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Architectural Heritage Impact Assessment Report

For

Clifden Town Centre Enhancement Projects

Client: Galway County Council



Date: 2nd September 2024

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**Copies of this report
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GLOSSARY OF TERMS

1. ACA

An Architectural Conservation Area is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

2. Area of Special Planning Control

Areas of Special Planning Control provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

3. NIAH

The **National Inventory of Architectural Heritage**. 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 Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

4. Protected Structure

A “**protected structure**” is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term “structure” is defined by Section 2 of the 2000 Act to mean ‘any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate’. – Section 2 (1) of the 2000 Act

5. Section 57 Declaration

Section 57 Declaration Owners or occupiers of a protected structure may request a ‘declaration’ under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

6. RMP

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The **National Record of Monument & Places (RMP)** is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

7. RPS

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the



Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC

Special Area of Conservation are prime wildlife conservation areas in the country, considered to be important on a European as well as Irish level. Most Special Areas of Conservation (SACs) are in the countryside, although a few sites reach into town or city landscapes, such as Dublin Bay and Cork Harbour.

9. SPA

Ireland is required under the terms of the EU Birds Directive (2009/147/EC) to designate Special Protection Areas (SPAs) for the protection of:-

- Listed rare and vulnerable species;
- Regularly occurring migratory species;
- Wetlands especially those of international importance.

Levels of significance – NIAH Definitions 2021

International Significance

Structures of sufficient architectural heritage significance to be considered in an international context. These are exceptional structures that can compare with the finest architectural heritage of other countries. Examples include the Custom House in Dublin and Saint Fin Barre's Cathedral in Cork

National Significance

Structures that make a significant contribution to the architectural heritage of Ireland. These are structures that are considered to be of considerable architectural heritage significance in an Irish context and examples include Ardnacrusha Generating Station in County Clare; Sligo Courthouse; the Carroll Cigarette Factory in Dundalk; Emo Court in County Laois; and Lismore Castle in County Waterford.

Regional Significance

Structures that make a significant contribution to the architectural heritage of their region. They also bear comparison with similar structures in other regions in Ireland. Examples include the Georgian terraces of Dublin and Limerick; the Wikinson-designed workhouses in each county; and the Halpin-designed lighthouses around the Irish coastline. Increasingly, structures that warrant protection make a significant contribution to the architectural heritage of their locality. Examples include modest terraces and commercial buildings with early shopfronts.

Local Significance

These are structures that make a contribution to the architectural heritage of their locality but which do not merit inclusion on the RPS.

Record only

These are structures that are considered to have insufficient architectural heritage significance at the time of recording to warrant a higher Rating.



Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe. Section 156 of the Act states:-

(1) A person who is guilty of an offence under *sections 58(4), 63, 151, 154, 205, 230(3), 239 and 247* shall be liable—

(a) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or

(b) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that

"When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

A person contravening this requirement for two months notification to the Commissioners of Public Works in Ireland of proposed works at or in relation to a recorded monument or place shall (under Section 13 of the Act) be guilty of an offence and be liable on summary conviction to a maximum penalty of a £1000 fine and 12 months imprisonment and on conviction on indictment to a maximum penalty of a £50,000 fine and 5 years imprisonment.

It should also be noted that Section 16 of the National Monuments (Amendment) Act 1994 amended the National Monuments (Amendment) Act 1987 (the Act of 1987) so that under Section 2 (1) (a) (iv) of that Act **the use or possession of a detection device**

"in, or at the site of, a monument recorded under section 12 of the National Monuments (Amendment) Act, 1994,"

is prohibited otherwise than in accordance with a consent of the Commissioners of Public Works in Ireland granted under the provisions of Section 2 of the Act of 1987.

A person contravening the above provisions relating to use or possession of detection devices shall (under Section 2 (5) of the Act of 1987) be guilty of an offence and be liable (under Section 23 (1) of the Act of 1987) on summary conviction to a maximum penalty of a £1000 fine and 6 months imprisonment or on conviction on indictment to a maximum penalty of a £50,000 fine and 12 months imprisonment.

It should be further noted that under Section 7 (1) (a) of the National Monuments (Amendment) Act 1994 a member of the Garda Síochána may without warrant seize and detain:

"a detection device found in, at the site of, or in the vicinity of a monument recorded under Section 12 of the Act unless the person in possession of the device has a consent of the Commissioners of Public Works in Ireland in accordance with the provisions of Section 2 of the Act of 1987."



1.0 Scope of Study

This report has been prepared following a request by the client to undertake an Architectural Heritage Impact Assessment in conjunction with the proposed works for the Clifden Town Centre Enhancement Projects.

This Impact Assessment aims to provide the following:

- A brief historical overview of Clifden, Co. Galway.
- An assessment under Conservation Principles¹
- A comprehensive understanding of the impact of the proposed works.
- Conclusion and mitigation of the proposed works.

2.0 Method of Study

The following methods and resources were used in establishing the Conservation Impact Assessment of the proposed works.

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor (SCSI and RICS).
- The subject site was studied, visited and inspected by a Chartered Building Engineer.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- The author worked with the design team during the design stage to agree proposals that would meet with conservation best practice and minimise the impact on the historic fabric.
- The proposals were studied and assessed for their impact.

This report was prepared in accordance with national practice deriving from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011 (Appendix B) and International practice from The Burra Charter 2013 (The Australia ICOMOS Charter for places of Cultural Significance)

¹ adapted from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Arts, Heritage and Gaeltacht 2011



3.0 Existing Environment

Clifden is a town situated on the west coast of County Galway on the Owenglin River where it flows into Clifden Bay. Located at the foot of The Twelve Pins Mountains and overlooking the Atlantic Ocean in the heart of Connemara, it is approximately 78 kilometres west of Galway City on the N59 National Road.



Photograph 1 – The D'Arcy Monument overlooking Clifden Town

Clifden is a vibrant town with a prosperous tourism industry. The town follows nineteenth century layout characteristics with an oval plan and three principal streets – Market Street, Main Street and Bridge Street with a Market Square. The streetscape contains several buildings and sites that are included on the Record of Protected Structures, examples include the Court House, Christ Church and St. Joseph's Church. The town is a designated Architectural Conservation Area; it retains much of its original buildings and strong historical character. In addition, the view of both St. Joseph's Church and Christ Church are also of local importance and give the town its recognisable views set against the background of the Connemara Mountains.



Photograph 2 - View from west end of Market Street



Photograph 3 - View towards west from Main Street

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Photograph 4 - View of Market Street from Bridge Street Junction



Photograph 5 - View of Market Square

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3.1 Proposed Development

The proposed development at Clifden Town involves the enhancement of the hard and soft landscape of the town. The town centre primary areas of development consist of Market Square, Market Street, Main Street, and Bridge Street and the town centre secondary areas of development consist of Market Hill and Bridewell Lane. The Harbour Park area to the west of the town centre is a vacant derelict area which is the proposed location of a new park including a performance space and recreational areas. The Beach Road development includes the improvement of the hard and soft landscape of the area including repairs to the quay wall.

The proposed development is described as follows:

- Redesigned paved areas along Market Square, Main Street, Bridge Street, Market Street, Seaview, Market Hill and Bridewell Lane, to improve pedestrian and vehicular infrastructure along with new surfaces, lighting, hard and soft landscaping and street furniture.
- Provision of new pedestrian crossings throughout the scheme.
- Provision of new parking arrangements, and enhanced pedestrian civic spaces throughout the scheme.
- Provision of a new multi-use recreation park in the Harbour Park area including amphitheater performance space and running track.
- Redesigned paved areas at Beach Road Quay to improve pedestrian and vehicular infrastructure along with new surfaces, lighting, hard and soft landscaping and street furniture.
- Repair of existing Quay/Wharf wall.
- Provision of tree planting and cycle parking facilities throughout the scheme.
- All other associated site and ancillary works at Beach Road, Harbour Park, Main Street, Market Street, Bridge Street, Bridewell Lane, Market Hill and Seaview, Clifden Town, Co. Galway.
- The subject works are taking place within the Clifden Town Architectural Conservation Area (ACA) apart from the Beach Road development.



Figure 1 - Proposed Development, Market Square Visualisation - LUC



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Figure 4 - Beach Road Quay Masterplan - LUC

3.2 Site Inspection

The site was inspected on the 21st of June 2024 by David Humphreys and Sheena Ryan of ACP.



4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Clifden

Founded in the 1812 by John D'Arcy (1785 – 1839)² Clifden (An Clochán meaning stepping-stones, causeway; old stone structure)³ is the largest town in the Connemara Region. He inherited the family estates in 1804, and it was John's ambition to establish a town on his Connemara lands. Although its growth was slow initially the town developed rapidly in the 1820's following the construction of Clifden Quay and the road to Galway. The census figures for 1821 show the town as having 46 houses and a population of 290. By 1831, the population had jumped to 1,257 and there were 196 houses.⁴



Figure 5 - View of Clifden (Quay Wall visible), Robert French, The Lawrence Photograph Collection, 1865 - 1914⁵

‘CLIFDEN, a sea-port, in the parish of Omev, barony of Ballynahinch, county of Galway, and province of Connaught, 39½ miles (W. by N.) from Galway, and 144 miles (W.) from Dublin; containing 1257 inhabitants. It is situated on an eminence on the shore of a winding estuary that falls into Ard bear, or Clifden harbour, on the Connemara or western coast; and is quite of modern origin, as it contained only one house in 1815, when John D’Arcy, Esq., settled here, principally through whose exertions 300 had been erected previously to 1835, including a commodious hotel for the accommodation of visitors; and although Clifden and a large tract of country did not yield ls. of revenue in 1814, it yielded a revenue of £7000 in 1835... It has a daily post to Galway. A chief constabulary police force is stationed in the town; and it is the residence of the inspecting commander of the Clifden district of coast-guard stations, which comprises Innislaken, Mannin Bay, Claggan, and the

²Landed Estates, Family: D'Arcy (Kiltullagh & Clifden Castle), Landed Estates Database/NUI Galway, accessed 13-08-24.

³ Logainm, *Clifden*, <https://www.logainm.ie/en/1165781>, accessed 13-08-24.

⁴ Clifden & Connemara Heritage Society, *History of Clifden*, <http://clifdenheritage.org/history-of-clifden/>, accessed 13-08-24.

⁵ The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *View of Clifden 1865 – 1914*, <https://catalogue.nli.ie/Record/vtls000336027>, accessed 15-08-24.



Killeries. Markets are held in a neat market house on Wednesday and Saturday... There is a Bridwell, containing three day-rooms and several cells, with keepers' apartments; and a handsome sessions-house is in course of erection. An elegant church and school have been erected, principally at Mr. D'Arcy's expense; and there are a R. C. chapel, national school, dispensary, and fever hospital in the town. At a short distance, on the northern side of the town, is Clifden Castle, the delightful residence of John D'Arcy, Esq., the proprietor of the district, by whom it was erected. It is a castellated house standing on the verge of a fine lawn sloping down to the bay and sheltered behind by woods and a range of mountain; the view to the right embraces a wide expanse of ocean.'⁶

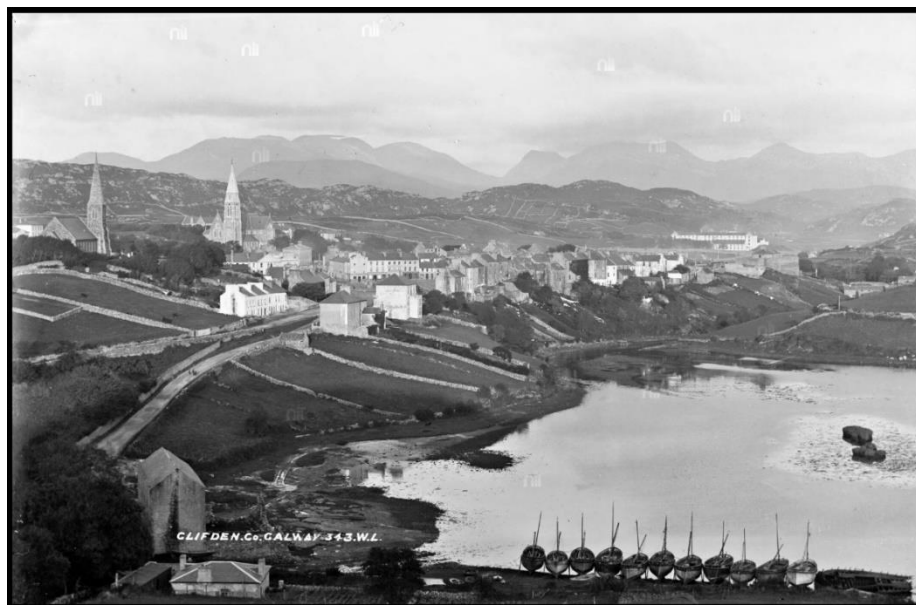


Figure 6 - View of Clifden, Robert French, Robert French, The Lawrence Photograph Collection, 1865 - 1914⁷

Schools and churches dominated the skyline to the north of the town, while industrial buildings occupied the south; there was a brewery, distillery and mill on the banks of the Owenglin River, next to the waterfall. At the time of his death in 1939, John D'Arcy's ambition had been achieved. Clifden was then the headquarters for the coastguard and police force for the district. It had a bridewell and before long there would be a courthouse and workhouse. The town was thriving and the economic benefits to the region were becoming clear as more land in the neighbourhood was brought under cultivation and agricultural production increased to supply the growing market.⁸ A monument commemorating D'Arcy was built in the 1840s on a hill at Cloghaunard overlooking Clifden.

⁶ Lewis, Samuel, *A Topographical Dictionary of Ireland, Volume 1*, 1837, Clifden, page 339

⁷ The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *View of Clifden 1865 - 1914*, <https://catalogue.nli.ie/Record/vtls000340121>, accessed 15-08-24.

⁸ Clifden & Connemara Heritage Society, *History of Clifden*, <http://clifdenheritage.org/history-of-clifden/>, accessed 13-08-24.



Figure 7 - View of Main Street towards Courthouse, Robert French, The Lawrence Photograph Collection, 1865 - 1914⁹

The Great Famine had a profound effect on the town, eventually leading to the sale of the town along with the rest of the D'Arcy Estates in 1850 to Thomas Eyre.¹⁰

The Galway to Clifden Railway line, opened in 1895 by the Midland and Great Western Railway company, did much to improve the economy of the town and helped to establish Connemara as a tourist destination.¹¹ Clifden was the location for the Marconi Radio Station which opened for public service 6 kilometres south of the town in 1907, and was the first high power transatlantic long wave wireless telegraphy station with its sister station located in Glace Bay, Nova Scotia. The station along with the nearby crashlanding of the first non-stop transatlantic flight in 1919 brought prominence to the town.

⁹ The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *View of Main Street Clifden 1865 – 1914*, <https://catalogue.nli.ie/Record/vtls000321311>, accessed 15-08-24.

¹⁰ Landed Estates, Family: D'Arcy (Kiltullagh & Clifden Castle), Landed Estates Database/NUI Galway, accessed 13-08-24.

¹¹ Clifden & Connemara Heritage Society, *History of Clifden*, <http://clifdenheritage.org/history-of-clifden/>, accessed 13-08-24.



Figure 8 - Market Square Clifden, Robert French, The Lawrence Photograph Collection, 1865 - 1914¹²



Figure 9 - Market Square Clifden, Robert French, The Lawrence Photograph Collection, 1865 - 1914¹³

During the War of Independence, the town was severely damaged when, on St. Patrick's Day 1921, the Black and Tans burned fourteen houses, damaged several others and shot two civilians, in retaliation for the shooting dead of two policemen by members of the IRA some hours earlier.¹⁴

¹² The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *Market Square Clifden 1865 – 1914*, <https://catalogue.nli.ie/Record/vtls000333098>, accessed 15-08-24.

¹³ The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *View of Market Square Clifden 1865 – 1914*, <https://catalogue.nli.ie/Record/vtls000333099>, accessed 15-08-24.

¹⁴ Clifden & Connemara Heritage Society, *History of Clifden*, <http://clifdenheritage.org/history-of-clifden/>, accessed 13-08-24.



4.2 Conservation of the site and vicinity

The authors of this report are unaware of any granted permissions on the site.

4.3 Protection Status

The subject site/area is located within the designated Clifden Town Architectural Conservation Area (ACA). Within Clifden Town Centre and its vicinity there are twenty-six structures recorded on both the National Inventory of Architectural Heritage (NIAH) and the Record of Protected Structures (RPS). There are six additional structures recorded only on the NIAH, and 17 structures only on the RPS. Table 1 below lists these records in conjunction with the Figure 10 (J758D001) and Figure 11 (J758D002) drawings, and appendix 1 and 2 of this report.

Note: The structures which are highlighted in green on Table 1 are within the area of the proposed works. Further details on these structures can be found in sections 4.3.2 to 4.3.20 below.

Ref No.	Name & Address	RPS No.	ACA	NIAH Building Record	Recorded Monument
1	D'Arcy Monument, Cloghaunard, Clifden	578	N	30325011	RMP: 35032
2	Warehouse, The Quay, Clifden	582	N	30325016	N
3	Quay/Wharf, Beach Road, Clifden	N	N	30325017	N
4	Former Coast Guard House, Beach Road, Clifden	3288	N	30325012	N
5	Former Coast Guard House, Beach Road, Clifden	3289	N	30325013	N
6	Former Coast Guard House, Beach Road, Clifden	3290	N	30325014	N
7	Former Coast Guard House, Beach Road, Clifden	3291	N	30325015	N
8	The Rectory	3285	N	30325001	N
9	Clifden Town Hall	816	Y	N	N
10	Thomas O'Faolain Memorial	583	Y	30325018	N
11	Methodist Church	584	Y	30325019	N
12	Seaview House, Main Street	815	Y	N	N
13	Bank of Ireland, Main Street	814	Y	N	N
14	Parochial House	817	Y	N	N
15	Christ Church, Church of Ireland	585	Y	30325002	RMP: 35018
16	Christ Church, Graveyard	585	Y	30325034	RMP: 35018001
17	Hill House, Church Street	586	Y	30325003	N
18	Fountain Villa, Church Street	587	Y	30325004	N
19	Semi-detached House,	818	Y	N	N
20	Semi-detached House	819	Y	N	N
21	The Schoolhouse	588	Y	N	N
22	Foyles Hotel, Main Street	3286	Y	30325005	N
23	Clifden Pharmacy, Main Street	809	Y	N	N
24	Guy's Pub, Main Street	810	Y	N	N



25	The Central, Main Street	3293	Y	30325020	N
26	Millar's, Main Street	603	Y	30325006	N
27	House, Main Street	811	Y	N	N
28	O'Dalaigh, Main Street	812	Y	N	N
29	The Clifden Bookshop, Main Street	813	Y	N	N
30	John Mannion House, Bridge Street	N	Y	30325021	N
31	St. Mary's Chapel & Graveyard	820	Y	N	RMP: 35015
32	Clifden Courthouse	591	Y	30325007	RMP: 35023
33	St. Joseph's R.C. Church	590	Y	30325008	N
34	St. Joseph's Convent	3287	Y	30325009	N
35	St. Joseph's Industrial School	593	Y	30325010	N
36	Clifden Railway Station & Goods Shed	596	N	30325023	N
37	Clifden Railway Station Engine House	596	N	30325022	N
38	Gerald Stanley House, Market Street	803	Y	N	N
39	Vaughan's, Market Street	N	Y	30325025	N
40	The Old Wall, Bridge Street	804	Y	N	N
41	The Jail, Bridewell Lane	600	Y	30325026	RMP: 35021
42	Terrace of four houses, Market Street	806	Y	N	N
43	Terrace of four houses, Market Street	807	Y	N	N
44	Terrace of four houses, Market Street	808	Y	30325054 (Record Not Found)	N
45	Four Houses, Lee's Terrace, Riverside	805	Y	303250329 to 303250332	N
46	Ardbear Old Bridge	597	Y	30325027	N
47	Ardbear New Bridge	598	Y	30325033	N

Table 1 - Protection Status



Figure 10 - Appendix 1 - J758D001 Protection Status Town Centre

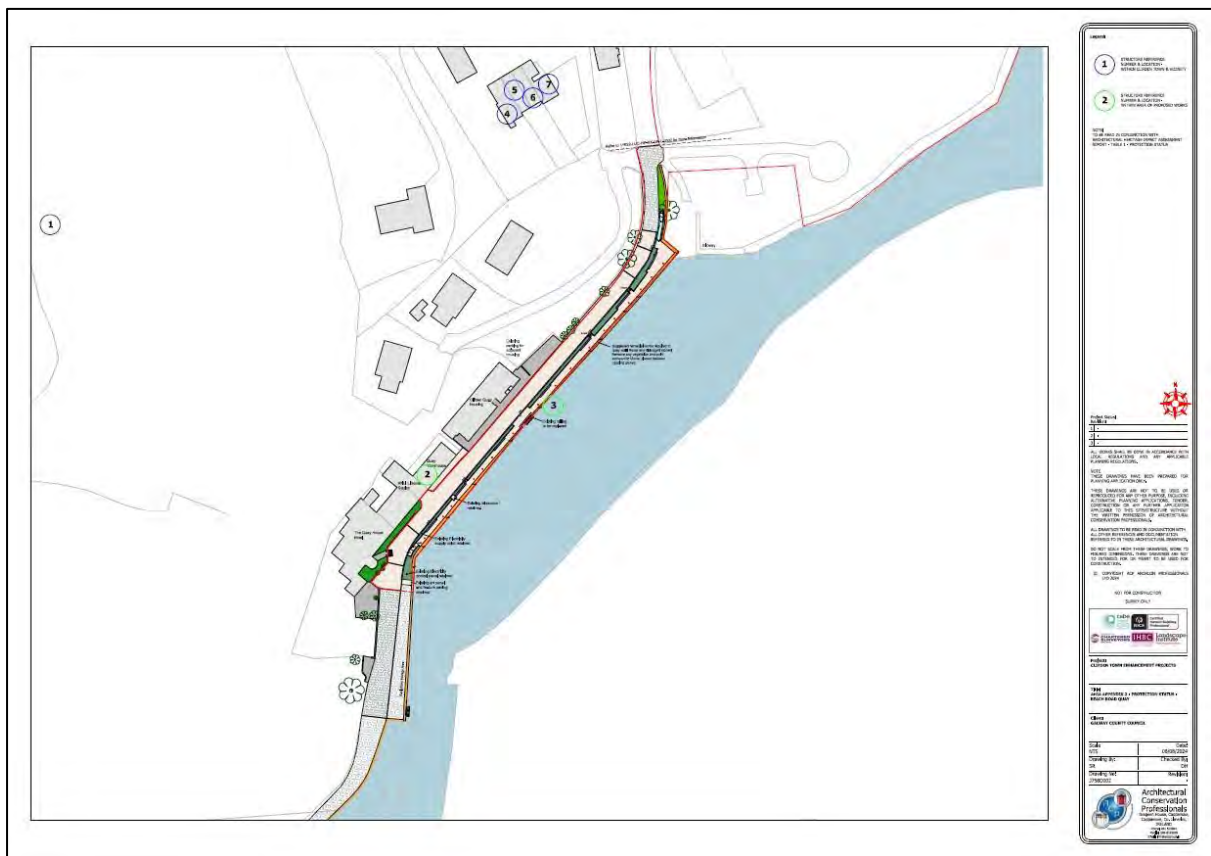


Figure 11 - Appendix 2 - J758D002 Protection Status Beach Road Quay



4.3.1 Clifden Town Architectural Conservation Area¹⁵

‘Architectural Heritage:

Clifden, one of the last towns to be built in Ireland, is substantially linked to the vision of John D’Arcy (1785-1839). The first house was built in 1809 and Clifden Castle, D’Arcy’s own home, was constructed circa 1815. The town is dominated by two fine nineteenth century churches. At the eastern gateway, St. Joseph’s R.C. Church was built in 1879 by emigrant’s money in this post-famine period. At the opposite end of town, Christ Church, (Church of Ireland), was built in 1853 on a small drumlin, thus securing a commanding vista. The gateway to Clifden is marked by the classical courthouse, the tall tower and steep roofs of the large St. Joseph’s Catholic Church rising up behind.

Most of the nineteenth century streetscape and fabric survives. Apart from the ecclesiastical and public buildings, there is a remarkable degree of consistency in the buildings that line the principal streets. Set mainly at the back of footways, they vary from town house to cottage proportions, the grandest, which are still relatively modest, tending to occur nearest Market Square. The only open spaces of note within the town are the graveyard opposite St. Joseph’s Church, the graveyard of Christ Church and the Market Square itself. Unsurprisingly, plot widths vary, reflecting the 19th century economic climate in which the town was developed. The evident 19th century mixture of houses and ground floor shops has since given way to largely tourism oriented retail, restaurant or accommodation on the ground floor.

Statement of Significance:

Clifden’s principal significance lies in its historical origins, period of development, planned layout, building style, picturesque townscape, architectural coherence, distinctive landmark buildings, dramatic, coastal peninsula setting and mountain backdrop. The majority of buildings span the early to mid 19th century and share many characteristics. A large proportion is in simple vernacular style, ranged around a central core, along two wide roads which focus on Market Square. The river and its banks form a distinct southern boundary and a series of viewpoints. Clifden contains a number of buildings of national or regional significance. The town has long been a tourism destination and is vulnerable to excessive or insensitive development and alteration.’

¹⁵ Galway County Council, *Galway County Development Plan 2022 – 2028, Appendix 7 Architectural Conservation Areas, Clifden Town Centre*, page 5

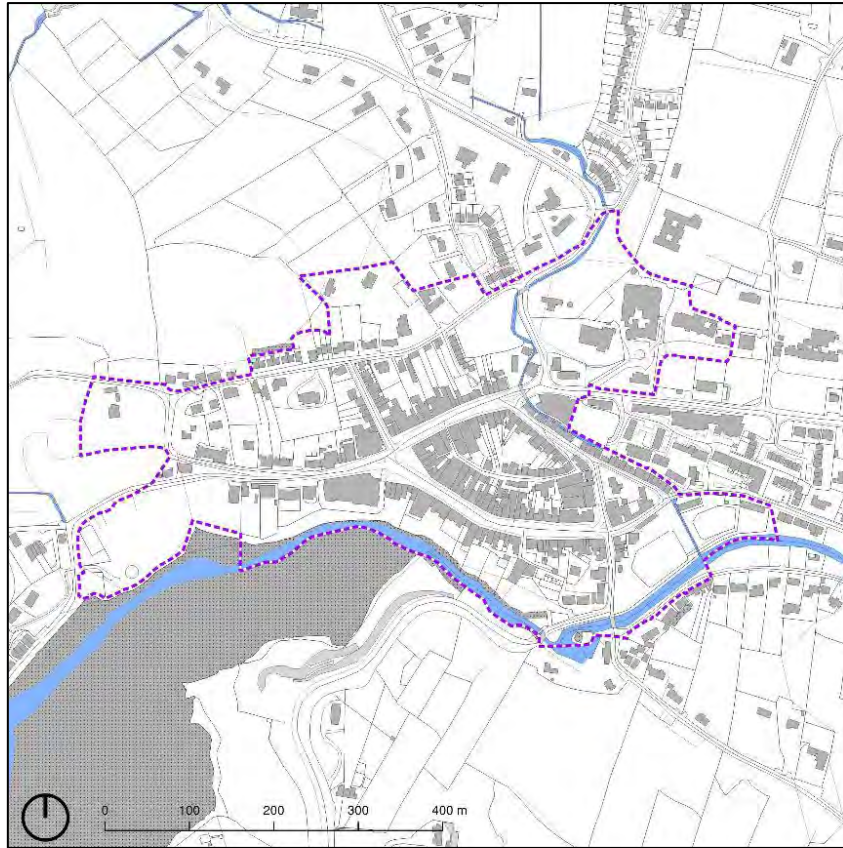


Figure 12 - Clifden Town Centre ACA, Galway County Development Plan 2022 - 2028



4.3.2 Warehouse, The Quay – Ref No. 2

The Warehouse on Beach Road is a protected structure, and it is recorded on the National Inventory of Architectural Heritage for its architectural and technical special interest. The building is currently derelict. It is not located within the Clifden Town ACA.

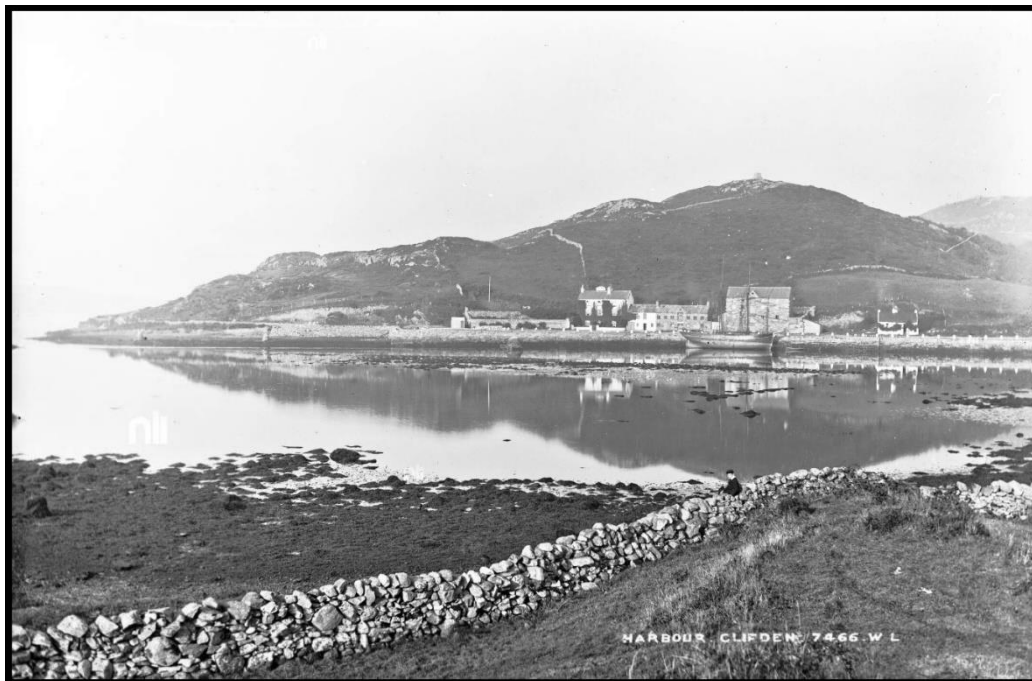


Figure 13 - View of Clifden Harbour (Warehouse and Quay Wall visible) Robert French, The Lawrence Photograph Collection, 1865 - 1914¹⁶



Photograph 6 - Warehouse, The Quay

¹⁶ The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *View of Clifden Harbour 1865 – 1914*, <https://catalogue.nli.ie/Record/vtls000333166>, accessed 15-08-24.



582	30325016	Warehouse	Derelict 3 bay 4 storey warehouse with coursed rubble facade, central loft door opes, small window opes and pediment, c1830. Set on quay side.	Regional Rating on account of its contribution to the development of the early 19th cent. town. It is also an important element of the quay streetscape.	Connemara	CLIFDEN	X:65337 Y:250350	
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Figure 14 - Warehouse RPS - Galway County Development Plan 2022 - 2028

Reg. No:	30325016
Date:	1825 - 1830
Previous Name:	
Towns-land:	Clerhaun
County:	Galway
Coordinates:	65321, 250333
Categories of Special Interest:	Architectural, Technical
Rating:	Regional
Original Use:	Store/Warehouse
In Use as:	Not In Use

Table 2 - Warehouse - National Inventory of Architectural Heritage Record

NIAH Description

Attached five-bay four-storey former warehouse, built 1829, now derelict, having gablet to middle bay of front elevation and carriage arch attached to north-east end. Exposed rubble limestone walls, rendered to south-west gable, and having roughly dressed quoins. Square-headed window openings with stone lintels to end bays and voussoirs to middle bay. Square-headed opening to entrance in middle bay, with stone voussoirs. Rubble limestone enclosing wall adjoining to north-east with camber carriage arch. Located on quayside.

NIAH Appraisal

This large warehouse was built to complement the high level of trade that was passing through Clifden harbour. However, due to the shallowness of the channel and the coming of the railway this route for commerce went into decline. This quayside structure, though roofless, attests to the period when Clifden's main trading economy was serviced by boat and is an integral part of the harbourside of Clifden.

Predicted Impact from Proposed Development

The Warehouse and its curtilage will not be impacted by the proposed development.



4.3.3 Quay/Wharf, Beach Road – Ref No. 3

The Quay/Wharf is not a protected structure; however, it is recorded on the National Inventory of Architectural Heritage for its architectural and technical special interest. The Quay was formerly used for trade and is currently in use for pleasure craft. It is not located within the Clifden Town ACA.



Photograph 7 - Quay/Wharf, Beach Road

Reg. No:	30325017
Date:	1820 - 1835
Previous Name:	
Towns-land:	Clifden
County:	Galway
Coordinates:	65345, 250327
Categories of Special Interest:	Architectural, Technical
Rating:	Regional
Original Use:	Quay/Wharf
In Use as:	Quay/Wharf

Table 3 - Quay/ Wharf - National Inventory of Architectural Heritage Record

NIAH Description

L-shaped battered quay wall, built 1822-31, running north-east to south-west and turning to run north-south at south end. Walls of roughly dressed limestone blocks, with coping and steps of limestone, with some concrete repairs and having cast-iron railings to south-eastern elevation, stone steps at south end of main section. Painted granite bollards set back from quay, and some modern concrete bollards. Rounded conical navigation markers indicate navigable channel at high tide.



NIAH Appraisal

This quay, designed by Alexander Nimmo, was started as a relief work in 1822 on the insistence of J D'Arcy, but not completed until 1831. Formerly used for trade, this intact quayside is now used by pleasure craft. It is a striking harbour due to its shallowness and therefore the visual difference between high and low tide is dramatic.

Predicted Impact from Proposed Development

It is proposed to undertake remedial works to the quay wall including the removal of vegetation and repair to the stonework including resetting of dislodged stones and repointing. Mortar is to be placed between the capping stones. This will result in a positive impact on the structure whereby the retention and repair of the original historic fabric will protect the integrity of the historic fabric.

The proposed redesign to the paved areas adjacent to the quay wall will improve ease of access to the area. There will be an overall positive visual impact by the proposed development on the streetscape.

Any works to the masonry will be undertaken using natural lime mortars suitable for this marine environment. Any replacement masonry units will be sourced and installed on a like for like basis using traditional methods and tradespersons. The replacement railing will be in keeping with 19th century design. Hard and soft landscaping works adjacent to the quay wall should ensure that the historic fabric of the Quay/Wharf is not impacted i.e. capping stones and granite bollards. The granite bollards should be appropriately repaired, and any modern concrete bollards should be replaced with a more appropriate material. Works to be supervised by a building conservation accredited surveyor.



4.3.4 Bank of Ireland, Main Street – Ref No. 13

The Bank of Ireland is located on Main Street, within the Clifden Town ACA. It is a protected structure.



Photograph 8 - Bank of Ireland Main Street - Google Streetview Image

814	0	Bank of Ireland	Late 19th Century building of 7 bays and 2 storeys		Connemara	CLIFDEN	X:65702 Y:250580	
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Figure 15 - Bank of Ireland RPS - Galway County Development Plan 2022 - 2028

Predicted Impact from Proposed Development

The Bank of Ireland Building and its curtilage will not be impacted by the proposed development.



4.3.5 Foyles Hotel, Main Street – Ref No.22

Foyles Hotel is situated on Main Street. Formerly named Mullarkeys Hotel and the Railway Hotel, the structure is an important part of the history of the town of Clifden and has undergone several alterations throughout its past including an extension along main street doubling the size of the hotel. It is a protected structure, and it is recorded on the National Inventory of Architectural Heritage, and it is situated within the Clifden Town ACA.



Figure 16 - Mullarkeys Hotel Clifden, Robert French, The Lawrence Photograph Collection, 1865 - 1914¹⁷



Figure 17 - The Railway Hotel Clifden, Robert French, The Lawrence Photograph Collection, 1865 - 1914¹⁸

¹⁷ The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *Mullarkeys Hotel Clifden*, 1865 – 1914, <https://catalogue.nli.ie/Record/vtls000564447>, accessed 15-08-24.

¹⁸ The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *The Railway Hotel Clifden*, 1865 – 1914, <https://catalogue.nli.ie/Record/vtls000327111>, accessed 15-08-24.



Photograph 9 - Foyles Hotel

3286	30325005	Foyles' Hotel / Marconi Restaurant	Foyles' Hotel ; Attached six-bay three-storey hotel, built c.1890, having canted bays to ground and first floor of middle and end bays, pitched cast-iron and glazed portico to main entrance with decorative cast-iron columns. Additional blocks to rear built c.1900.	This prominently sited hotel, with its façade of canted bays and classical detailing, is a landmark building in the town of Clifden. Its presence testifies to the important role that tourism played in the expansion and development of the town. The association of the building with Marconi, the inventor of radio, adds to its historical importance.	Connemara	CLIFDEN	X:65767 Y:250619	
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Figure 18 - Foyles Hotel RPS - Galway County Development Plan 2022 - 2028

Reg. No:	30325005
Date:	1880 - 1900
Previous Name:	Mullarkeys Hotel
Towns-land:	Clifden
County:	Galway
Coordinates:	65787, 250627
Categories of Special Interest:	Architectural, Historical, Social
Rating:	Regional
Original Use:	Hotel
In Use as:	Restaurant

Table 4 - Foyles Hotel - National Inventory of Architectural Heritage Record

NIAH Description

Attached six-bay three-storey hotel, built c.1890, having canted bays to ground and first floor of middle and end bays, pitched cast-iron and glazed portico to main entrance with decorative cast-iron columns. Additional blocks to rear built c.1900. Pitched slate roof having rendered parapet to front, concealed rainwater goods and rendered chimneystacks. Pitched artificial slate roof to main additional block having replacement uPVC rainwater goods, pitched slate roof to north-west addition having cast-iron rainwater goods and decorative service pipes.



Painted channelled rendered walls to lower floors of main building, having raised render lettering to top floor. Render sill courses to upper floors with panelled pilasters to top floor, and moulded cornice to first floor with moulded render brackets. Rendered walls to rear and side elevations of later blocks. Square-headed openings throughout having render pilasters to top floor, all with replacement uPVC windows. Square-headed openings to additional blocks having concrete sills and replacement uPVC windows. Camber-headed opening to main hotel entrance having replacement glazed timber door with side-lights overlight. Square-headed opening to restaurant entrance having replacement timber glazed door with overlight.

NIAH Appraisal

This prominently sited hotel, with its façade of canted bays and classical detailing, is a landmark building in the town of Clifden. Its presence testifies to the important role that tourism played in the expansion and development of the town. The association of the building with Marconi, the inventor of radio, adds to its historical importance.

Predicted Impact from Proposed Development

The proposed development will have a positive impact on the setting of the building. Appropriate detail will be required during the design stage to ensure the portico to the front door of the building is considered. There will be an overall positive visual impact by the proposed development on the hotel and streetscape.



4.3.6 Clifden Pharmacy, Main Street – Ref No.23

Clifden Pharmacy is a protected structure situated on Main Street within the ACA of Clifden Town.



Photograph 10 - Clifden Pharmacy (Centre)

809	0	Clifden Pharmacy	4 Bay, 3 Storey house		Connemara	CLIFDEN	X:65815 Y:250600	
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Figure 19 - Clifden Pharmacy RPS - Galway County Development Plan 2022 - 2028

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the structure and streetscape.



4.3.7 Guy's Pub, Main Street – Ref No. 24

Guy's Pub is located on the Main Street. It is a protected structure within the Clifden Town ACA.



Photograph 11 - Guy's Pub

810	0	Guy's Pub	5 Bay, 3 Storey building		Connemara	CLIFDEN	X:65823 Y:250600	
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Figure 20 - Guy's Pub RPS - Galway County Development Plan 2022 - 2028

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the building and streetscape.



4.3.8 The Central, Main Street – Ref No. 25

The Central is a public house and guesthouse situated on Main Street within the ACA of Clifden Town. The building is a protected structure, and it is recorded on the National Inventory of Architectural Heritage with architectural and artistic categories of special interest.



Figure 21 - Main Street Clifden (The Central visible on right) Robert French, The Lawrence Photograph Collection, 1865 - 1914¹⁹



Photograph 12 - The Central (Left)

¹⁹ The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *Main Street Clifden*, 1865 – 1914, <https://catalogue.nli.ie/Record/vtls000321311>, accessed 15-08-24.



3293	30325020	The Central	The Central End-of-terrace three-bay three-storey former house, built c.1880, now in use as public house and guesthouse.	This building, with its fine render detailing, contributes ornamentation to Main Street and is one of the most distinctive buildings in Clifden. Its symmetrical façade is pleasing and emphasised by the position of chimneystacks and the bay windows.	Connemara	CLIFDEN	X:65841 Y:250588	
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Figure 22 - The Central RPS - Galway County Development Plan 2022 - 2028

Reg. No:	30325020
Date:	1860 - 1900
Previous Name:	
Towns-land:	Clifden
County:	Galway
Coordinates:	65838, 250602
Categories of Special Interest:	Architectural, Artistic
Rating:	Regional
Original Use:	House
In Use as:	Public House

Table 5 - The Central - National Inventory of Architectural Heritage Record

NIAH Description

End-of-terrace three-bay three-storey former house, built c.1880, now in use as public house and guesthouse. Flat-roofed canted bay windows to end bays of front elevation. Pitched slate roof, rendered chimneystacks, concrete coping to east gable, and concealed rainwater goods behind moulded render eaves course with render corbels. Painted lined-and-ruled rendered walls with raised rendered quoins. Bay windows have rendered parapets with moulded copings and panelled friezes with moulded and dentillated cornices beneath. Square-headed window openings with concrete sills, top floor windows having moulded jambs and render detail to sills, first floor windows have moulded cornices, foliated scrollwork brackets, and render details to frieze. Each ground floor window has render plinth with moulded render coping, moulded render string course continuing over opening. Replacement timber and uPVC windows throughout. Square-headed opening to entrance with flanking render pilasters, having foliate decoration to brackets and detached segmental pediment with dentils, and replacement double-leaf timber door.

NIAH Appraisal

This building, with its fine render detailing, contributes ornamentation to Main Street and is one of the most distinctive buildings in Clifden. Its symmetrical façade is pleasing and emphasised by the position of chimneystacks and the bay windows.

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the public house and streetscape.



4.3.9 Millar's, Main Street – Ref No. 26

Millars is the former Lyden Hotel situated on Main Street in the Clifden Town ACA. It is currently in use as a retail unit. It is a protected structure, and it is recorded on the National Inventory of Architectural Heritage. Architectural and artistic are the categories of special interest. The structure has been extended since it was originally constructed.



Figure 23 - Lydens Hotel Clifden (visible to left), Robert French, The Lawrence Photograph Collection, 1865 - 1914²⁰



Photograph 13 – Millar's

²⁰ The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *Main Street Clifden, 1865 – 1914*, <https://catalogue.nli.ie/Record/vtls000321311>, accessed 15-08-24.



603	30325006	Millar's	Terraced 5 bay 3 storey late Victorian commercial premises with a series of tripartite window opens and projecting porch. [Pair of r.h. bays added c1950] The rendered facade has composition decoration including string courses, window and door surrounds and parapet urns. Street frontage.	Regional Rating because it is a prominent streetscape feature and has a turn of the century look.	Connemara	CLIFDEN	X:65830 Y:250640	
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Figure 24 - Millars RPS - Galway County Development Plan 2022 - 2028

Reg. No:	30325006
Date:	1840 - 1880
Previous Name:	
Towns-land:	Clifden
County:	Galway
Coordinates:	65832, 250647
Categories of Special Interest:	Architectural, Artistic
Rating:	Regional
Original Use:	Hotel
In Use as:	Shop/Retail Outlet

Table 6 - Millar's - National Inventory of Architectural Heritage Record

NIAH Description

End of terrace five-bay three-storey former hotel, built c.1860, now in use as retail outlet and domestic dwelling with advanced entrance porch having cast-iron balcony. Pitched slate roof addition and multiple extensions to rear. Flat roof with rendered chimneystacks, moulded render cornice, and rendered parapet with ornamental urns. Main entrance bay has decorative pediment detail with pilasters and urns. Replacement uPVC rainwater goods to rear. Painted rendered walls, lined-and-ruled to first floor and having render plinth to ground floor. Moulded render sill courses to upper floors, top floor also having moulded string course. Square-headed window openings throughout, having panelled render pilasters to upper floors incorporating sill courses and also string course of top floor. Tripartite one-over-one pane timber sliding sash windows to upper floors and replacement timber display windows to ground floor. Square-headed openings to entrances flanked by pilasters with moulded cornices and having replacement double-leaf glazed timber doors, with overlight to main entrance.

NIAH Appraisal

This former hotel testifies to the important role that tourism played in the expansion and development of the town. It is enhanced by its classical detailing, tripartite windows and the ornamented parapet. The retention of timber sliding sash windows is notable.

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the structure and streetscape.



4.3.10 House, Main Street – Ref No. 27

This structure is situated on Main Street within the Clifden Town ACA. It is a protected structure.



Photograph 14 - House Main Street - Google Streetview Image

811	0	House	Single-bay, 3 storey house		Connemara	CLIFDEN	X:65839 Y:250640	
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Figure 25 - House Main Street RPS - Galway County Development Plan 2022 – 2028

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the house and streetscape.



4.3.11 O'Dalaigh, Main Street – Ref No. 28

O'Dalaigh is one of a pair of two bay, two storey houses on Main Street. It is a protected structure, and it is within the Clifden Town ACA.



Photograph 15 - O'Dalaigh Main Street - Google Streetview Image

812	0	O'Dalaigh	One of pair of 2 bay, 2 storey houses with rendered decoration to facade.		Connemara	CLIFDEN	X:55865 Y:250650	
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Figure 26 - O'Dalaigh RPS - Galway County Development Plan 2022 – 2028

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the building and streetscape.



4.3.12 The Clifden Bookshop, Main Street – Ref No. 29

The Clifden Bookshop is one of a pair of two bay, two storey houses on Main Street. It is a protected structure, and it is within the Clifden Town ACA.



Photograph 16 - The Clifden Bookshop Main Street - Google Streetview Image

813	0	The Clifden Bookshop	One of pair of 2 bay, 2 storey houses with rendered decoration to facade.		Connemara	CLIFDEN	X:65870 Y:250650	
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Figure 27 - Clifden Bookshop RPS - Galway County Development Plan 2022 – 2028

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the bookshop and streetscape.



4.3.13 John Mannion House, Bridge Street – Ref No. 30

John Mannion House is recorded on the National Inventory of Architectural Heritage for its architectural special interest. It is situated in the Clifden Town ACA.



Photograph 17 - John Mannion Bridge Street - Google Streetview Image

Reg. No:	30325021
Date:	1840 - 1860
Previous Name:	
Towns-land:	Clifden
County:	Galway
Coordinates:	65938, 250610
Categories of Special Interest:	Architectural
Rating:	Regional
Original Use:	House
In Use as:	Shop/Retail Outlet

Table 7 - John Mannion House - National Inventory of Architectural Heritage Record

NIAH Description

Terraced four-bay two-storey building, built c.1850, formerly two houses, now in use as commercial outlet and having shopfronts to ground floor. Pitched slate roof having render coping to gables, and cast-iron rainwater goods. Painted rendered walls, lined and ruled to first floor and channelled to ground floor, with sill course to first floor. Square-headed window openings having raised render reveals and one-over-one pane timber sliding sash windows to first floor. Shopfronts to ground floor comprise painted render plinths, with plain painted fascia and having fixed timber display windows. Square-headed openings to entrances, with carved glazed timber double-leaf main door and timber panelled second door, with overlights.



NIAH Appraisal

This substantial building occupies a prominent position in the streetscape. Its varied render treatment and the retention of original features, such as timber sliding sash windows, enhances the structure. Its later functional yet eye-catching shop frontage, with large window openings, compliments the building.

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the house and streetscape.



4.3.14 Clifden Courthouse – Ref No. 32

Clifden Courthouse, built between 1835 and 1840 is a protected structure situated on the corner of Wesport Road and Galway Road. It is recorded on the National Inventory of Architectural Heritage with architectural and social categories of special interest. The building is within the Clifden Town ACA.



Figure 28 - Clifden Courthouse, Robert French, The Lawrence Photograph Collection, 1872 - 1974²¹



Photograph 18 - Clifden Courthouse

²¹ The National Library of Ireland, The Lawrence Photograph Collection, Robert French, *Clifden, 1872 – 1874*, <https://catalogue.nli.ie/Record/vtls000338887>, accessed 15-08-24.



591	30325007	Clifden Courthouse	Detached 7 bay double height courthouse with part basement and recessed entrance bays at either end, designed by William Calbeck, c1837. The exterior is rendered ruled and lined and has limestone dressings including strings, pedimented doorcases and entablatures to upper floor window apses. The building has a cast iron modillion eaves. The interior retains some original fittings including the judges bench and canopy. Set back from and facing road.	Regional Rating because of its architectural quality and execution, - externally and internally. In addition the design is attributed to William Calbeck, a prolific early Victorian courthouse architect. The building is one of the towns landmark buildings.	Connemara	CLIFDEN	X:65976 Y:250670	
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Figure 29 - Clifden Courthouse RPS - Galway County Development Plan 2022 - 2028

Reg. No:	30325007
Date:	1835 - 1840
Previous Name:	
Towns-land:	Clifden
County:	Galway
Coordinates:	65984, 250678
Categories of Special Interest:	Architectural, Social
Rating:	Regional
Original Use:	Courthouse
In Use as:	Courthouse

Table 8 - Clifden Courthouse - National Inventory of Architectural Heritage Record

NIAH Description

Detached five-bay two-storey courthouse, built 1837, having recessed single-bay porches to each end. Hipped slate roof to main block, with red-brick chimneystack having render coping, and cast-iron rainwater goods with tooled limestone brackets to eaves over raised render frieze. Flat roofs to porches having tooled limestone cornice over raised render frieze. Lined-and-ruled rendered walls having tooled limestone plinth, tooled limestone plat band/sill course to first floor of main block continuing at impost level to porch end walls. Square-headed openings to first floor of front, south, elevation, having tooled limestone surrounds with frieze and cornice. Eight-over-twelve pane timber sliding sash windows to front and rear elevations of main block. Camber-headed openings to end bays of ground floor of front elevation, having tooled limestone sills, recessed rendered reveals, lined-and-ruled voussoirs and eight-over-eight pane timber sliding sash windows. Blind square-headed openings to ground floor of front elevation, central opening having tooled limestone sill and fixed four-pane timber window. Square-headed openings to rear walls of porches having tooled limestone sills and four-over-four pane timber sliding sash windows. Round-headed opening to east elevation of east porch, having tooled limestone sill, tripartite six-over-six pane timber sliding sash window with spoked fanlight. Round-headed opening to west elevation of west porch, having spoked fanlight. Blind or blocked square-headed half-basement opening to west wall of west porch, having tooled limestone surround. Square-headed openings to porch entrances having tooled limestone surrounds comprising pilasters and moulded pediment with scroll brackets, east porch having replacement timber panelled door with side-panel and overlight and west having timber panelled double-leaf door with flagstone approach. Situated within rendered enclosing wall with rendered gate piers and recent wrought-iron double-leaf gate.

NIAH Appraisal

The imposing nature of this structure is reinforced by its siting upon a raised terrace overlooking a crossroads at the east entrance to the town. The overall design of the structure



is similar to other examples in Ireland by the noted architect, William Caldbeck. In this instance the use of finely worked limestone and other decorative elements indicates the importance that was attached to key public buildings.

Predicted Impact from Proposed Development

The Courthouse and its curtilage will not be impacted by the proposed development.



4.3.15 Gerald Stanley House, Market Street – Ref No.38

Gerald Stanley House is a protected structure situated on the corner of Market Street and Bridge Street. It is within the Clifden Town ACA.



Photograph 19 - Gerald Stanley House

803	0	Gerald Stanley	End of terrace, 3 bay, 3 storey house		Connemara	CLIFDEN	X:66000 Y:250510	
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Figure 30 - Gerald Stanley RPS - Galway County Development Plan 2022 - 2028

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the house and streetscape.



4.3.16 Vaughan's, Market Street – Ref No.39

Vaughan's Public House and B&B is situated on the corner of Market Street and Bridge Street. It is not a protected structure, however it is recorded on the National Inventory of Architectural Heritage.



Photograph 20 - Vaughan's, Market Street

Reg. No:	30325025
Date:	1860 - 1900
Previous Name:	
Towns-land:	Clifden
County:	Galway
Coordinates:	66015, 250477
Categories of Special Interest:	Architectural
Rating:	Regional
Original Use:	House
In Use as:	Guest House/B&B

Table 9 - Vaughan's - National Inventory of Architectural Heritage Record

NIAH Description

Attached four-bay two-storey house, built c.1880, now used as public house, bistro and guest house. Incorporates slightly lower two-storey properties to east and west. Pitched slate roof with rendered chimneystacks, parapet with moulded cornice having foliate frieze below, with dormer additions and hidden rainwater goods. Painted lined-and-ruled rendered walls with moulded cornice between floors, moulded brackets and cornices to first floor window openings. Square-headed window openings with moulded rendered surrounds and replacement uPVC windows to first floor, and four-paned fixed timber casement shopfront windows with stone sills to ground floor. Square-headed openings to entrances, having moulded render surrounds with replacement timber glazed doors and overlights.



NIAH Appraisal

This building is distinguished by the retention of and render adornments and its moulded cornices. An attractive feature of the streetscape, this building stills provides for visitors to the town.

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the building and streetscape.



4.3.17 The Old Wall, Bridge Street – Ref No.40

The Old Wall is situated on the western side of Bridge Street. It is a protected structure, and it is within the Clifden Town ACA.



Photograph 21 - The Old Wall Bridge Street - Google Streetview Image

804	0	Old Wall	rubble stone wall		Connemara	CLIFDEN	X:56008 Y:250440	
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Figure 31 - The Old Wall RPS - Galway County Development Plan 2022 - 2028

Predicted Impact from Proposed Development

The Old Wall and its curtilage will not be impacted by the proposed development.



4.3.18 The Jail, Bridewell Lane – Ref No.41

The Jail, situated on Bridewell Lane within the Clifden Town ACA, is a protected structure and it is recorded on the National Inventory of Architectural Heritage.



Photograph 22 - The Jail, Bridewell Lane

600	30325026	The Jail	High walled enclosure with inner blockhouse, c1830. Built of coursed rubble. Set back from street and overlooking river.	Regional Rating on account of its age, architectural quality and rarity. It forms a prominent landmark from the Ballinaboy road.	Connemara	CLIFDEN	X:85955 Y:250430	
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Figure 32 - The Jail RPS - Galway County Development Plan 2022 - 2028

Reg. No:	30325026
Date:	1825 - 1835
Previous Name:	
Towns-land:	Clifden
County:	Galway
Coordinates:	65962, 250436
Categories of Special Interest:	Architectural, Social
Rating:	Regional
Original Use:	Prison/Jail
In Use as:	

Table 10 - The Jail - National Inventory of Architectural Heritage Record

NIAH Description

Freestanding former jail, built c.1830, comprising two-bay two-storey guard block with later four-bay two-storey cell block to east within battered rubble limestone enclosing wall. Remains of gables to east and west elevations of guard block having two-stage limestone and red brick



chimneystack with render and casemated internal ceilings. Roughcast rendered rubble limestone walls, battered with limestone string course to guard block. Square-headed openings having limestone sills and lintels, block-and-start surrounds to guard block, cast-iron bars throughout. Windows vary in size with smaller openings to cell block windows. Square-headed openings to block and wall entrances having limestone block lintels and surrounds with recent steel gate to wall entrance. Limestone staircase to interior.

NIAH Appraisal

This well designed and detailed building is a rare surviving nineteenth-century bridewell designed for the Commissioners of Prisons. Its form and planning provide significant historical information about the judicial system in the nineteenth century. The scale, detail and materials used provide visual interest to the streetscape and the complex townscape is a notable part of the townscape.

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the jail and visual impact of the laneway. The proposed works will provide better accessibility to view the Jail and connect the laneway with the Owenglin river to the south.



4.3.19 Terrace of Four Houses, Market Street – Ref No's.42-44

The terrace of four houses on Market Street are within the Clifden Town ACA and are recorded on the record of protected structures.



Photograph 23 - Terrace of Four Houses, Market Street



Photograph 24 - RPS 808



806	0	Terrace of 4 houses	Terrace of four, 3 bay, 2 storey houses		Connemara	CLIFDEN	X:65892 Y:250480	
807	0	Terrace of 4 houses	Terrace of four, 3 bay, 2 storey houses		Connemara	CLIFDEN	X:65885 Y:250490	
808	30325024	Terrace of 4 houses	Terrace of four, 3 bay, 2 storey houses		Connemara	CLIFDEN	X:65878 Y:250490	

Figure 33 - Terrace of Four Houses RPS - Galway County Development Plan 2022 - 2028

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the houses and streetscape.



4.3.20 Ardbear Old Bridge – Ref No.46

The Ardbear Old Bridge, built c.1785, is a protected structure and is recorded on the National Inventory of Architectural Heritage for its architectural and technical special interest. It is situated within the Clifden Town ACA. The bridge crosses the Owenglin River.



Photograph 25 - Ardbear Old Bridge

597	30325027	Ardbear Old Bridge	Hump-backed road bridge of 3 arches with v cut-waters and parapets, erected late 18th cent. Built of coursed rubble. Crossing the Owen River.	Regional Rating because of its age, design and picturesque qualities.	Connemara	ARDBEAR	X:66031 Y:250380	
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Figure 34 - Ardbear Old Bridge RPS - Galway County Development Plan 2022 - 2028

Reg. No:	30325027
Date:	1785 - 1790
Previous Name:	
Towns-land:	Clifden
County:	Galway
Coordinates:	66036, 250387
Categories of Special Interest:	Architectural, Technical
Rating:	Regional
Original Use:	Bridge
In Use as:	Bridge

Table 11 - Ardbear Old Bridge - National Inventory of Architectural Heritage Record

NIAH Description

Triple-span road bridge, built 1789, having two round arches to south and single camber arch to north. Rubble stone piers and voussoirs with triangular-plan rubble stone cutwaters with



concrete reinforcing to base. Rubble stone parapet walls and arch surrounds. Round overflow arch to south.

NIAH Appraisal

This picturesque road bridge traversing the Owenglen River to the south of the town displays skilled local craftsmanship and attention to detail, providing an insight into eighteenth-century bridge building. It complements the landscape in which it is set and is still an essential transport link for the area. compliments

Predicted Impact from Proposed Development

There will be an overall positive visual impact by the proposed development on the bridge and streetscape. Care must be taken during works to protect the historic fabric of the old bridge.



4.4 Archaeology

The proposed works are within two SMR Zones (RMP: 35021 Prison and RMP: 35017 Monumental Structure) and therefore will be impacted by the National Monuments Acts. Preparation of an Archaeological Impact Assessment should be considered.



Figure 35 - National Monuments Service Map showing SMR's (red dot) and SMR Zones

4.5 Historic Maps

The first edition 6 Inch Ordnance Survey of Ireland Map records the town of Clifden well established with the Market Square, Main Street, Market Street and Bridge Street forming the main layout of the town. By the Second Edition of this Map the main streets of the town are fully lined with buildings. The Railway Station and St. Joseph's Church and Convent had also been constructed by this time.



Figure 36 - Ordnance Survey of Ireland Historic 6 Inch First Edition Map - Surveyed 1838, Published 1841

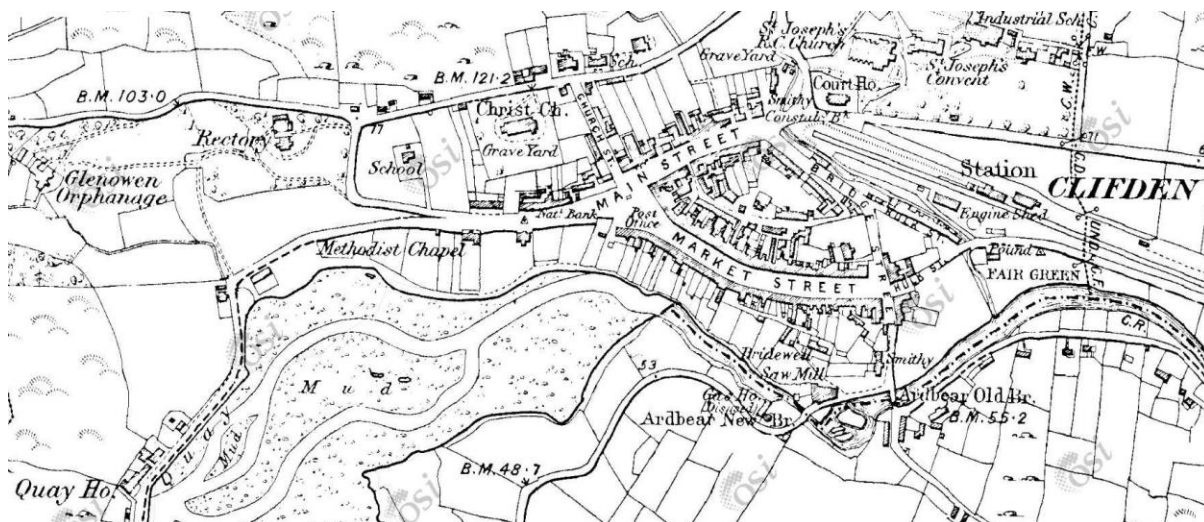


Figure 37 - Ordnance Survey of Ireland Historic 6 Inch Last Edition Map - Surveyed 1838 – 1902

The town of Clifden remains relatively unchanged between the Last Edition 6 Inch Map and the 25 Inch Map which was surveyed in 1898.

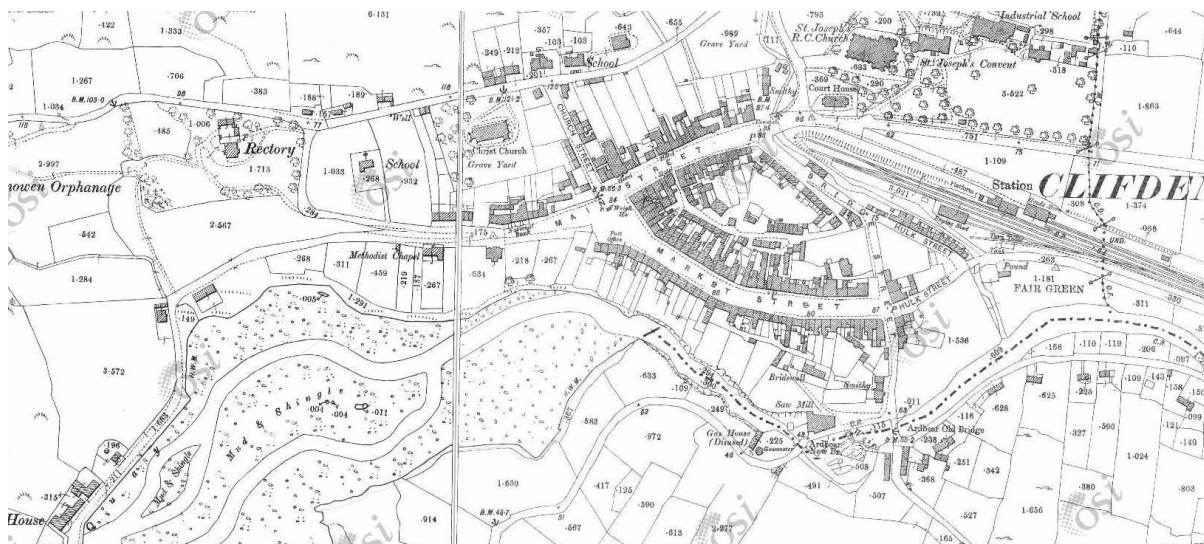


Figure 38 - Ordnance Survey of Ireland Historic 25 Inch Map - Surveyed 1898, Published 1900



5.0 Impact of Proposed Development

This section is only a prediction of proposed impacts as no impact has occurred yet.

5.1 The ‘do nothing’ impact

If no works are carried out, the town of Clifden will continue to remain in its current state and the potential for improvement and development of the town for both residents and visitors will be lost. The proposed works set out to enhance the landscape surrounding the built heritage of the town while retaining the historic character of the town.

A ‘do-nothing’ approach in relation to this site is not acceptable and all efforts should be undertaken to develop and enhance the town of Clifden while providing amenities for residents and visitors.

5.2 The Predicted Impacts

It is predicted that the proposed works will have a positive impact on the town and will ensure that the built heritage of the town is retained and protected, that the historic town centre functions better and develops into a more user friendly and safer environment for the public. The proposed enhancement works to the town will give cause to the conservation of the surviving historic fabric and protected structures of the town. The proposed street furniture, lighting, bollards and signage etc. should be of an appropriate style that fits in with the 19th century vernacular streetscape of Clifden Town. These additions must be carefully chosen to reflect the historic town character and enhances the streetscape rather than detracting from it. The overuse of road markings should be avoided e.g. double yellow lines.

5.3 The ‘Worst Case’ Scenario

The worst case scenario would be that the thresholds of all buildings and structures affected by the proposed development would not be carefully considered during works, that the historical fabric is disregarded and that the project is not supervised throughout by a Building Conservation Accredited Surveyor or equivalent.

5.4 Assessment under Conservation Principles

The following Conservation Principles have been identified and are described in detail in the following sections.

- Principle 1 – Keeping a building in use
- Principle 2 – Researching and Analysing
- Principle 3 – Using expert Conservation advice
- Principle 4 – Protecting the special interest
- Principle 5 – Promoting minimum intervention
- Principle 6 – Respecting earlier alterations of interest
- Principle 7 – Repairing rather than replacing
- Principle 8 – Promoting honesty of repairs and alterations
- Principle 9 – Using appropriate materials and methods
- Principle 10 – Ensuring reversibility of alterations
- Principle 11 – Avoiding incremental damage
- Principle 12 – Discouraging the use of Architectural salvage from other buildings
- Principle 13 – Complying with building regulations



5.4.1 Principle 1 – Keeping a building/structure in use

It is generally recognised that the best method of conserving a historic building/structure is to keep it in active use. Where a structure is of great rarity or quality, every effort should be made to find a solution which will allow it to be adapted to a new use without unacceptable damage to its character and special interest

The proposed works involve the repair of the quay/wharf and the enhancement of the primary and secondary areas of the town centre promoting better use of the built heritage of the town.

5.4.2 Principle 2 – Researching and Analysing

Before formulating proposals for works to a protected structure, the developer should research its historical development and understand thoroughly the present condition of the structure. The research should encompass not only the main structure and its interior but also its curtilage and attendant grounds, where relevant and any structures or features within them which contribute to the special interest of the protected structure/site.

The research should include an analysis of the physical fabric of the site and any available documentary or other evidence. The work should only be undertaken by those with the appropriate knowledge and skill.

ACP undertook desktop research on the subject site as part of our obligations to our client. The available accessible records of the site and town were sourced and studied with any relevant information recorded and presented within the body of this report.

5.4.3 Principle 3 – Using expert Conservation advice

Building conservation is a specialised discipline and the method of work needs to be specified by experts with a knowledge and experience of historic buildings.

ACP Archcon Professionals Ltd have been engaged by the client to oversee the Building Conservation aspects of the project. ACP have two team members qualified as Building Conservation Accredited Surveyors with the SCSi and RICS, recognised as Equivalent to RIAI Grade 1 Conservation Architect by various Government and International bodies.

5.4.4 Principle 4 – Protecting the special interest

The character and special interest of a protected structure can be damaged by inappropriate works. The most obvious being demolishing or partly demolishing a structure. It can also be stripped of its value and distinctiveness by neglect and decay, unsuitable alteration, uninformed repair or over restoration.

There have been detailed discussions between the Project design team and client to ensure that the proposed works protect the character, historic fabric of the property and special interest where possible within the constraints of the client's requirements. The surviving historic fabric will be retained and conserved within the principles of Architectural Conservation.

5.4.5 Principle 5 – Promoting minimum intervention

The principle of promoting minimum intervention in a protected structure can be summed up by the maxim 'Do as much as necessary and as little as possible'. Dramatic interventions in



a protected structure are rarely appropriate. The best work in conservation terms is often that which is low key, involves the least work and can be inexpensive

All materials and methods used where interventions with the original historic fabric will be undertaken within the principles of architectural conservation.

5.4.6 Principle 6 – Respecting earlier alterations of interest

Alterations and additions to a structure can themselves be an irreplaceable part of a unique history. Different periods of alteration can inform the social and architectural history of the build heritage.

In order to appreciate the integrity of a structure, it is important to respect the contribution of different stages of its historical development.

The current public realm and earlier alterations including lighting, signage, surfaces etc. is part of the history of the ACA and the setting of the protected structures. As such these should be recorded as part of the historic record of Clifden Town.

5.4.7 Principle 7 – Repairing rather than replacing

It should be the aim of good conservation practice to preserve the authentic fabric which contributes to the special interest of the structure. Good repair will arrest the process of the decay of the structure and prolong its life without damaging its character and special interest.

This principle is being respected in the case of repairs to the quay wall and railings.

5.4.8 Principle 8 – Promoting honesty of repairs and alterations

To promote good conservation practice in line with the recommendations of international charters, repairs to a protected building or structure should generally be carried out without attempt at disguise or artificial ageing. This does not mean that the repair should be obtrusive or that inappropriate materials should be used in order to contrast with the historic fabric. A good repair, carried out with skill, leaves an interesting record of works done. Deliberately obscuring alterations confuses the historical record that is the building. New repairs should not detract from the visual integrity of the structure but should be discernible on closer inspection.

Any repairs / replacements / alterations to the quay wall and railings will be undertaken with no attempt made to alter the appearance of the new traditional material. The material will be finished naturally, clearly distinguishable from the original extant materials of the subject structures.

5.4.9 Principle 9 – Using appropriate materials and methods

Only appropriate material and methods should be used in works to a protected structure. The use of modern materials and techniques should only be permitted where their appropriateness is supported by firm scientific evidence or where they have proved themselves over a sufficient period and where traditional alternatives cannot be sourced.

The use of traditional materials and techniques is planned in this project when working with the original traditional fabric. The use of new natural stone for curbs, foot paths, pedestrian zones, shared surfaces and parking bays is seen as appropriate in this historic setting. The repair



and reinstatement methods of the historical materials will be set out and supervised by a Building Conservation Accredited Surveyor or similar.

Modern materials and methods including services will be installed as required, with any service runs following the existing and new service runs through historic fabric agreed with the inspecting conservation consultant beforehand, with these interventions kept to an absolute minimum.

5.4.10 Principle 10 – Ensuring reversibility of alterations

The use of processes which are reversible or substantially reversible, when understanding works to a protected structure is always preferable as this allows for the future correction of unforeseen problems, should the need arise, without lasting damage being caused to the architectural heritage.

Detailed records and archival quality photographs will be taken prior to the commencement of the proposed works, and further recording will continue during the development to ensure the reversibility of the works. Interventions in existing elements of the historic fabric be attended to with the principle of retaining the bulk of the original material, with the new material installed alongside the original, for ease of removal if required in future.

5.4.11 Principle 11 – Avoiding incremental damage

Thought must be given by the planning authority to the potential cumulative impact of minor works to the character of protected structures and of ACA's. The quality and character of both can be damaged by incremental alterations. In the case of protected structures this applies to both internal and external works.

The vast majority of the proposed alterations within this application are minor in nature, in the grand scheme of the works. The elements of the town with the greatest proposals for change have already lost the bulk of the original historic fabric through previous interventions i.e. footpaths, kerbs and road surfaces.

5.4.12 Principle 12 – Discouraging the use of Architectural salvage from other buildings

The use of architectural salvage from other buildings should not be encouraged for two reasons. Firstly, the re-use of architectural features from elsewhere can confuse the understanding and appreciation of a building, casting doubt on the authenticity of even the untouched part of the fabric. Secondly, creating a market for salvaged building materials promotes the dismantling of other older buildings, for example the removal slates or cut-stone elements from a building for reuse elsewhere.

There is no proposal to use any salvaged architectural material in this project.

5.4.13 Principle 13 – Complying with building regulations

The building regulations are designed to secure the health and safety of people in and around buildings.

The proposed works have been designed in accordance with modern guidelines relating to Urban Roads and Streets.



6.0 Statement of Justification for Works

The proposed works are being undertaken as part of the Clifden Town Enhancement Projects.



7.0 Conclusions and Suggested Mitigation

In conclusion the proposal, as set out in this report, will ensure that Clifden Town centre, Harbour Park and Beach Road will be more functional and user friendly. The proposed mitigation measures will ensure that the impact of the individual and overall impacts are mitigated and any loss of fabric will be retained by record to an internationally accepted standard.

The following mitigation measures are proposed:

1. High resolution digital photographs are to be taken on a regular and ongoing basis for the duration of the works and a detailed description of the works undertaken be kept and compiled.
2. Any protected fabric scheduled for removal shall be 'Retained by Record' to ICOMOS standard.
3. A conservation record survey is to be carried out by the Building Conservation Accredited Surveyor on all architectural features including all protected structures, shopfronts, public realm surfaces, finishes and furnishings. This will ensure that a comprehensive record of the town centre is established and added to the historical record before any changes are made.
4. Specifications, plans, and method statements prepared by the Design Team are to be read and adhered to by the contractor, staff and all involved with the proposed works.
5. All works on site are to be supervised on an ongoing basis by the Project Building Conservation Accredited Surveyor (Accredited by the RICS and SCSI) or similar. A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
6. All specialist conservation works are to be undertaken by appropriately qualified and experienced tradesmen e.g. Historic Stone Mason.



8.0 Signing Off Statement

Conservation Company:

ACP Archcon Professionals Limited. (Registration No: 591604). Trading as ACP
(Registration No. 588345).

Author(s):

David Humphrey's, FRICS, FSCSI, FCABE, BCAS, CMLI, MILI, C.Env.

Group Director

RICS Certified Historic Building Professional

SCSI Building Conservation Accredited Surveyor

Chartered Building Engineer

Chartered Building Surveyor

Chartered Landscape Architect

Chartered Project Manager

Chartered Environmentalist

And

Sheena Ryan BA(Hons) Fine Art

Historic Building Consultant

Client: Galway County Council

Signed:

For ACP Archcon Professionals Limited.

Date: 2nd September 2024





9.0 Project References

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
<http://australia.icomos.org/>

National Inventory of Architectural Heritage

<http://www.buildingsofireland.ie/>

Planning and Development Act 2000, Part IV

<http://www.irishstatutebook.ie/eli/2000/act/30/section/51/enacted/en/html#partiv>

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

[http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20\(2011\).pdf](http://www.buildingsofireland.ie/FindOutMore/Architectural%20Heritage%20Protection%20-%20Guidelines%20for%20Planning%20Authorities%20(2011).pdf)

Irish Architectural Archive

<https://iarc.ie/>

National Monuments Service Ireland

<https://www.archaeology.ie/>

County Council Web Site

www.galway.ie

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

<https://www.tcd.ie/library/map-library/>



10.0 Appendices

1. J758D001 – Protection Status Town Centre
2. J758D002 – Protection Status Beach Road Quay



Multidisciplinary Conservation Practice

We provide our clients with a full range of services dealing with the historic environment by bringing to each project a dedicated project team of highly qualified and experienced professionals.

30+ years experience working in the historic environment in Ireland, England and Internationally.

Offices in Ireland, Canada and Singapore

Clients include:

NATIONAL

Government Departments
Heritage Council
Financial Institutions
Private Clients
Local Authorities
Educational Institutes
Community Groups

INTERNATIONAL

The World Bank
Heritage Foundation Newfoundland
Kingdom of Saudi Arabia
Private Clients



Architects & Conservation Architects

Chartered Building Surveyors

Building Conservation Accredited Surveyors (SCSI/RICS)

Conservation Building Engineers

Historic and Ecological Landscape Consultants

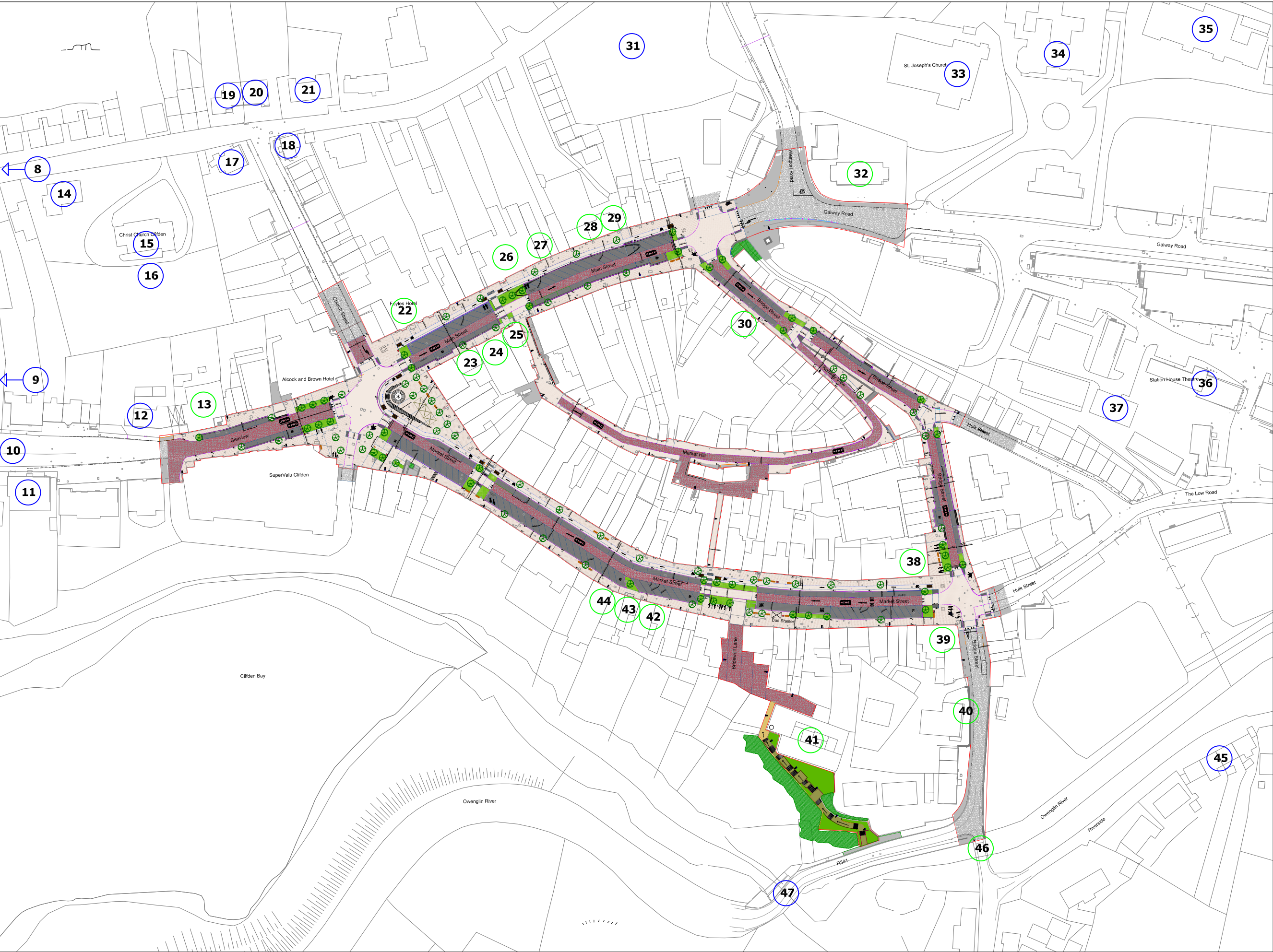
Project Managers, Quantity Surveyors and Building Economists

Historic Metalwork Consultants

UAV Aerial Surveys (Licensed By IAA)

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Web: www.acpgroup.sg



Legend

1

STRUCTURE REFERENCE
NUMBER & LOCATION -
WITHIN CLIFDEN TOWN & VICINITY

2

STRUCTURE REFERENCE
NUMBER & LOCATION -
WITHIN AREA OF PROPOSED WORKS

NOTES:
TO BE READ IN CONJUNCTION WITH
ARCHITECTURAL HERITAGE IMPACT ASSESSMENT
REPORT - TABLE 1 - PROTECTION STATUS



Project Status:
Revision:
1 | -
2 | -
3 | -

ALL WORKS SHALL BE DONE IN ACCORDANCE WITH
LOCAL REGULATIONS AND ANY APPLICABLE
PLANNING REGULATIONS.

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Project
CLIFDEN TOWN ENHANCEMENT PROJECTS

Title:
AHIA APPENDIX 1 - PROTECTION STATUS -
TOWN CENTRE

Clients
GALWAY COUNTY COUNCIL

Scale: NTS	Date: 06/08/2024
Drawing By: SR	Checked By: DH
Drawing No: J758D001	Revision: -



**Architectural
Conservation
Professionals**
Grange House, Cappanuke,
Cappamore, Co. Limerick,
IRELAND
Phone: 061 314646
Mobile: 086 8195009
Email: info@acppgroup.ie



Legend

- 1 STRUCTURE REFERENCE
NUMBER & LOCATION -
WITHIN CLIFDEN TOWN & VICINITY
- 2 STRUCTURE REFERENCE
NUMBER & LOCATION -
WITHIN AREA OF PROPOSED WORKS

NOTES:
TO BE READ IN CONJUNCTION WITH
ARCHITECTURAL HERITAGE IMPACT ASSESSMENT
REPORT - TABLE 1 - PROTECTION STATUS



Project Status:	
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3	-

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Project
CLIFDEN TOWN ENHANCEMENT PROJECTS

Title:
AHIA APPENDIX 2 - PROTECTION STATUS -
BEACH ROAD QUAY

Clients
GALWAY COUNTY COUNCIL

Scale	Date:
NTS	06/08/2024
Drawing By:	Checked By:
SR	DH
Drawing No:	Revision:
J758D002	-

