



VOL **6**
Architectural
Conservation Areas

Wexford County

Development Plan

2022 - 2028

Architectural Conservation Area Statement

Section 81 of the Planning and Development Act 2000 (as amended) requires that 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”.

Where a development plan includes an objective referred to above, any development plan that replaces the first-mentioned development plan shall, subject to any variation thereof under section 13, also include that objective.

As set out in The Heritage Protection Guidelines for Planning Authorities 2012, An architectural conservation area (ACA) is defined as a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a development plan to preserve.

It should be noted that ACA designation is distinct from designation as a protected structure, although protected structures may be located within an ACA area. Protected structures are subject to separate procedures and requirements under the 2000 Planning and Development Act (as amended).

An Area of Special Planning Control (ASPC) may also be considered necessary for specific ACAs as set out in The Planning and Development Act 2000(as amended) Section 84.—(1) A

planning authority may, if it considers that all or part of an architectural conservation area is of special importance to, or as respects, the civic life or the architectural, historical, cultural or social character of a city or town in which it is situated, prepare a scheme setting out development objectives for the preservation and enhancement of that area, or part of that area, and providing for matters connected therewith.

The Heritage Protection Guideline for Planning Authorities 2012 describes an ASPC as follows:

“An area of special planning control (ASPC) is all, or part, of an ACA which a planning authority considers of special importance to, or as respects, the civic life or the architectural, historical, cultural or social character of a city or town in which it is situated. A planning authority recognises, by making provision in the development plan for the protection of these areas, that in many cases, the protection of the architectural heritage is best achieved by controlling and guiding change on a wider scale than the individual structure, in order to retain the overall architectural or historic character of an area.

At present there are ACAs in Wexford, Enniscorthy, New Ross and Gorey and Bunclody Towns. All of these ACAs are identified on the attached maps and listed as follows:

Wexford Town

Architectural Conservation Areas 1-5 - Map No.6.1a

Architectural Conservation Areas 6-9 - Map No.6.1b

Architectural Conservation Area 10 - Map No.6.1c

New Ross Town

Architectural Conservation Areas 1 & 2 - Map No.6.2

Enniscorthy Town

Architectural Conservation Areas 1-3 - Map No.6.3a

Architectural Conservation Areas 4 & 5 – Map No.6.3b

Architectural Conservation Area 6 - Map No.6.3c

Gorey Town

Architectural Conservation Area 1 - Map No.6.4

Bunclody Town

Architectural Conservation Area 1 - Map No.6.5

The establishment of an ACA provides a framework for improving the built and natural environment, which in turn can be of benefit to all residents and users of the town and can indeed be beneficial for tourism and the sustainable viability of the town.

The primary objective of the formation of an ACA is to protect the architecture and landscape character of an area, because, its distinct character and intrinsic qualities based on the historic built form and layout is perceived to be of cultural value. It gives us a detailed knowledge of the physical and social evolution of the area and thereby reveals the character differences, however subtle, and allows us to define separate character areas. A study of the architectural character helps to identify the prevailing scale, design and materials of the buildings therein.

It is particularly important that any new development within the ACA is carefully planned and implemented with a full appreciation and understanding of area's significance. The ACA provides an opportunity to build upon the existing character by establishing a high standard of urban design. ACA's tend to possess a distinctive sense of place and this should be embraced and built upon through a sensitive approach to new development and an attempt to conserve the unique qualities as far as is practical to retain and conserve the special quality of the area for future generations through:

- Conservation and or restoration of certain structures
- Repair and maintenance of all structures in an appropriate manner
- Encouragement and promotion of important ecological networks and hedgerows within the surrounding area
- Information signage promoting the historic and natural heritage
- Maintenance of traditional, pathways, walls and boundaries.

The Management of Change

Wexford County Council will seek to protect the unique architectural character and strong sense of place, while at the same time allowing for change and reuse of structures and where possible or necessary encourage redevelopment in a sensitive and sustainable way. It is important that any new development does not detract from the visual impressiveness and setting of these historic places.

Conservation Guidelines for structures within the ACA

The introduction of an ACA does not mean that it is compulsory to alter any features that existed when the ACA was designated. There is however a duty to protect the historic fabric and in the event of proposed change all historic fabric should be retained and repaired and any replacement features should be historically appropriate. Specialist advice may be needed to make accurate choices and consultation with the planning authority is recommended. Note: Protected structures will continue to require a greater level of assessment.


Implications for Planning and Development

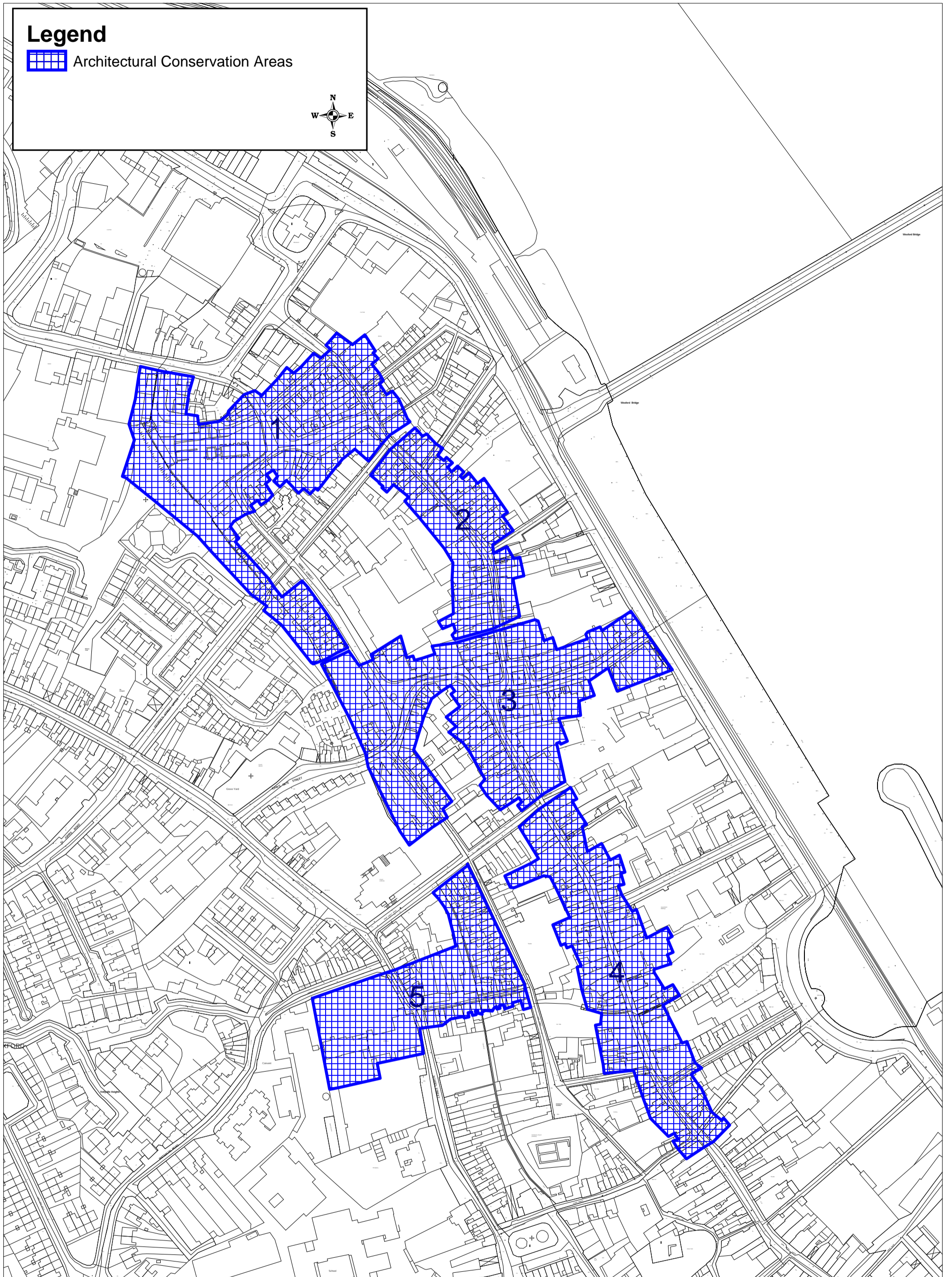
The objective of the ACA is to protect the special character of an area through the careful control and management of change. Section 82(1) of the Planning and Development Act 2000 (as amended) indicates that; “Notwithstanding section 4(1)(h), the carrying out of works to the exterior of a structure located in an Architectural Conservation Area shall be exempted development only if those works would not materially affect the character of the area” Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemptions from seeking planning permission, as outlined above, may no longer apply. Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only the impact on the character of the structure itself and adjacent structures, as required under Section 4(1)(h), but must now also have regard to the impact on the overall character of the area, as required under Section 82(1).

Public Consultation

There is no requirement under the Act to notify individual owners or occupiers of lands in an ACA of the designation of the area. However as highlighted in the Heritage Protection Guidelines for Planning Authorities 2012, the success of the planning authority’s objectives to preserve the character of these areas will often depend to a large extent on public knowledge and broad acceptance of those objectives. The planning authority will thus consider involving interested parties in drawing up these objectives and will publicise any special requirements or policies it intends to implement.

Legend

 Architectural Conservation Areas



Wexford County Development Plan 2022-2028 Volume 6 Architectural Conservation Areas

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Title: Architectural Conservation Area 1-5 (Wexford Town)


Drawn by: NK

Checked by: YDC

Date: 13.06.2022

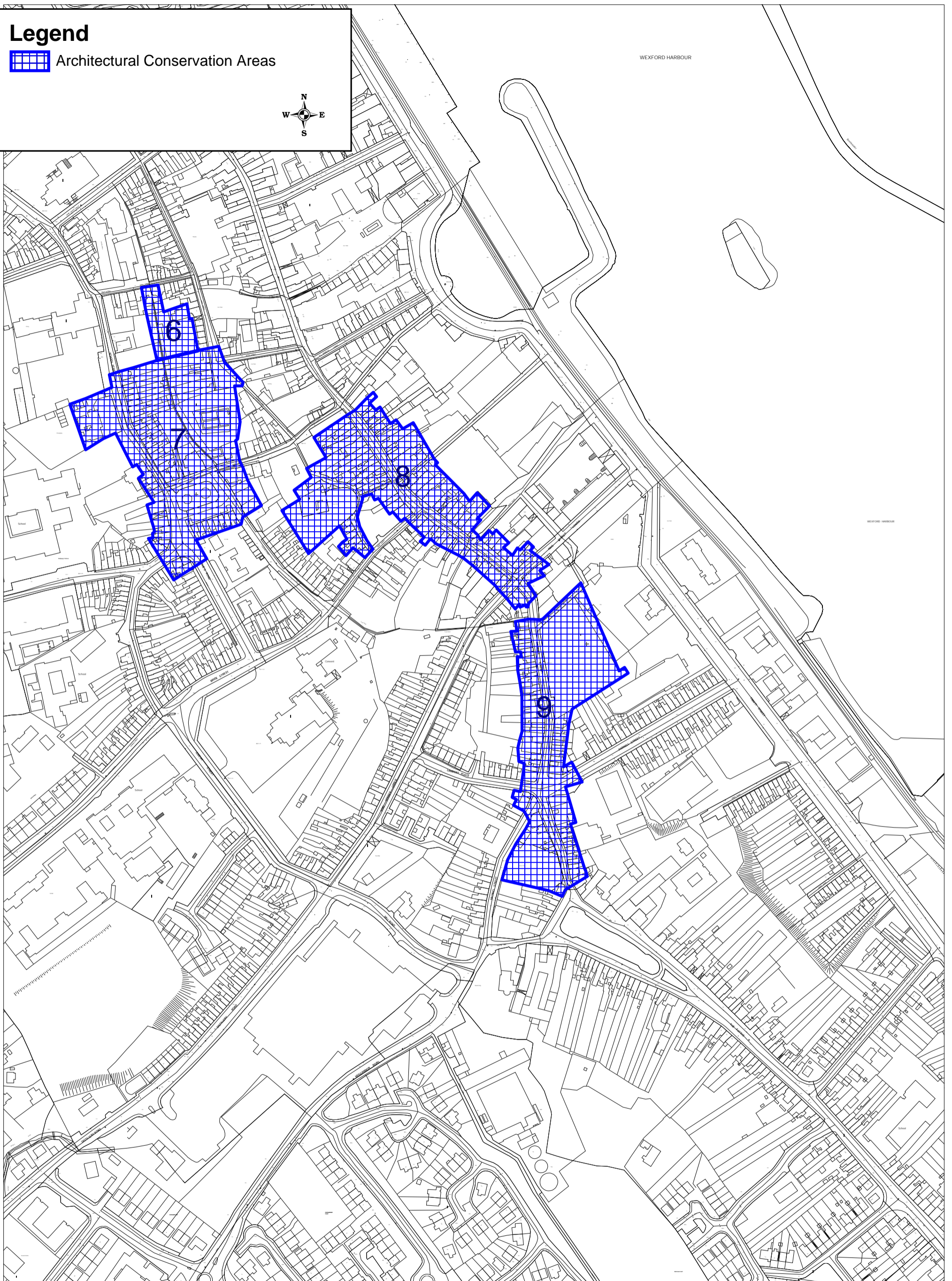
Map No: 6.1a

Legend

 Architectural Conservation Areas



WEXFORD HARBOUR



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Title: Architectural Conservation Area 6-9 (Wexford Town)

Drawn by: NK

Checked by: YDC

Date: 13.06.2022

Map No: 6.1b

Legend

 Architectural Conservation Areas



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Title: Avenue de Flandres, 10 (Wexford Town)

Drawn by: NK

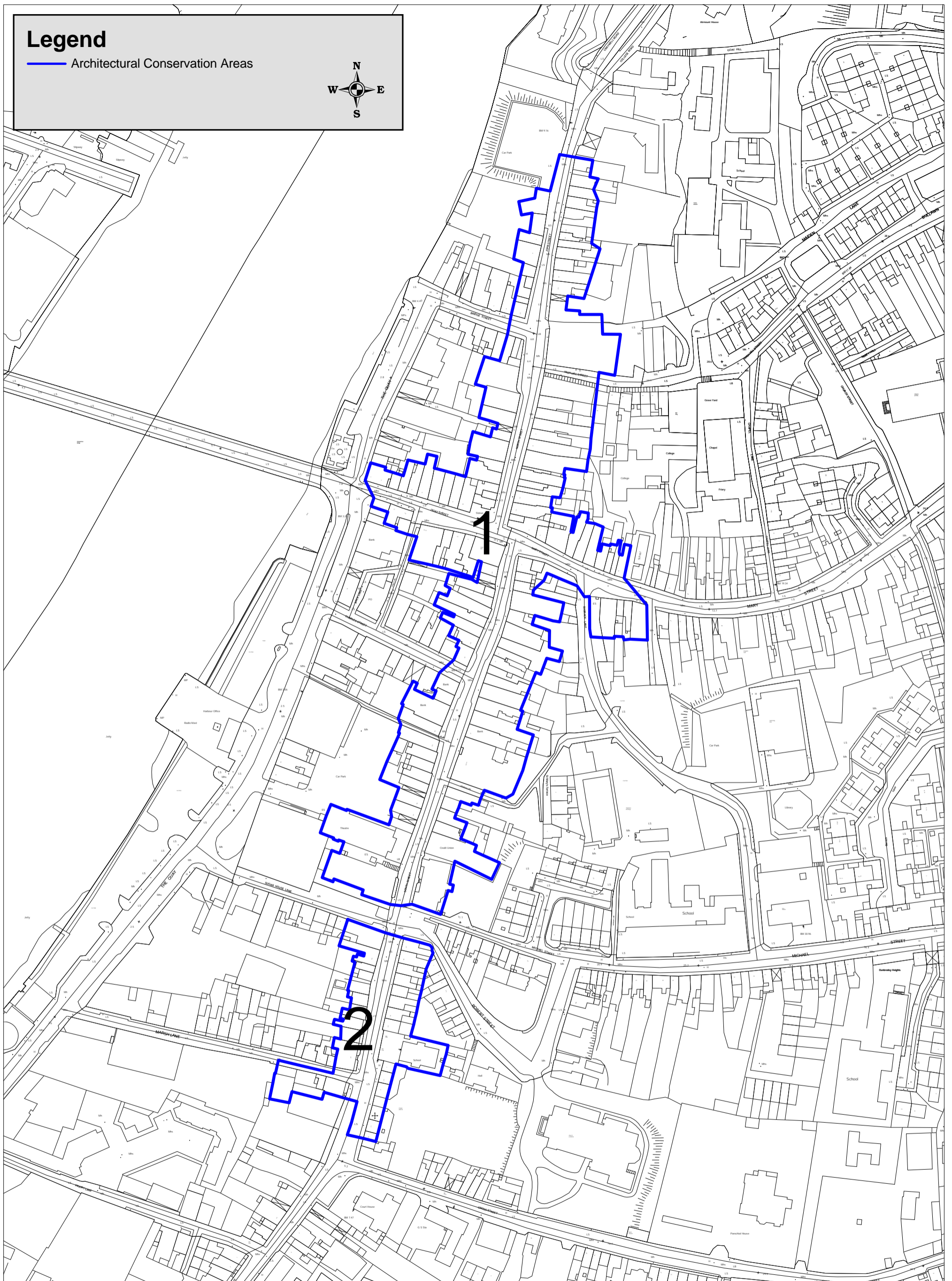
Checked by: YDC

Date: 13.06.2022

Map No: 6.1c

Legend

— Architectural Conservation Areas



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Title: Architectural Conservation Areas 1&2 (New Ross)

Drawn by: NK

Checked by: YDC

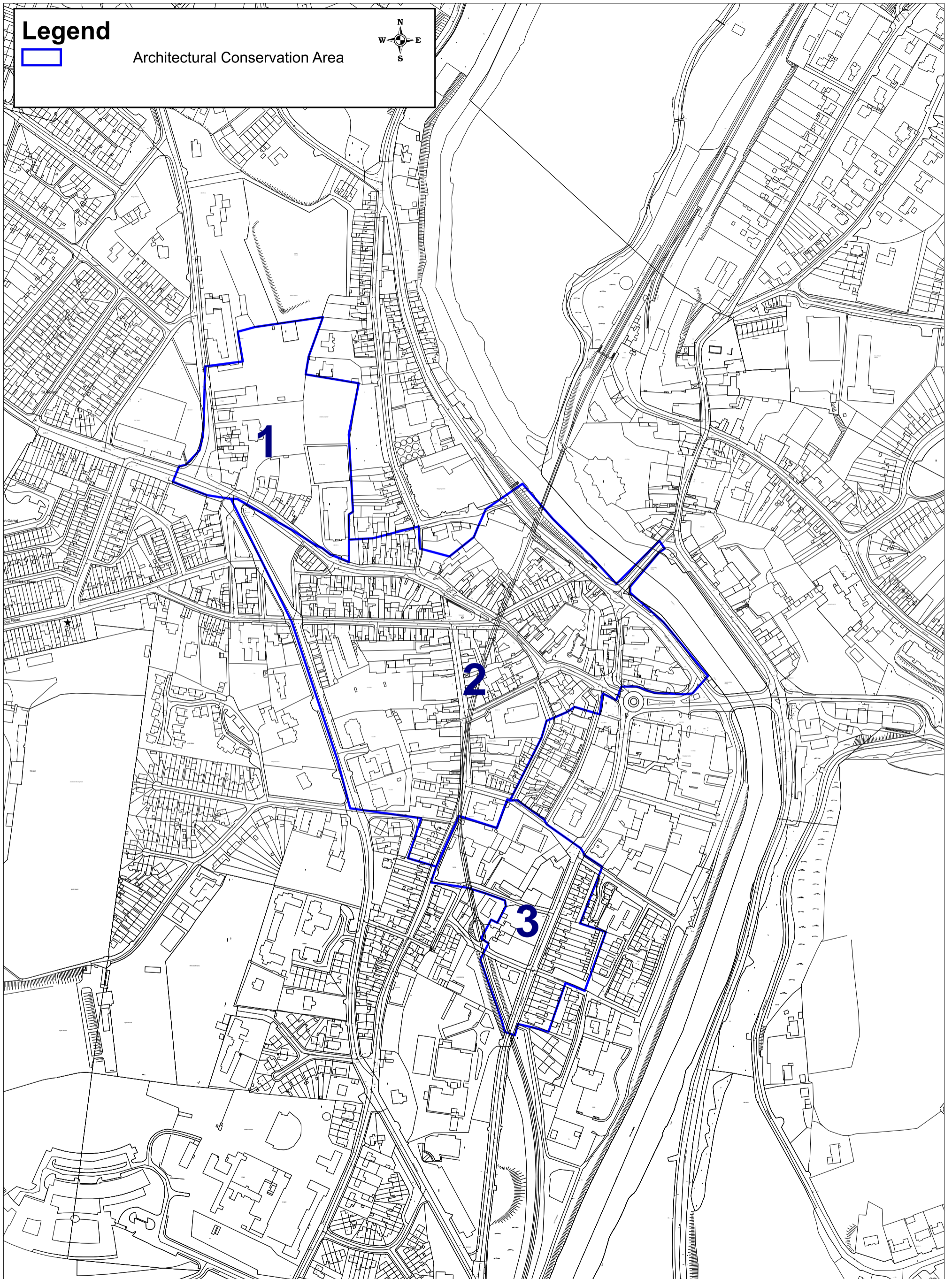
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Map No: 6.2

Legend



Architectural Conservation Area



Wexford County Development Plan 2022-2028 Volume 6 Architectural Conservation Areas

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Title: Architectural Conservation Areas 1-3 (Enniscorthy)

Drawn by: NK

Checked by: YDC

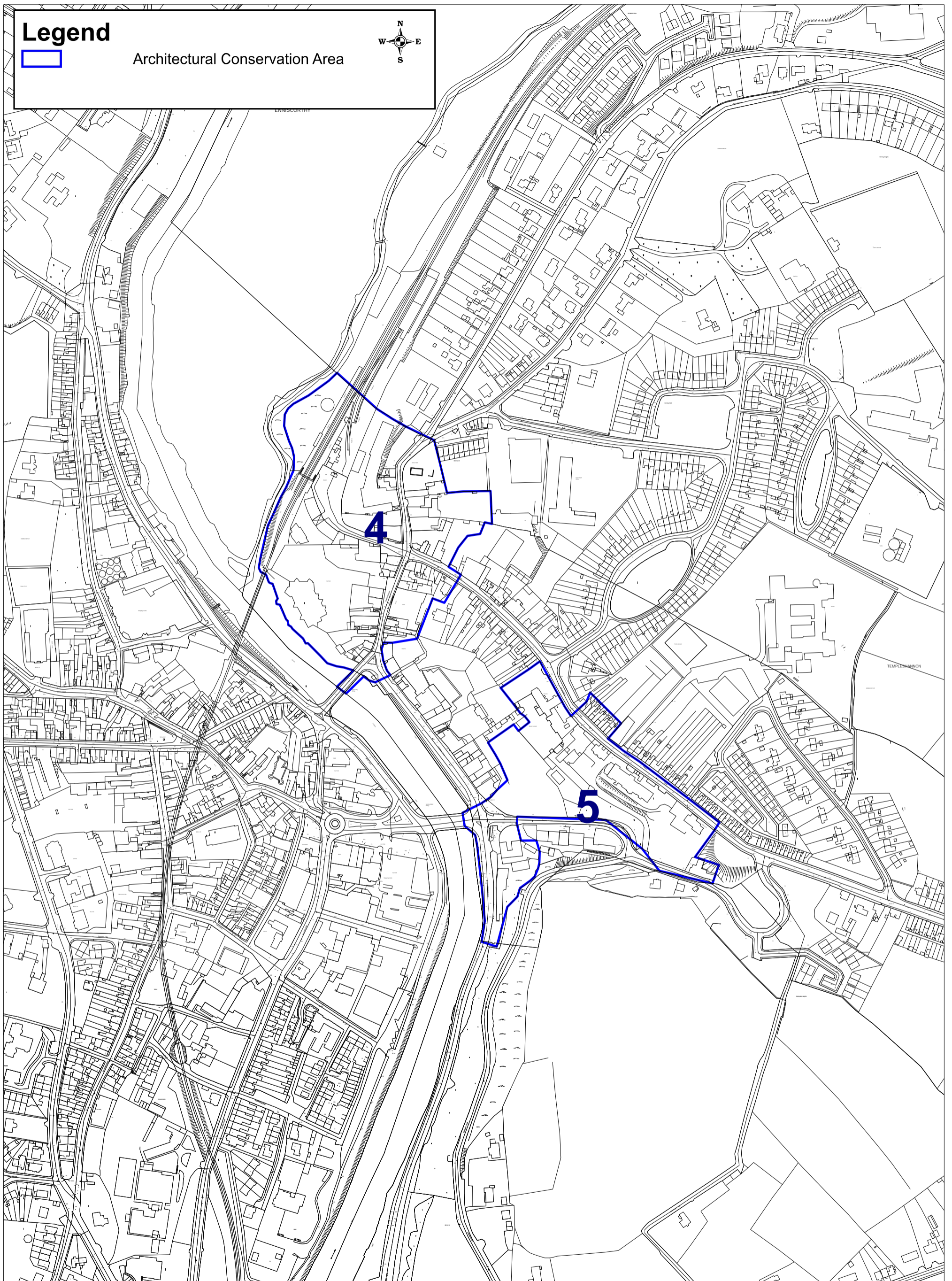
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Map No: 6.3a

Legend



Architectural Conservation Area



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Title: Architectural Conservation Areas 4&5 (Enniscorthy)

Drawn by: NK

Checked by: YDC

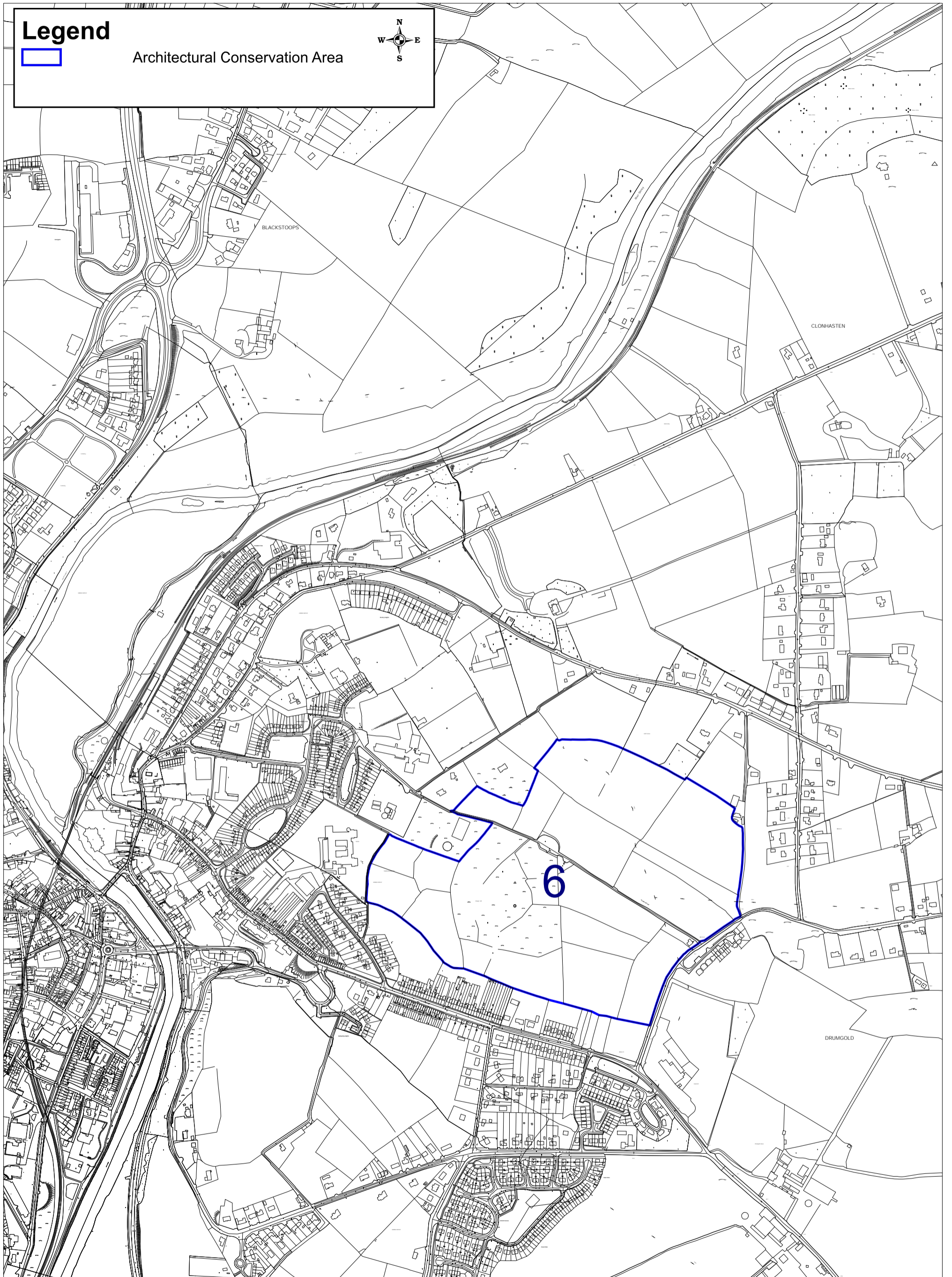
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Map No: 6.3b

Legend



Architectural Conservation Area



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Title: Architectural Conservation Areas 6 (Enniscorthy)

Drawn by: NK

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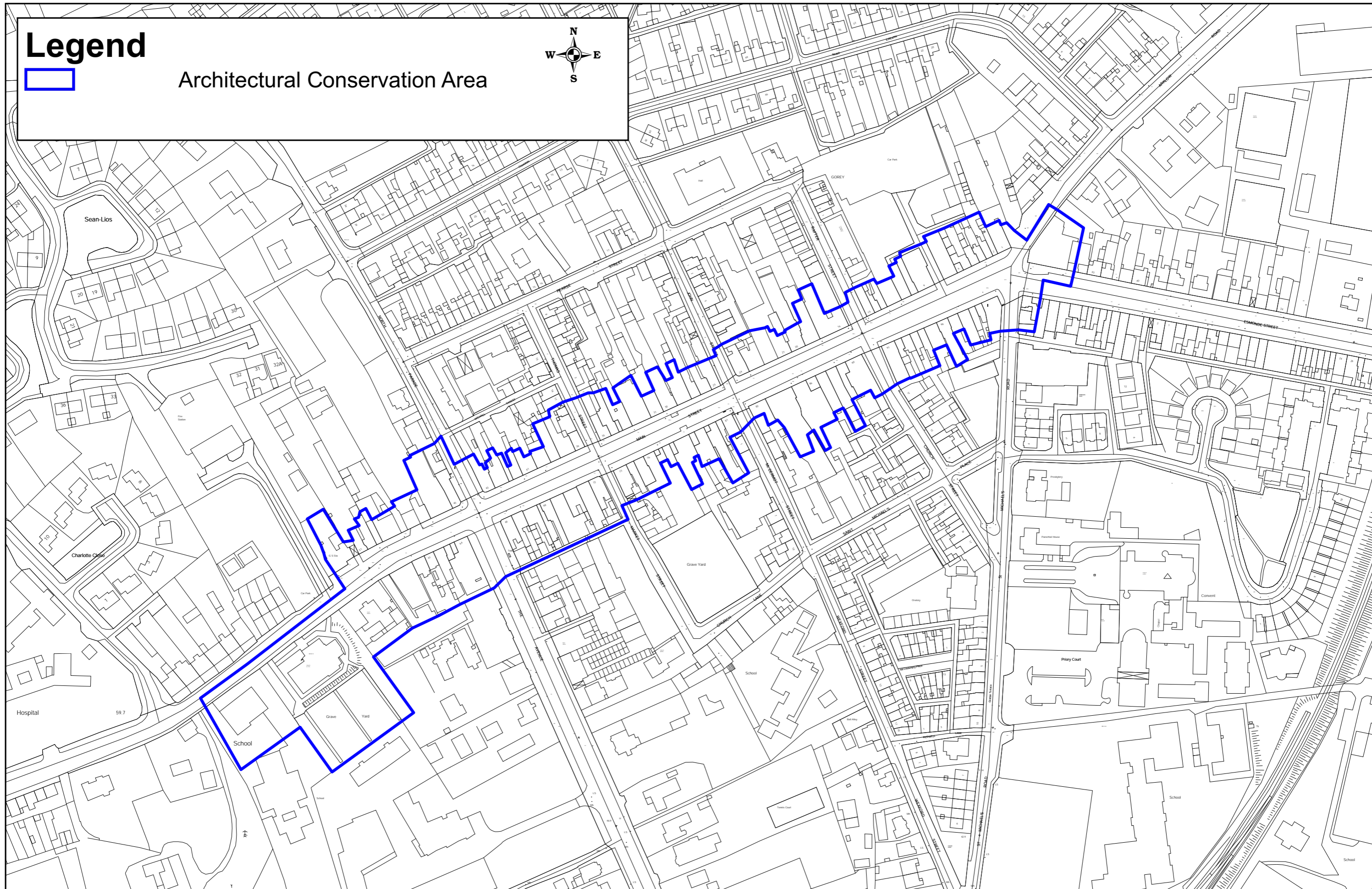
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Map No: 6.3c

Legend



Architectural Conservation Area



Wexford County Development Plan 2022-2028 Volume 6 Architectural Conservation Areas



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Title: Proposed Architectural Conservation Area 1 (Gorey)


Drawn by: NK

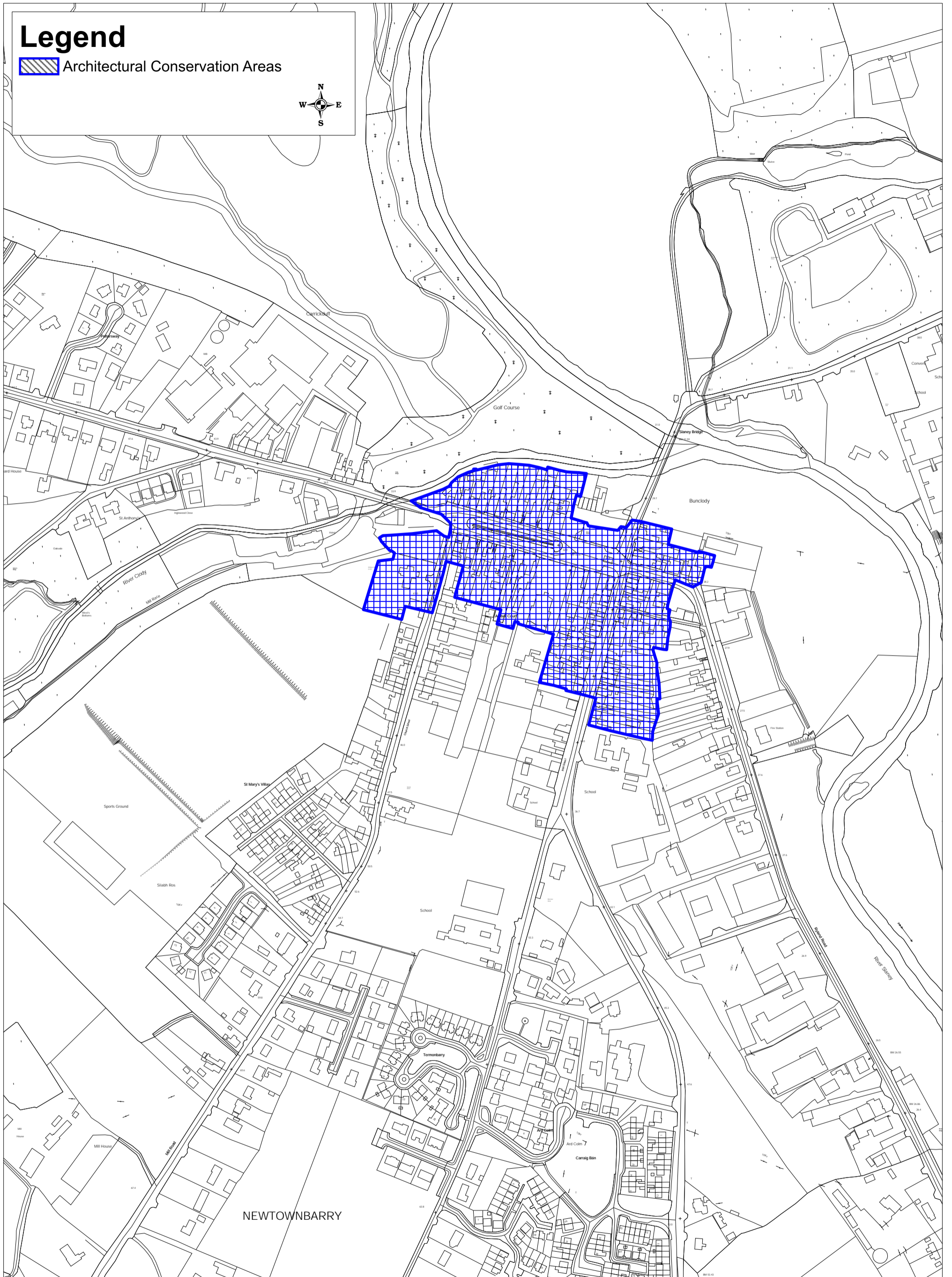
Checked by: YDC

Date: 13.06.2022

Map No: 6.4

Legend

 Architectural Conservation Areas



Wexford County Development Plan 2022-2028 Volume 6 Architectural Conservation Areas

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Title: Architectural Conservation Area 1 (Bunclody)

Drawn by: NK

Checked by: YDC

Date: 13.06.2022

Map No: 6.5