

Conservation

6.1 Introduction

Historical character and built heritage are an expression of our culture and our identity and contribute significantly to the quality of our lives. It is important to ensure that Gorey Town retains its built heritage and that the architectural and historical character of the town and the quality of its townscape is protected and enhanced.

6.2 Historical Development

The urban fabric of Gorey Town developed to a large extent in the 18th and 19th centuries. The Ordnance Survey Map of 1843 (see below), the first of the series depicts the arterial nature of the Main Street with a fork in the road to the north-east of the Main Street for the Courtown and Dublin roads, respectively.

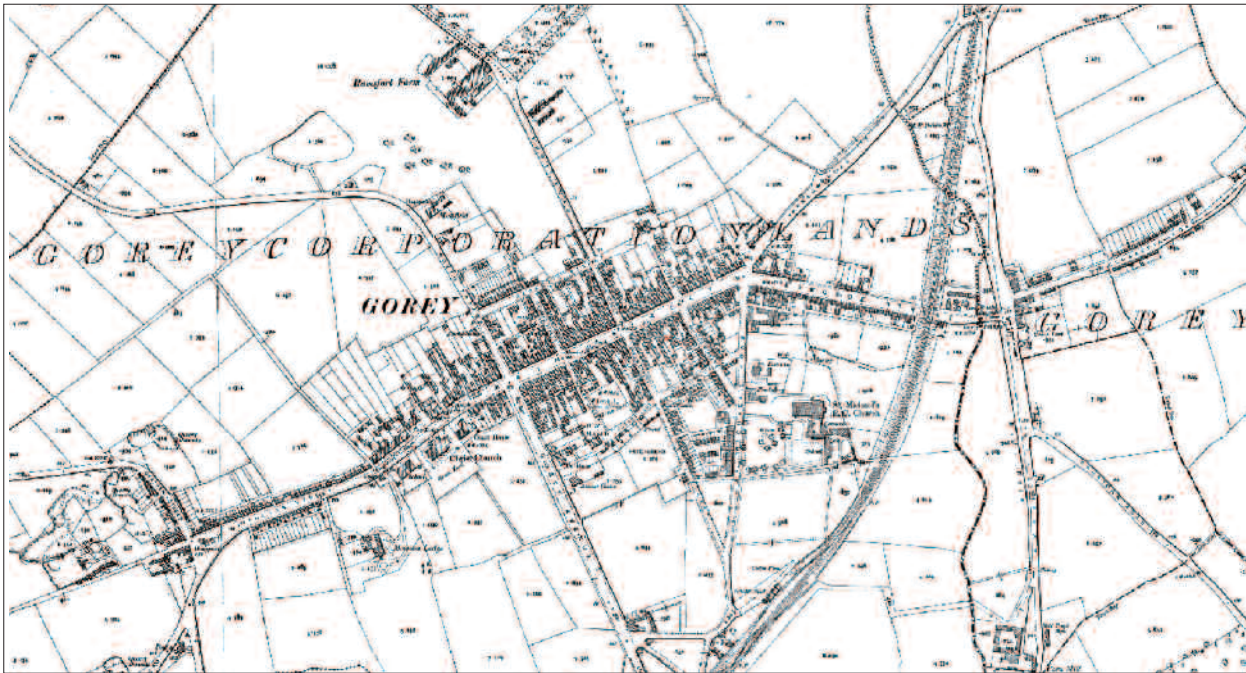


Above: This map demonstrates the arterial nature of the Main Street in 1843.

The 1913 Map illustrates that the town has retained its linear nature with the settlement remaining compact in form. Essentially, the town has retained its compact settlement form to the present day, as every developed area in the town is no more than a ten minute walk from the Main Street. Furthermore, the architectural and townscape qualities of the historic settlement remain intact.

The quality of the town's built heritage is undoubtedly due to the influence of the Ram family and their estate, as well as the important market function of the town.

The street patterns, building alignments and plot sizes have remained largely intact. It is this historic fabric, as well as the overall architectural quality and mix of buildings in the town centre, which forms the underlying rationale for the designation of an Architectural Conservation Area.



Above: This 1913 map demonstrates how the linear nature of the town was retained into the early part of the 20th Century.



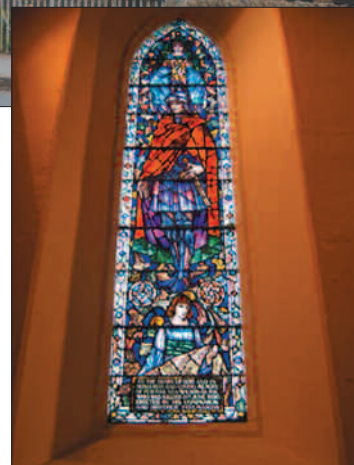
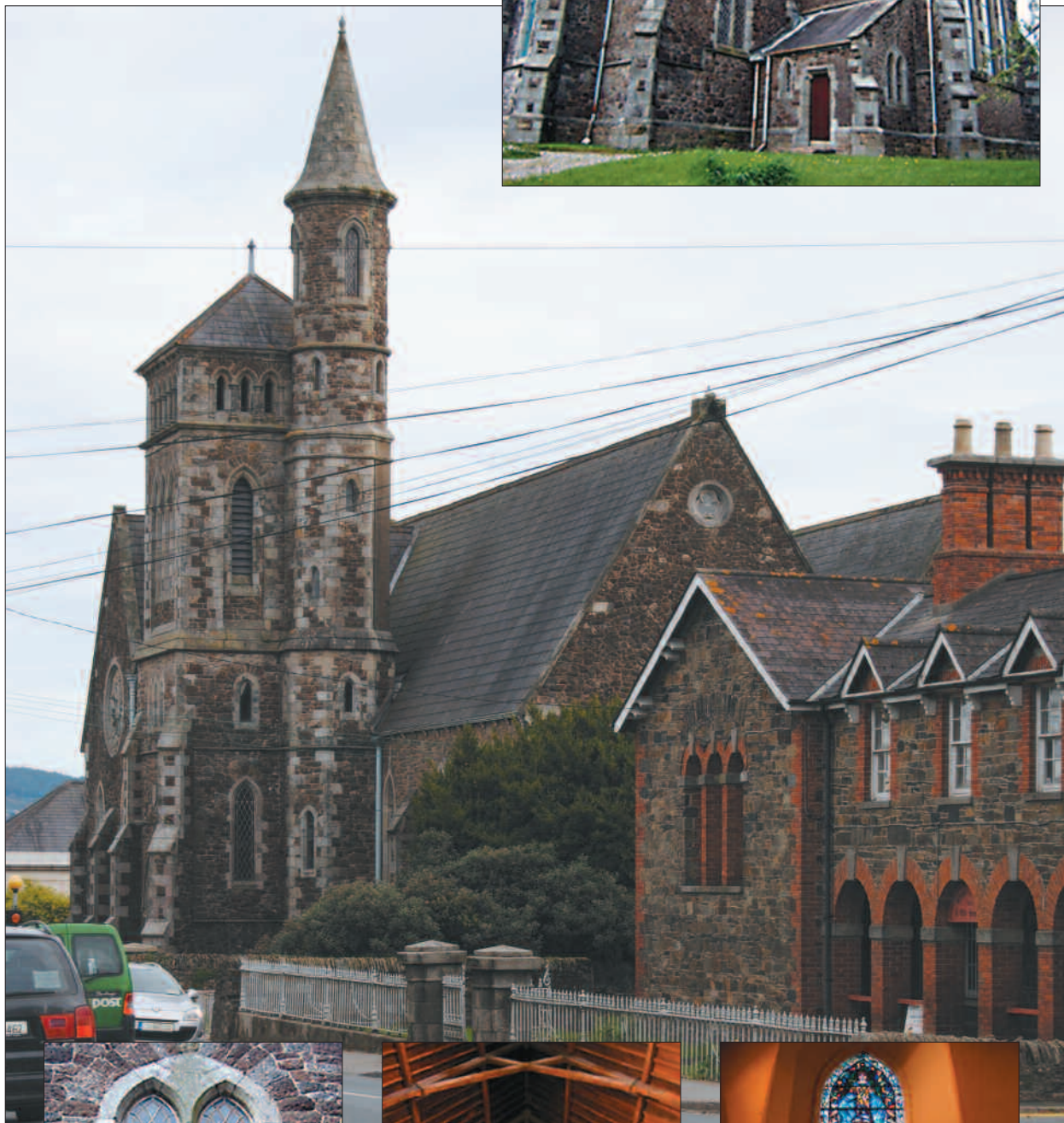
Above: This aerial photograph of the present town shows that the compact settlement form has been retained.

6.3 Architectural Heritage

The Record of Protected Structures (RPS) included in Wexford County Development Plan 2007-2013 are legislated for under Section 51 of the Planning and Development Act 2000 and include structures which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

In the current County Development Plan there are 54 protected structures in the Gorey Town and Environs plan area. These are listed in the appendices of this plan and are demonstrated on Map No.12. The Department of the Environment, Heritage and Local Government have carried out a survey of Gorey Town under the National Inventory of Architectural Heritage. This survey highlights structures of architectural interest. These structures will be reviewed for consideration for inclusion in the Record of Protected Structures when the County Development Plan is being reviewed between 2011 and 2013.

These photographs illustrate Christ Church, both externally and internally. The stained glass and roof structure is as impressive as the architectural design and the detailing on the facades.





These photographs illustrate Browne's Public House on the junction of Main Street and North Parade in Gorey Town. The building sits in a prominent position in the town and has retained many of its original features including much of the craftsmanship that dates from the nineteenth century.



JOHN A. LACK, Vice Capt 32
MARKET REGULATIONS
 CORNLY FEETLY SEASONS, JULY 15th and
THE CHICKEN MARKET
 Shall be on a corner of Scott's corner close
 to the First Road. The Market to open from the 1st of March
 to the 1st of October in every year, and to be held on the Morning
 from 10 o'clock to the Morning from the 1st of October to the
 1st of March inclusive which Hours making shall be held in
 the
POTATOE MARKET.
 To be held on Hallingsworth's corner to the Methodist
 Chapel called the Church Lane
TURF MARKET.
 To be held on the Street leading to the Police
 Barrack, on the Wharf side
MEAT MARKET.
 To be from corner of Church Lane to Market House.
BUTTERMILK MARKET.
 From Kensington's corner to the Lane leading to the Chapel.
FISH MARKET.
 In the Main street opposite to Mr. Woodroffe's House.
VEGETABLE & FRUIT MARKET.
 On main street from Scott's corner to Mulligan's.
SHOE MARKET.
 From Woodroffe's corner as it is at present.
CROCKERY.
 From Market House to the corner of Mount Street
 Feet Paths during Market days not to have any impediments
 nor shall Pigs be allowed to be exposed for sale
 on the Feet Paths either on FAIRS or MARKETS
 Any Person doing Violate any of these Regulations
 is liable to a fine of Five Shillings according to Law
 Signed by Order of the Magistrates.
 W. ARCHDALE, Clerk of Petty Sessions.



**Some photographs of
the Market House,
Main Street, Gorey.**

Section 57(1) of the 2000 Planning and Development Act requires that planning permission is required for the carrying out of works to a protected structure if those works materially affect the character of the structure.

Section 57(2) of the Act allows for the owner or an occupier of a protected structure to make a written request to the Planning Authority to issue a declaration to the type of works which it considers would or would not materially affect the character of the structure. Where it is deemed by the Planning Authority that the works will materially alter the structure of the structure, the said works will require planning permission.

The Market House on the Main Street has a unique place in the historical development of Gorey and, in particular, the development of local government in the town. This 18th century building is currently used as the meeting place for the Gorey Town Councillors and Wexford County Councillors. During the 1798 insurrection prisoners were held here. It is an elegantly composed middle-size range representing an important element of the architectural heritage of Gorey on account of its status as one of the earliest-surviving purpose-built civic institutions in the locality. The building is a protected structure.

Architectural Heritage Policies

It is the policy of the Council to:

Protect the architectural heritage of Gorey Town & Environs by:

1. Promoting the maintenance, continued use or and appropriate reuse of its Protected Structures.
2. Encouraging development which would enhance the setting, integrity or character of any Protected Structure.
3. Promoting the retention, adaptation and reuse as appropriate, of other structures of architectural heritage merit within the town that make a positive contribution to the character, appearance and quality of local streetscapes and assist in its sustainable development.
4. Facilitating and promoting uses in the Market House that would protect and enhance the building, both externally and internally, with particular regard to the civic function of the council chamber.

6.4 Architectural Conservation Area (ACA)

Part IV of the Planning and Development Acts 2000-2007 requires that Development Plans shall include objectives to preserve the character of places, areas, groups of structures or townscapes that are of:

- a) Special architectural, historical, archaeological, artistic, cultural, social or technical interest or value;
- b) Contribute to the appreciation of Protected Structures.

These areas are described as Architectural Conservation Areas (ACA's). Where such an area is considered to be of special importance to civic life, or architectural, historical, cultural or social character of the town, a planning scheme may be prepared with the objectives of:

- Promoting higher standards of civic amenity and design,
- Preserving and protecting the architectural, archaeological and natural heritage,
- Providing for the renewal, preservation, conservation and development of streetscape, layout and building pattern,
- Providing for the control of design and layout of structures and space, and
- Provide for the promotion of the redevelopment of vacant or derelict sites and of the maintenance and repair of structures.

The basis for the designation of an ACA in the Gorey Town & Environs Local Area Plan comes from Policy ACA1 in Section 9.2.3 of the Wexford County Development Plan 2007-2013, which states:

“The Council shall where appropriate through Town Development Plans and Local Area Plans designate areas as Architectural Conservation Areas as deemed necessary.”

Gorey has a distinctive town centre and, in particular, Main Street in terms of scale and composition of streetscape, and buildings of different periods and style that merits consideration for designation as an Architectural Conservation Area.

An Architectural Conservation Area is proposed for Gorey Town Centre. This seeks to preserve the special character and identity of the Main Street, in particular. The town has experienced a greater pressure for change in recent years and without a strong conservation policy the special character of the area may be eroded and lost.

Overall it seeks to provide an integrated approach to the protection, conservation and positive management of the historic environment within the context of the Local Area Plan.

It is the policy of the Council:

- ACA 1 To designate within Gorey Town Centre an Architectural Conservation Area, as illustrated on the appended Map No.13.
- ACA 2 To preserve the special character of the Architectural Conservation Area and to ensure that all future development will enhance this character and contribute to the creation of a distinctive sense of place.
- ACA 3 To review the boundary, aims and objectives of the proposed Architectural Conservation Areas within the life time of the Local Area Plan. Prepare detailed statements for the area, in consultation with stakeholders and local interest groups, including guidance regarding new development and exempted development relevant to the specific character of the area.
- ACA 4 To conserve, restore and rehabilitate the existing building stock in the area.
- ACA 5 To ensure that all proposed developments are carried out in a manner sympathetic to the special character of the area.
- ACA 6 To ensure a high standard of urban design within the proposed Architectural Conservation Area.
- ACA 7 Promote improvements to the streetscape and the spaces between buildings to enhance the quality of these areas.

The fabric of the traditional market town includes the materials used in the individual buildings, the manner in which they are used, the incidental spaces formed by the buildings, street layouts and the materials with which these spaces are laid out. External finishes of painted render are characteristic to the area, whilst architectural details such as doors, windows, cornices, gutters, sign writing, consoles and brackets of shop fronts and various constructional details are important factors that contribute to the historical fabric of the area.

The fabric, therefore, is made up of elements which themselves are small, but taken together are important in determining the character of the area. The accumulative affect of small changes to these elements whether by removal, crude repair, tactless addition or alteration, can have a long term detrimental impact on the special character and appearance of the area.

Map No.13 in the appendix of this Plan demonstrates the area of the ACA.

6.5 Archaeological Heritage

The National Monuments Acts 1930-2004 provide for the protection of the Archaeological Heritage in Gorey Town & Environs. Archaeological heritage is a unique and special resource and needs to be conserved sensibly. Monuments protected under the Act include prehistoric monuments and any monuments and places associated with commercial, cultural, economic, industrial, military, religious or social history.

There are a number of sites and monuments located in within the Gorey Town & Environs Local Area Plan boundary. These are demonstrated on Map No.14 in the Appendix of this plan.

The Council will ensure that features or items of archaeological interest and recognised areas of archaeological potential are suitably safeguarded from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.

Archaeological Heritage Policies

It is a policy of the Council to:

1. Have regard to the Record of Monuments and Places (RMP) and the Sites and Monuments Record (SMR) when assessing planning applications for development or threats to recorded items.
2. Have regard to the Zone of Archaeological Potential within the town when dealing with planning applications for development or threats to recorded items. (See Map No.14)
3. Control development in the vicinity of a Recorded Monument to ensure that it does not detract from the monument's setting or seriously injure its cultural or educational value. In all such cases the Council shall consult with the National Monuments Section of the Department of Environment, Heritage and Local Government (DoEHLG).
4. Promote public awareness of the rich archaeological heritage in the area.



These photographs show French's Bar which is a particularly notable protected structure in the town.



6.6 Natural Heritage

There are no designated nature conservation sites (Special Protection Areas (SPA's), Special Areas of Conservation (SAC's), or Natural Heritage Areas (NHA's)) within the Gorey Town & Environs Local Area Plan boundary. However, the Slaney River Valley cSAC is located 2km west of the Plan boundary. Taking into account its proximity, the protection of this site is of primary importance and mitigation measures are discussed in greater detail in the Strategic Environmental Assessment Environmental Report which accompanies this plan.

Natural Heritage Objectives

It is a policy of the Council to:

- NH1 Protect the character, appearance and quality of the habitats, the biodiversity and semi-natural features within the Gorey Town & Environs Local Area Plan boundary and the Special Area of Conservation to the east of the Plan area from developments within the Plan area.
- NH2 Protect undeveloped sections of rivers and streams by maintaining an adequate buffer zone (minimum 5-10m back from the riverbank) along all watercourses, with no infilling or removal of vegetation within these buffer zones. These buffer zones should be overlooked by future development in order to provide an open space/amenity area.
- NH3 Encourage potential developers to consult with relevant agencies as early as possible to ensure that natural heritage concerns are considered early in the planning process thus appropriately informing the final planning application.
- NH4 No projects which will be reasonably likely to give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects) unless imperative reasons of overriding public interest can be established and there are no feasible alternative solutions.



2010

GOREY

Gorey Town & Environs
Local Area Plan

Appendices

Gorey Town and Environs Local Area Plan 2010.

Appendices

Map	Title
Map 1	Aerial Photograph
Map 2	Land Use Zoning Map
Map 3	Masterplan Areas

Masterplan Areas Written Statements with accompanying Maps

The Plan area has been divided into 8 smaller area zones. The purpose of this approach is to provide more detailed information on the proposed land uses, main issues and physical setting of each area. It will inform the local community, landowners, and prospective developers on how the Planning Authority envisages each area developing. This information is provided as a written statement with each of the eight areas.

Map	Title
Map 4	Area 1 - Goreyhill
Map 5	Area 2 - Ramstown
Map 6	Area 3 - Millands
Map 7	Area 4 - Goreybridge
Map 8	Area 5 - Clonattin/Ballyloughan
Map 9	Area 6 - Ballytegan/Ballyowen
Map 10	Area 7 - Creagh Demesne
Map 11	Area 8 - Town Centre

Record of Protected Structures for Gorey Town & Environs (per Wexford County Development Plan 2007-2013)

Map	Title
Map 12	Protected Structures
Map 13	Architectural Conservation Area
Map 14	Zone of Archaeological Potential
Map 15	Derelict Sites
Map 16a	Services Network - Foul and Surface Water
Map 16b	Services Network - Water
Map 17	Accessibility Routes
Map 18	Flood Alleviation Areas