functional connection between the structures.
2. A historical relationship between the main structure and the structure.
3. And the ownership past and present of the structures.

The protected structure designation imposes responsibilities and obligations on property owners and occupants to safeguard the structure. They also require consents and permissions for certain works to the designated structure which might otherwise normally be exempt from such consents.

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific interest, or that contributes to the appreciation of a Protected Structure. It is a mechanism, which aims to identify and protect areas of special significance and promote an awareness of this significance.

#### **Works affecting character of protected structures or proposed protected structures:**

Each owner and occupier of a protected structure is legally obliged to ensure that the structure is maintained and protected from endangerment.

Section 57 (1) Notwithstanding section 4(1)(a), (h), (i), (ia), (j), (k), or (l) and any regulations made under section 4(2) of the planning and development act the carrying out of works to a protected structure, or a proposed protected structure, shall be exempted development only if those works would not materially affect the character of—  
(a) the structure, or  
(b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Duty of owners and occupiers to protect structures from endangerment:

#### Section 58

(1) Each owner and each occupier shall, to the extent consistent with the rights and obligations arising out of their respective interests in a protected structure or a proposed protected structure, ensure that the structure, or any element of it which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, is not endangered.

Architectural Conservation Areas:

81.—(1) A development plan shall include an objective to preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights, that,

(a) is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or

(b) contributes to the appreciation of protected structures,

If the planning authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape concerned and any such place, area, group of structures or townscape shall be known as and is in this Act referred to as an "architectural conservation area".

(2) Where a development plan includes an objective referred to in subsection (1), any development plan that replaces the first-mentioned development plan shall, subject to any variation thereof under section 13, also include that objective.





## Key Policies & Plans

### **Framework and Principles for the Protection of the Archaeological Heritage, 1999**

Framework and Principles for the Protection of the Archaeological Heritage (DAHGI 1999) is a seminal policy document that outlines the State's general principles and policies in relation to the management and protection of the Archaeological Heritage.

### **National Policy on Town Defences, 2008**

This policy addresses the protection, preservation, and conservation of historic urban defences in Ireland. Under this policy, the known and expected circuits of all town defences (both upstanding and buried, whether of stone or embankment construction) and associated features are to be considered a single National Monument and treated as a unit for policy and management purposes. There should be a presumption in favour of preservation in situ of archaeological remains and preservation of their character, setting and amenity (DEHLG 2008).

### **National Development Plan 2018–27**

This plan recognises that the State's heritage portfolio represents a major asset for tourism, as well as reflecting Ireland's past, its identity, and the sense of place it creates. The State's natural heritage, biodiversity and Built Heritage will be protected and enhanced as part of this ten-year plan through a multi-million Euro programme of public investment.

### **National Landscape Strategy for Ireland 2015–2025**

The National Landscape Strategy (DAHG 2015) was formulated to ensure compliance with the European Landscape Convention (Florence Convention) and to establish principles for protecting and enhancing landscape while positively managing its change. The strategy recognises that:

'Our landscape reflects and embodies our cultural values and our shared natural heritage and contributes to the well-being of our society, environment and economy. We have an obligation to ourselves and to future generations to promote its sustainable protection, management and planning.'

The strategy includes six core objectives and nineteen key actions, including the preparation of a National Landscape Character Assessment and a new set of Landscape Character Assessment Guidelines.

In line with Article 2 of the European Landscape Convention, the National Landscape Strategy recognises landscape as covering rural, urban, and peri-urban areas, encompassing inland water, coastal and marine areas, everyday landscapes, outstanding landscapes, and even degraded landscapes.

### **Built & Archaeological Heritage Climate Change Sectoral Adaptation Plan, 2019**

The Built & Archaeological Heritage Climate Change Sectoral Adaptation Plan (DCHG 2019) sets out goals and

strategic actions for built and archaeological heritage to address the challenges posed by climate change. It recognises that the direct effects of climate change on heritage may be immediate or cumulative. Damage from catastrophic weather events such as floods and storms is likely to increase at the same time as slow onset environmental-deterioration mechanisms. The way these effects manifest will vary according to the sensitivity of the heritage and its level of exposure. In addition, there will be indirect impacts arising from societal responses to climate change in terms of both adaptation (e.g. changes in land use) and mitigation.

### **Heritage Ireland 2030 – A Framework for Heritage, 2022**

Heritage Ireland 2030 is Ireland's current national heritage plan and recognises the vital role heritage plays in our community, our economy, and our society. It enshrines the shared responsibility of people, communities, businesses, and local and national Government in protecting our heritage and ensuring it is cared for into the future.

### **National Policy on Architecture, 2022**

This policy sits within a broad national policy context that includes the National Development Plan and National Planning Framework, the Climate Action Plan 2021, Housing for All, Town Centre First, Our Rural Future, as well as national obligations under the EU Water Framework Directive and sectoral national strategies such as the National Biodiversity Plan 2017–2021, Heritage Ireland 2030 and Culture 2025. These regulations, policies, programmes and strategies respond to European and international commitments which have been put in place to address social and environmental challenges. Government and EU initiatives have set strategic objectives for enhanced amenity and heritage, amongst others.

The National Policy on Architecture recognises that:

'Societal wellbeing requires places that are designed to encourage healthy and inclusive social interaction, accessibility and cultural engagement. Environmental wellbeing requires ... the repair and adaptation of cultural buildings and their settings, and the appropriate design of new buildings and landscapes. The continued development and regeneration of our traditional settlements, villages, towns and cities requires the conservation and re-imagining of our existing built heritage as well as well-considered new architecture' (DHLGH 2022a, p.12)

The National Policy on Architecture has four principal objectives, as follows:

1. Sustainability: Respect our past – shape our future: prioritise environmentally sensitive buildings and places to achieve sustainable development goals.
2. Quality: Design and deliver quality buildings and spaces for all.
3. Leadership: Advocate for leadership to prioritise quality architectural outcome
4. Culture: Foster a culture which values architecture as both art and science, serving people, place and planet (DHLGH 2022a, p.23).



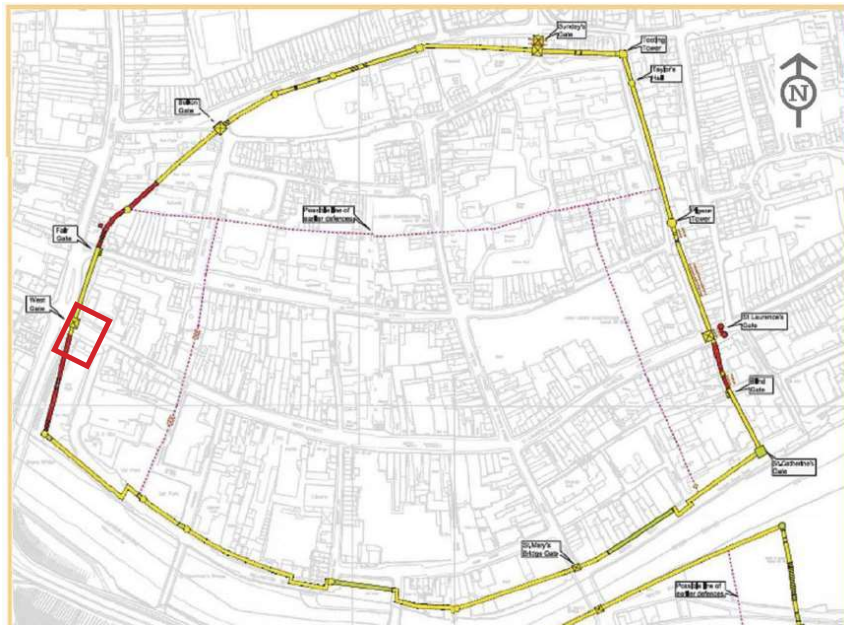


Figure 2:  
Louth County Council Development Plan 2017-2027  
- Drogheda Town Walls Map  
Site Location 

### Drogheda Town Walls Conservation Plan:

The Plan was commissioned to

- Inform and support the identity of the medieval town and its walled circuit
- Suggest methods of presentation of the town walls that can assist in promoting and underpinning the significance of the town's very considerable history and medieval identity as part of its now confident mix of commercial and civic activity.
- Address a range of concerns in respect of the preservation, conservation and presentation of both the above ground and below ground remains of the town's most important, spatially-defining historic monument;
- Identify opportunities for enhancing the surviving elements of the circuit of the walls, together with the monuments and the unique urban grain within the walls, as a means of supporting the identity of the 'old town' precinct within the modern town;

## Louth County Council Development Plan 2021-2027.(As varied)

### Chapter 9 Built Heritage and Culture

#### 9.3.3 Town Walls

##### Policy Objectives:

BHC1 To protect and enhance archaeological sites and monuments, underwater archaeology, and archaeological objects listed in the Record of Monuments and Places (RMP), and/or the Register of Historic Monuments and seek their preservation (i.e. presumption in favour of preservation in situ or in exceptional cases, at a minimum, preservation by record) through the planning process and having regard to the advice and recommendations of the National Monuments Service of the Department of Housing, Local Government and Heritage and the principles as set out in the 'Framework and Principles for the Protection of the Archaeological Heritage' (Department of Arts, Heritage, Gaeltacht and the Islands 1999).

BHC 2 To protect the built heritage assets of the county and ensure they are managed and preserved in a manner that does not adversely impact on the intrinsic value of these assets whilst supporting economic renewal and sustainable development.

BHC 3 To protect known and unknown archaeological areas, sites, monuments, structures and objects, having regard to the advice of the National Monuments Services of the Department of Housing, Local Government and Heritage.

BHC 4 To promote awareness and knowledge of the archaeological resources of the County and support initiatives where appropriate that provide better access to the historic built environment.

BHC 6 To ensure any development, either above or below ground, adjacent to or in the immediate vicinity of a recorded monument or a Zone of Archaeological Potential (including formerly walled towns) shall not be detrimental to or detract from the character of the archaeological site or its setting and be site and designed to protect the monument and its setting. Where upstanding remains exist, a visual impact assessment may be required.

BHC 7 To require applicants seeking permission for development within Zones of Archaeological Potential and other sites as listed in the Record of Monuments and Places to include an assessment of the likely archaeological potential as part of the planning application and the Council may require that an on-site archaeological assessment is carried out by trial work, prior to a decision on a planning application being taken.

BHC 8 To protect and preserve in situ all surviving elements of medieval town defences (both upstanding and buried) and associated features in accordance with the Conservation and Management Plans as applicable and with 'National Policy on Town Defences' (Department of Environment, Heritage and Local Government 2008).

BHC 9 To retain the surviving medieval street pattern, building lines and burgage plot widths in historic walled towns.

BHC 10 To require, as part of the development management process, archaeological impact assessments, geophysical surveys, test excavations and monitoring, as appropriate, where development proposals involve ground clearance of more than half a hectare or for linear developments over one kilometre in length or for developments in proximity to areas with a density of known archaeological monuments and history of discovery, as identified by a licensed archaeologist.

## 9.6 Architectural Heritage

### Policy Objectives:

BHC 20 To ensure that any development, modification, alteration, or extension affecting a protected structure and / or its setting is sensitively sited and designed, is compatible with the special character and is appropriate in terms of the proposed scale, mass, density, layout, and materials of the protected structure.

BHC 21 The form and structural integrity of the protected structure and its setting shall be retained and the relationship between the protected structure, its curtilage and any complex of adjoining buildings, designed landscape features, designed views or vistas from or to the structure shall be protected.

BHC 22 To prohibit inappropriate development within the curtilage and/or attendant grounds of a protected structure. Any proposed development within the curtilage and/or attendant grounds must demonstrate that it is part of an overall strategy for the future conservation of the entire complex including the structures, demesne and/or attendant grounds.

BHC 23 To require that all planning applications relating to protected structures contain the appropriate documentation as described in the Architectural Heritage Protection Guidelines for Planning Authorities (2011) or any subsequent guidelines, to enable a proper assessment of the proposed works and their impact on the structure or area

BHC 24 To require the retention of original features such as windows, doors, renders roof coverings, and other significant features which contribute to the character of protected structures and encourage the reinstatement of appropriately detailed features which have been lost, to restore the character of protected structures as part of development proposals.

BHC 25 To promote best conservation practice and the use of skilled specialist practitioners in the conservation of and for any works to protected structures.

BHC 26 To encourage the retention, sympathetic reuse and rehabilitation of protected structures and their settings where appropriate and where the proposal is compatible with their character and significance. In certain cases, development management guidelines may be relaxed in order to secure the conservation of the protected structure and architectural features of special interest

BHC 27 To permit the demolition or significant modification of a protected structure, only in exceptional circumstances.

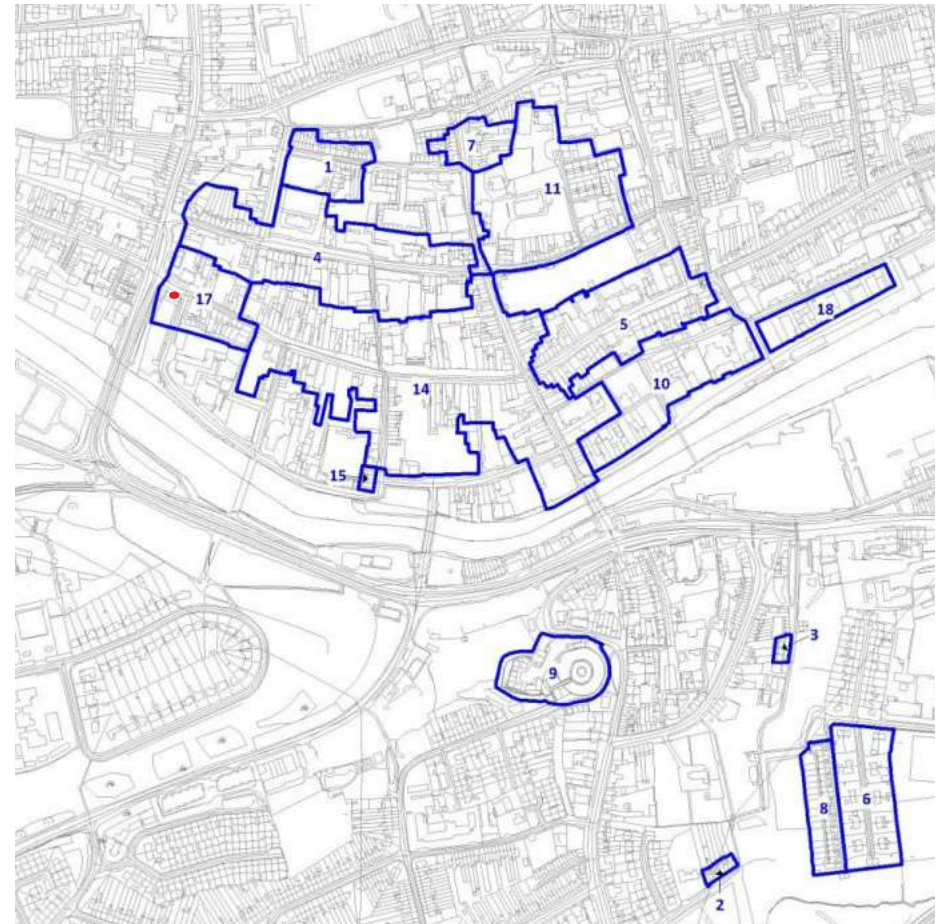


Figure 3:  
Louth County Council Development Plan 2017-2027  
- Drogheda Conservation Areas Map  
Site is located in Old Abbey Lane Architectural Conservation Area (17) ●