

Conservation Impact Assessment

of

Proposed works

N83

Bridge Street,

Dunmore,

Co. Galway.



Front View of Bridge Street.

David P Cullivan

B.Arch FRIAI AdvDip PMgt
Grade 2 Conservation Architect

GCAL

Gaffney & Cullivan Architects Ltd

Accredited Conservation Architects





Table of Contents

- 1 Introduction & Executive Summary**
- 2 Core Data and Building Status**
- 3 Site location - Historic Mapping**
- 4 Historical background information**
- 5 Photographic Record**
- 6 Legislative context**
 - 6.1 Record of protected structures**
 - 6.2 Architectural conservation areas**
 - 6.3 Development in architectural conservation areas**
 - 6.4 Analysis of proposal in legislative context**
 - 6.4.1 National Inventory of Architectural Heritage**
 - 6.4.2 Record of Protected Structures**
 - 6.4.3 Architectural Conservation Areas**
- 7 Assessment**
- 8 Appendix A**
- 9 Appendix B**
- 10 Appendix C**
- 11 Appendix D**





Abbreviations

Conservation Impact Assessment	CIA
Galway County Council	GCC
O Connor Sutton Cronin	OCSC
Gaffney & Cullivan Architects Ltd	GCAL
Traffic Infrastructure Ireland	TII
Architectural Conservation Area	ACA
Record of Protected Structures	RPS
Architectural Conservation Areas	ACA
National Built Heritage Service	NHBS
National Inventory of Architectural Heritage	NIAH



1.0 Introduction & Executive Summary

David Cullivan, Accredited Conservation Architect (G2), Director of Gaffney & Cullivan Architects Ltd (**GCAL**) has been retained by O Connor Sutton Cronin (OCSC) Multidisciplinary Consulting Engineers in connection with the preparation of a Conservation Impact Assessment in respect of the proposed Part 8 planning application for the upgrading works at the N83, specifically at Bridge Street in Dunmore, Co. Galway. The Part 8 Planning Application that has been prepared to achieve statutory consent for the works, follows the completion of a *Constraints Study & Route Options Report* prepared by OCSC on behalf of Galway County Council, the relevant local authority. That report assessed the need for intervention and evaluated 6 options (including a *do nothing* option) against six clearly defined criteria set out in a scoring matrix. The resulting analysis identified Option 2 as the preferred option. The options, criteria and scoring matrix are included in Appendix A for reference.

Option 2 has been developed further and is now the subject of the Part 8 planning application. The provision of the proposed N83 upgrade in Dunmore is in compliance with Transport Infrastructure objective number 8 of the Galway County Development Plan - to review the Dunmore Traffic Management Plan. The N83 is a strategic National link in Galway which is a locally and regionally important route as it provides connectivity between regional centres. The N83 is very narrow in Bridge St (as narrow as 3.5m) resulting in congestion and unsafe manoeuvres including the mounting by vehicles of the pedestrian paths. A clear need has been identified to improve safety in the village and for vehicles passing through Dunmore.

Option 2 has been developed by OCSC and includes for the removal of a number of buildings on Bridge Street in order to achieve a greater width for a new thoroughfare. The area in question is within an Architectural Conservation Area, as defined in the CDP. Therefore in this report we will assess the proposal in the context of Built Heritage particularly with respect to the Planning & Development Act, 2000. This report comments on the legal status of the buildings proposed for demolition in the context of the Planning & Development Act along with an analysis of the historic maps of the locality. There is also a set of record photographs of the subject area. The report provides a conclusion based on the available information.



2.0 Core Data and Building Status

Client

Galway County Council c/o OCSC Multi-disciplinary Consulting Engineers

OS Location

ITM 550,833 : 763,472

Address of Property

Bridge Street, Dunmore, Co. Galway.

Planning Authority

Galway County Council.

Building Type

Continuous row of urban buildings in Dunmore.

Purpose of Assessment

To assess proposed removal of buildings as part of a road widening scheme.

To determine legal status of buildings in terms of the Planning & Development Act.

To carry out conservation impact assessment of proposed works.

Protected Structure Status

The buildings are not Recorded Protected Structures in the current Galway County Development Plan.

NIAH reference number

The buildings are not mentioned in the NIAH Building Survey.

Architectural Conservation Area status

The buildings are located in the Dunmore Architectural Conservation Area in the current Galway County Development Plan.

Current Use

The buildings are vacant and have been deemed unsafe by OCSC.

Date of Site assessment

September 2025

Author of Report

David P Cullivan

B.Arch FRIAI AdvDip PMgt

Grade 2 Conservation Architect

Gaffney & Cullivan Architects Ltd

Accredited Conservation Architects



3.0 Site location - Historic Mapping



*Extract from First Edition Ordnance Survey (1837-42). Bridge Street, Dunmore, Co Galway.
Source OSI Historic Maps. Ordnance Survey Ireland/Government of Ireland.
OSI License no: CYAL50426516*

The First Edition Ordnance Survey (1837-42) clearly indicates the presence of a row of buildings along Bridge Street in the area now proposed for removal.





Extract from Second Edition Ordnance Survey (1888-1913); Bridge Street, Dunmore, Co Galway.
Source OSI Historic Maps. Ordnance Survey Ireland/Government of Ireland.
OSI License no: CYAL50426516

The second Edition Ordnance Survey (1888-1913) further defines the established buildings along Bridge Street.



Gaffney & Cullivan Architects

David P Cullivan
BArch FRIAI AdvDipPMgt

Registered Architect

Accredited Conservation Architects

RIAI



*Extract from Geohive MapViewer, 2013; Bridge Street, Dunmore, Co Galway.
OSI License no: CYAL50426516*

The established street pattern retains the features and alignments from the earlier maps.



4.0 Historical background information

As far back as the 11th century the O'Connor clan were the most powerful rulers in Connacht. Turlough O'Connor, who was High King of Ireland from 1120 to 1156, had his residence at Dunmore (Dún Mór – the great fort).

However, by the early 13th century, the power of the O'Conors had weakened and the Anglo-Norman, Piers de Bermingham took over the territory of Dunmore. He built a stone castle on the bank of the Sinking River and established a charter of murage (taxation) in 1280. This was the first step in establishing an 'Anglo-Norman town'. Whether a wall was built around this town is still under question, as no physical evidence for such has as yet been found.

During the 15th century, an Augustinian friary was built just over 1km upriver from the castle, on the opposite bank of the river. Political wars and religious change dominated the 16th and early 17th centuries. By 1570 the Augustinians had been evicted. In 1650, Colonel Gore, serving under Cromwell, attacked Dunmore Castle, bringing to an end the power of the de Bermingham's in the area.

In the late 17th and early 18th century, a number of English settlers were granted vast tracts of land in the area and they built 'grand' houses on landscaped demesnes. The Gore/Shee/Deering estate became an important economic lynch pin for the development of the town. Bridges were constructed to span the Sinking River and town houses were built creating the streetscape with which we are still familiar today. The local economy grew and the town centre bustled on market day as goods were weighed and sold. Traditional shopfronts were inserted into the ground floor of many of the town houses and all sorts of local produce was traded. Community life was busy and local.

A number of long standing family businesses still serve the local community today but much of the produce is now imported. As life becomes more global, business is increasingly conducted in a virtual on-line world. The town has expanded outwards in the late 20th century with new houses built in grouped estates along the main roads. As leisure time has increased, social and recreational activity areas such as a children's playground, sports fields, a golf course, community centre and the library have grown. 21st century Dunmore proudly displays features of its ancient heritage alongside its modern changing face. Its future will continue to evolve.

The above is taken from the Dunmore Heritage Audit prepared by Dunmore Heritage supported by The Heritage Council. Further information is available:

<https://storymaps.arcgis.com/stories/323a6fb90a0d4c7b803ec6116aaf19af>

For further historical reference also refer to Section 4.7 of the OCSC report.



5.0 Photographic Record



View of Bridge Street in 2009.



View of Bridge Street in 2022.



Gaffney & Cullivan Architects

David P Cullivan
BArch FRIAI AdvDipPMgt

Registered Architect

Accredited Conservation Architects

RIAI



View of the corner of Bridge Street in 2009.



View of the corner of Bridge Street in 2022.



Gaffney & Cullivan Architects

David P Cullivan

BArch FRIAI AdvDipPMgt

Registered Architect

Accredited Conservation Architects

RIAI



View of the properties along Bridge Street in 2009.



View of the properties along Bridge Street in 2022.



Gaffney & Cullivan Architects

David P Cullivan
BArch FRIAI AdvDipPMgt

Registered Architect

Accredited Conservation Architects

RIAI



View of the properties along Bridge Street in 2009.



View of the properties along Bridge Street in 2022.



Gaffney & Cullivan Architects

David P Cullivan
BArch FRIAI AdvDipPMgt

Registered Architect

Accredited Conservation Architects

RIAI



View of the properties along Bridge Street in 2009.



View of the properties along Bridge Street in 2022.



Gaffney & Cullivan Architects

David P Cullivan
BArch FRIAI AdvDipPMgt

Registered Architect

Accredited Conservation Architects

RIAI



View of the properties along Bridge Street in 2009.



View of the properties along Bridge Street in 2022.



Gaffney & Cullivan Architects

David P Cullivan
BArch FRIAI AdvDipPMgt

Registered Architect

Accredited Conservation Architects

RIAI



View of the properties along Bridge Street in 2009.



View of the properties along Bridge Street in 2022.

Note:

On account of the dangerous condition of the buildings, we did not enter any of the premises and the images are taken from the available public records.



6.0 Legislative context

Development in Ireland is governed by legislation, primarily the Planning & Development Act 2000 (and amendments) which we will consider in this report. Archaeology has been considered in the OCSC *Constraints Study & Route Options Report* and will not be re-examined here.

The Planning & Development Act 2000 requires all local authorities to prepare a County Development Plan in respect of the specific needs of the area under their legislative control. In this case, the Galway County Council Development Plan 2022-2028 is the relevant document. In addition, the Planning & Development Act requires local authorities to prepare and maintain a list of individual buildings that are considered to have heritage value. This is known as the *Record of Protected Structures (RPS)*. The relevant section of the act states:

6.1 Record of protected structures

51.—(1) *For the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.*

The act goes on to make provisions in relation to collections of buildings or areas which collectively are considered to have heritage merit and these are known as *Architectural Conservation Areas (ACA)*. The relevant section of the act states:

6.2 Architectural conservation areas

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

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

(b) contributes to the appreciation of protected structures,

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

6.3 Development in architectural conservation areas

82.— (1) *the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.*

(2) In considering an application for permission for development in relation to land situated in an architectural conservation area, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.

In addition to the above two statutory registers, there is a further non-statutory register to be considered. The National Built Heritage Service (NHBS) is a section of the Department of Housing, Local Government, and Heritage. It's defined role is to work with owners, craftspeople, building professionals, NGOs, local authorities, the Heritage Council, and other public bodies to ensure that our built heritage is



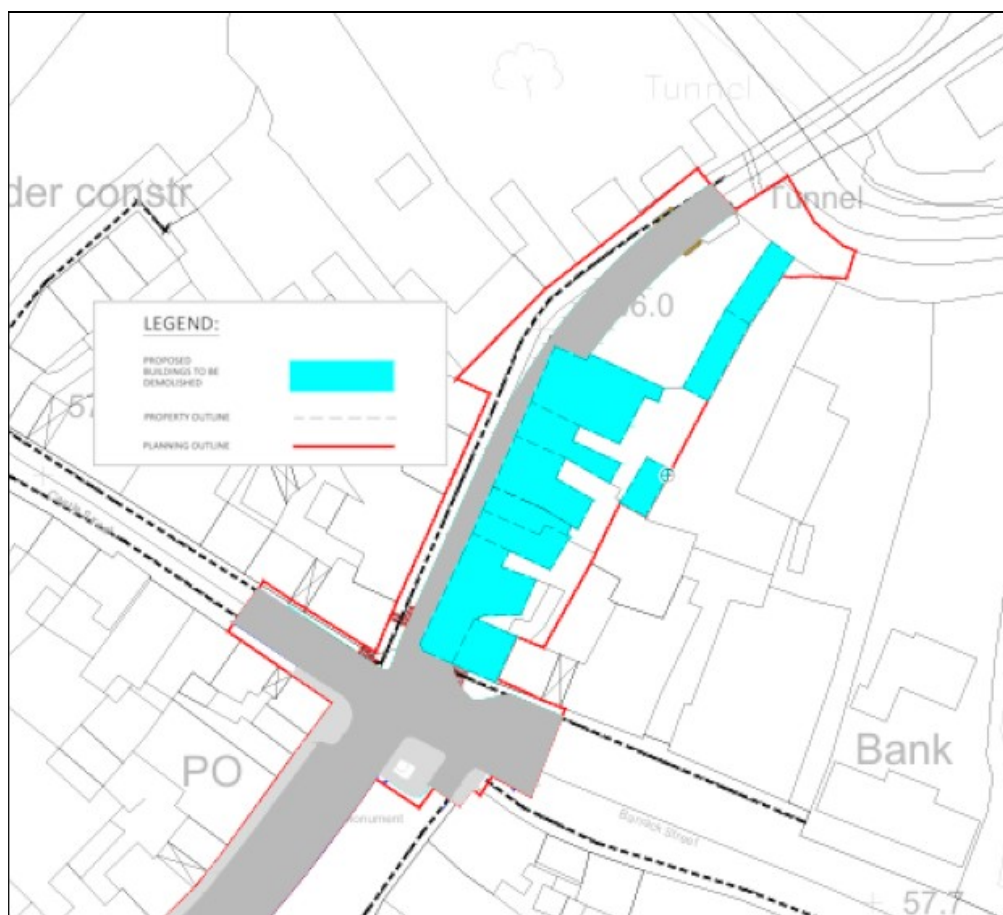
valued, protected, and carefully adapted where necessary, so that its character and special interest can be enjoyed by future generations. The work of the National Built Heritage Service covers a wide range of activities, including:

Identifying, recording, assessing and monitoring our built heritage through the National Inventory of Architectural Heritage (NIAH).

The NIAH maintains a register of buildings and gardens together with other elements of architecture, engineering, street furniture etc, that are considered to be of heritage significance. While this national register often influences and mirrors local authority RPSs, the lists are not identical. Critically, the inclusion on the NIAH register conveys no statutory protection on any building or structure.

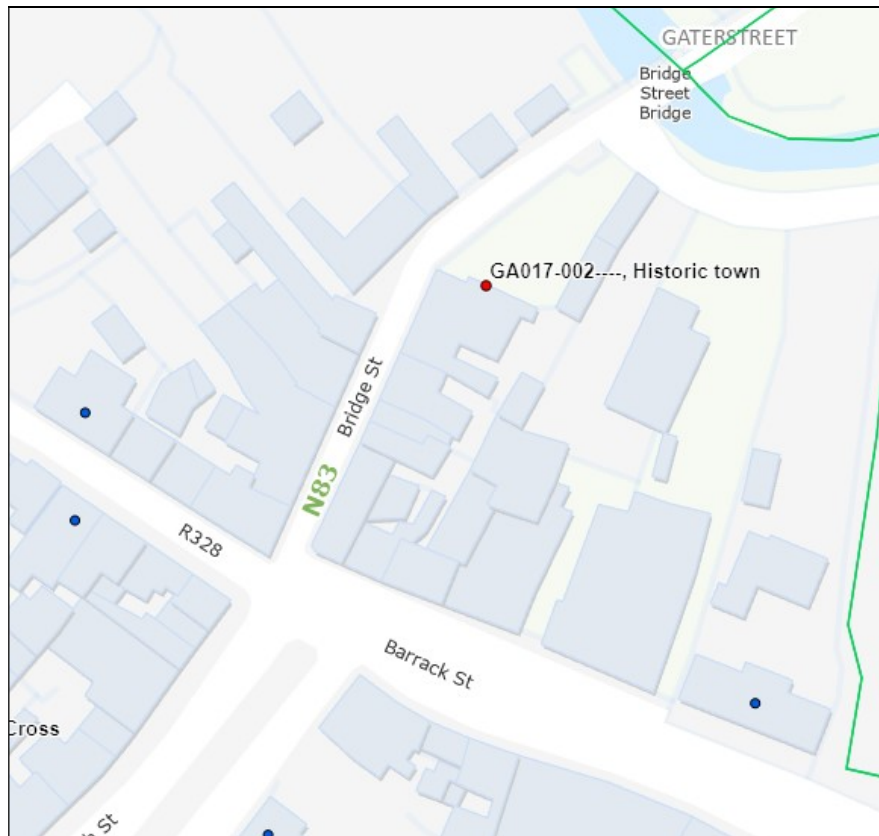
6.4 Analysis of proposal in legislative context

We will now assess Option 2 against the above legislation with reference to the proposal to remove a number of buildings for the purposes of widening the carriageway on Bridge Street. The relevant extract from the *proposed demolition drawing* is copied below (the full drawing is in Appendix C). A number of buildings are highlighted in cyan.



Extract from OCSC illustrating buildings proposed for demolition on Bridge Street.





Above is an extract from the NIAH Building Survey map register of the same location.

6.4.1 National Inventory of Architectural Heritage

In the first instance we will examine the non-statutory NIAH building Survey of the area. We note that no buildings have been proposed for removal that are present on the NIAH Building Survey. There are a number of other buildings in the locality that will not be affected by these works but we have included the citations in Appendix D for reference purposes. They are highlighted by blue dots on the map above. There is a single red dot on the map which refers to the *Site & Monuments Register* (SMR). This red dot is positioned on one of the buildings listed for removal in the proposed scheme. The citation for this reference is as follows:

GA017-002:

Historic town : ABBEYLAND NORTH, ABBEYLAND SOUTH, DUNMORE, GATERSTREET

Description: At a fording point on the Sinking River, 1km downstream from Dunmore Castle (GA017-069----). Like the castle, the borough was probably founded by Piers de Bermingham sometimes before his death in 1249 (Bradley and Dunne 1992, 65-6). The above authors (*ibid.*, 67) suggest that it may have been 'concentrated' on N side of the river. A reference to the construction of a town wall exists as early as 1280 (Graham 1972, 14), though no visible surface trace of its line or fabric survives. However, the modern street plan, plot pattern and street names — High St., Gater St. — reflect a long urban ancestry. The surviving monuments comprise the Augustinian friary (GA017-005001-), in Barrack St., and the 'Abbey' (GA017-001001-), on N side of Chapel St.; probably the site of the medieval parish church. There is also an enigmatic earthwork (GA017-004----), marked 'Mote' on OS 6-inch map, on E outskirts. (Neary 1914, 101-4; Holland 1988, 77-81) The above description is derived from the published 'Archaeological Inventory of County Galway Vol. II - North Galway'. Compiled by Olive Alcock, Kathy de hÓra and Paul Gosling (Dublin: Stationery Office, 1999). Date of upload: 05 August 2010

Six-Inch First edition: 'DUNMORE'

Six-Inch Latest edition: 'DUNMORE'

ITM Coordinates: 550852, 763491

Latitude and Longitude: 53.618933, -8.742857





The description confirms that “*no visible surface trace of its line or fabric survives*”. We consider therefore that this citation is a general reference to the *long urban ancestry* that evolved from the important fording point along the river rather than any specific visible feature. If there are elements hidden in the sub surface, we believe that these will be addressed through the archaeological investigations that will take place independently but in parallel to this process. We concur with the recommendations of the OCSC report in this regard:

Depending on the preferred route option the following may be required as part of the detailed assessment.

- *Geophysical survey of the development site to identify any sub-surface archaeological features that may survive.*
- *Based on the findings of the geophysical survey archaeological pre-development testing works may be required in accordance with a method statement agreed with NMS and the NMI.*
- *A visual impact of the route with supporting photomontages may be required.*
- *An underwater assessment of routes that directly impact on the Sinking River will be required.*

The Archaeological conclusions and recommendations are subject to the approval of the National Monuments Service (Department of Culture, Heritage and the Gaeltacht) and Galway County Council-who may issue additional or alternative requirements.

The blue dots on the NIAH map represent buildings considered significant. There are none on Bridge Street and none affected by the proposed works under consideration in this report. Please refer to Appendix D for the references to these nearby buildings referred to.

With respect to the proposed works and in particular the proposed removal of certain buildings, we note that in the first instance, the NIAH offers no statutory protection. However, we consider that we must have regard to it in any thorough CIA. In this case, there are no buildings deemed of significance and there are none recorded as part of the building survey. Therefore, in relation to the impact of the NIAH on the proposed works, we can find no constraining factors other than archaeological mentioned above.

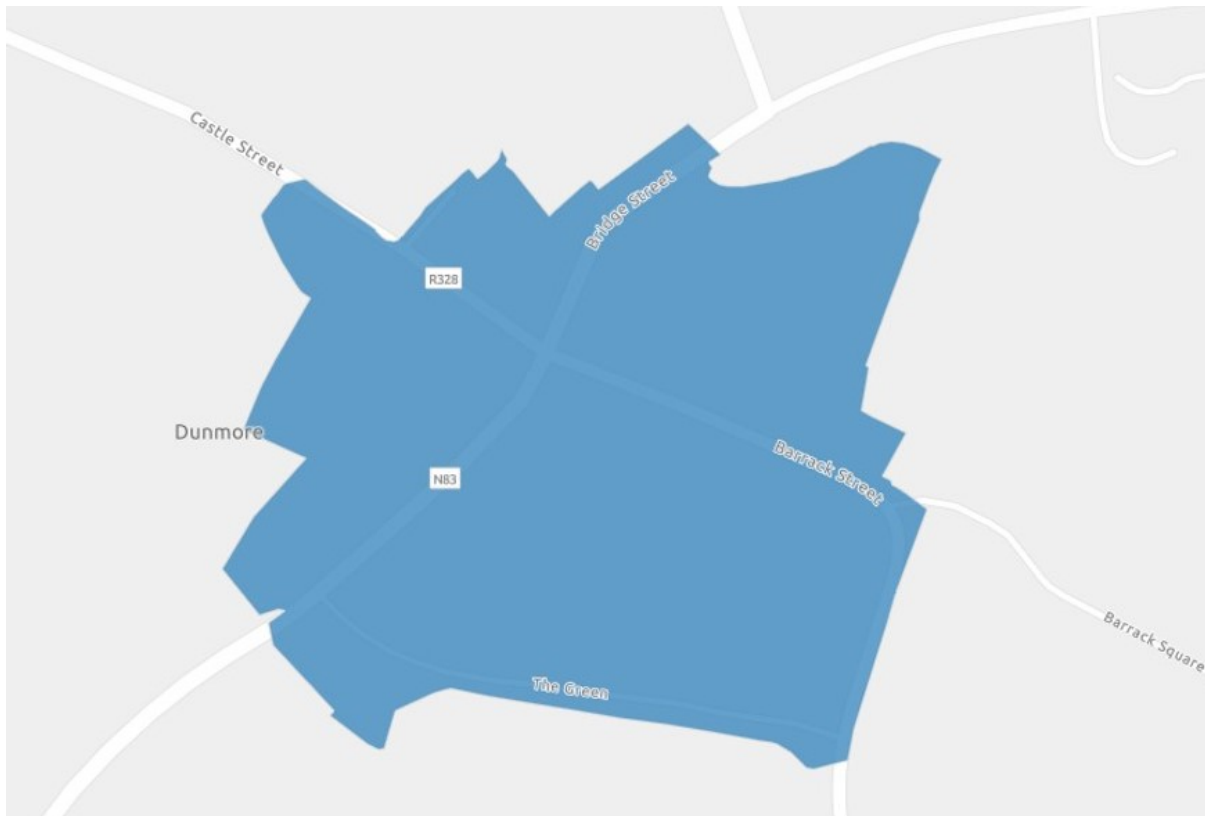
6.4.2 Record of Protected Structures

As we have illustrated in 6.1 above, the RPS conveys statutory protection on buildings and structures included in the local authority list appended to the County Development Plan. In this case, we have seen from an analysis of the maps and written register, that there are no such structures in the proposed site area. Therefore there are no implications and no statutory protections applicable to the removal of the structures identified.

6.4.3 Architectural Conservation Areas

The entire village of Dunmore is designated as an ACA in the current Galway CPD. Refer to the map below.





Extract Galway County Development Plan, Dunmore ACA

We will review the scheme, specifically in respect of the proposal to remove structures, in the context of the Planning & Development Act and what it states in relation to ACAs. We consider the relevant sections of the act to be as follows:

A development plan shall include an objective to preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights, that...is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value.

the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

In considering an application for permission for development in relation to land situated in an architectural conservation area, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.

It is clear in the first instance that the planning authority considers Dunmore to be of *special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value*. The entire village therefore, including Bridge Street, is entitled to the protections provided by this designation under the act.

We will now assess the proposed works to determine if they might be exempted development as defined above. However, we can readily determine that the proposed works will indeed *materially affect the character* of the area and therefore of the ACA as they comprise the removal of a series of structures which form half of the street.



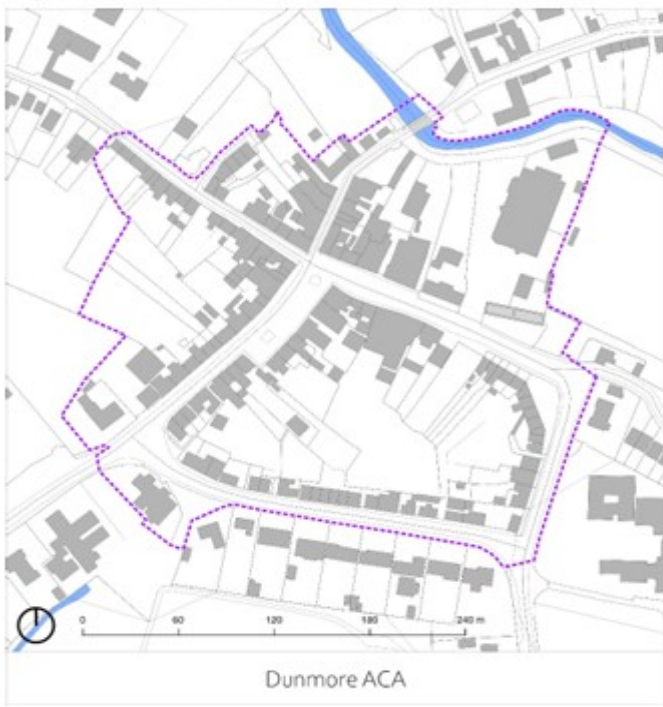
Finally, we will consider the obligations on the planning authority who must *take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area*. It is clear that there is a significant material effect as a consequence of the removal of buildings forming one half of the street. To further assess this impact, we have regard to the citation for the Dunmore ACA (see below) contained in the CDP. *The Principal significance of Dunmore lies in its layout as a market town, with its three-storey buildings arranged in a cohesive pattern around the square and adjoining streets.*

DUNMORE ACA SUMMARY

Architectural Heritage
The name of the town, Dun Mor, reflects the importance of the area as a settlement since earliest times. The rich archaeological heritage of the place is protected by a Zone of archaeological potential centered on the extant 15th century Augustinian Abbey which incorporates a 19th century church. Its ecclesiastical importance is also to be seen in the enclosed late medieval graveyard of St Nicholas' Abbey in Abbeyland North.

The town is approached a fine five-arch limestone road bridge, built c.1810, which demonstrates the ongoing importance of the town as a crossing point and market setting. The weighbridge (dated 1925) and adjacent monument, the housing for the weighbridge mechanism, enhance the character of The Square and mark it as the heart of the old market town. The core of the town is located around the





Dunmore ACA

Market Square which is surrounded by buildings of two and three storey with fine moulded plaster ornamentation.

The Bank of Ireland building, though typical in detailing of a late Victorian bank building, is unusually single storey. It is enhanced by the attention to detail seen in the elaborately moulded entrance porch and timber roof brackets and is stylistically unique in the town. Built over one hundred years ago, it is a focal point in Dunmore.

Statement of Significance
The principal significance of Dunmore lies in its layout as a market town, with its three storey buildings arranged in a cohesive pattern around the square and adjoining streets.

Extract Galway County Development Plan, Dunmore ACA



Architectural Conservation Areas

The Architectural Conservation Areas (ACAs) identified in County Galway are located in

1. Athenry Town Centre
2. Bearna Pier Road
3. Clarenbridge Village Centre
4. Clifden Town Centre
5. Craughwell Village Centre
6. Gort Town Centre
7. Headford Town Centre
8. Loughrea Town Centre
9. Oranmore Town Centre
10. Oughterard Town Centre
11. Portumna Town Centre
12. Tuam Town Centre
13. Ballinasloe Town Centre
14. St Brigid's Hospital, Ballinasloe

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a development plan to preserve. Further information is to be found in the relevant Local Area Plan.

Objectives

- To protect, conserve and enhance the essential character of the ACA through the control of the design, location and layout of new properties or the alteration or extension of existing ones.
- To require proposals for development outside the ACA but which would affect its setting or views into and out of it, to respect its character and appearance.
- To promote the conservation and retention of traditional features and building elements such as shop fronts, windows, glass, doors and door cases. Where replacements are necessary to ensure that they respect the original character of the building or setting in which they are situated.
- To protect existing street patterns, spaces and relationships which contribute to the setting of the ACA.
- To respect the character of existing buildings, important views, spaces and the historic settlement in terms of scale, height, grouping, density, design and materials.
- To encourage rehabilitation of an existing building as a more sustainable option than redevelopment.
- To avoid the waste of unnecessary building demolition, foster the development of specialised conservation skills, and maintain the contribution of old buildings to the character of their area.

Extract Galway County Development Plan, ACA objectives.

While Bridge Street does not comprise three-storey buildings at the principle junction at Barrack Street, there are other three-storey elements along its length. It is reasonable to conclude the planning authority were mindful of Bridge Street in defining the ACA boundary and that therefore any decision to remove buildings should not be taken lightly. The Planning & Development Act is silent on the issue of demolition of buildings within ACAs. The act does comment however on demolition in terms of buildings on the RPS.

(b) A planning authority, or the Board on appeal, shall not grant permission for the demolition of a protected structure or proposed protected structure, save in exceptional circumstances.

It is reasonable in this instance to consider the proposed demolition in this context. The critical consideration is whether demolition is warranted and whether or not *exceptional circumstances* apply in this case. This is discussed further in section 7.0.



7.0 Assessment

We have reviewed the historical background of the village of Dunmore and the references to it in the CDP. We have also analyzed the proposed road widening scheme at Bridge Street which includes for the removal of a series of buildings which comprise one half of the street. We have also studied background information provided to us by OCSC in relation to this issue. They are very clearly of the view that the extreme narrowness of the street at this location is not only an inconvenience and a restriction to traffic movement. They have established that the area is unsafe, particularly for pedestrians who can find themselves sharing pavement space with vehicles forced to mount the pavement on account of the narrowness of the carriageway. It is the role of engineers to devise technical solutions to problems such as this and from our review of the various options put forward there is no question but that they have been thorough in their analysis of this problem. We can also readily see how the scoring matrix has resulted in this particular option being selected when all the variable factors are taken into account. However, there is no doubt from a conservation perspective that the removal of one half of the street will have a significant and permanent impact on the established village structure and the spatial quality of its core.



Image: Dunmore Square c1910 Galway County Heritage Office

Given the nature of the challenge and the solution proposed, there is little if any mitigation that will have a material balancing effect on the loss of fabric. In the event that there is no alternative but to proceed with this option or a version of it, we would recommend the following.

All of the buildings to be removed should be surveyed in detail, in both drawn and photographic formats. This should be done in accordance with accepted practice eg Historic England; *Understanding Historic Buildings, A Guide to Good Recording Practice*. This record should be to the equivalent of not less than Level 3, as set out in these guidelines. Such a record will ensure compliance with good conservation practice and should allow for the accurate reinstatement of these buildings in future should those circumstances ever arise. The record of these buildings will also be available for reference and research purposes for any historical studies being carried out in the locality in future. These types of record are archival in nature and not always readily accessible to the public in a manner that helps maintain the historical context alive in the locality. We would therefore recommend that as part of the landscaping



Gaffney & Cullivan Architects

David P Cullivan

BArch FRIAI AdvDipPMgt

Registered Architect

Accredited Conservation Architects

RIAI

accompanying this proposal, dedicated information panels, models or other representations are installed which clearly illustrate the historic configuration of the streets. These should be created through consultation with local groups and historical societies.

In conclusion, the starting point in relation to the conservation of built heritage is *to do nothing*. In relation to Bridge Street, Dunmore, this would be our clear preference. The retention of the established street pattern, evident from historic maps should be a core objective of any proposals for the town. If this is not possible the next approach is *to do as little as possible*. However, in this case and on the basis of the emphatic engineering conclusion of the risk to public safety, regrettably, neither of these options appear likely to be achievable. We are mindful that there is precedence for works of this nature; the Wide Streets Commission undertook similar interventions in Dublin starting as far back as the 18th Century. If in the final analysis the conservation preference of retaining these buildings cannot be achieved, then the mitigations described above are the very minimum that should be carried out.

David P Cullivan

B.Arch FRIAI AdvDip PMgt

Grade 2 Conservation Architect

GCAL

Gaffney & Cullivan Architects Ltd

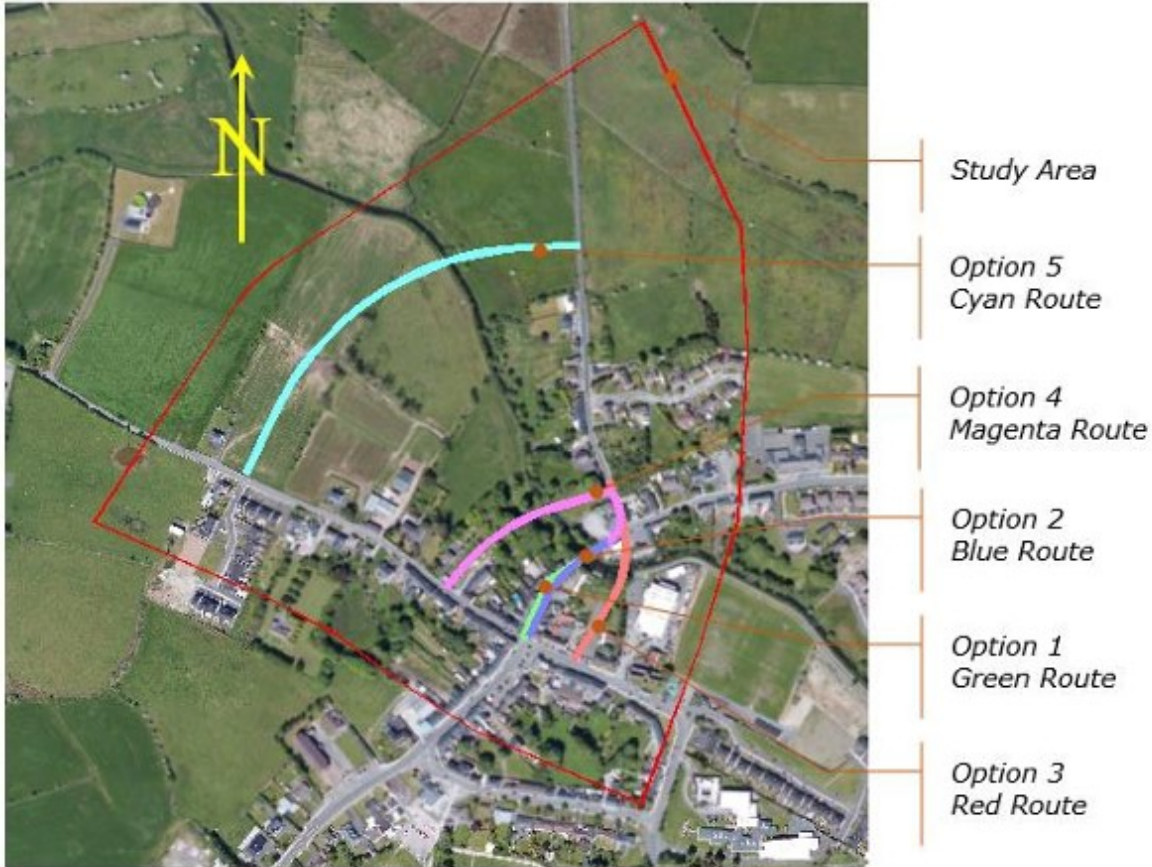
Accredited Conservation Architects



September 2025



Appendix A



A Do Nothing Option.

A Do Something Option 1

Improvements along Castle Street and Bridge Street, widening the road to the west of Bridge Street (Green).

A Do Something Option 2

Improvements along Castle Street and Bridge Street, widening the road to the east of Bridge Street (Blue).

A Do Something Option 3

New road from Barrack Street over the Sink River to meet the N83 at the Bridge Bar (Red).

A Do Something Option 4

Extend the cul-de-sac along Castle Street over the river, to create a new junction with the N83 (Magenta).

A Do Something Option 5

A new road to the west of the town which would create a link between Castle St and the N83 (Cyan).



The six assessment criteria used in the Multi Criteria Analysis include:

- 1) *Economy- Considering Transport Efficiency and Effectiveness, Wider Economic Impacts, Funding Impacts, Transport Quality and Reliability*
- 2) *Safety & Design Standards –Road/Street User Safety, Security, likely reduction in collisions and ability to achieve design standards*
- 3) *Environment–Assessing the effects on various aspects of environment such as Flora and Fauna, Architectural and Cultural Heritage.*
- 4) *Accessibility & Social Inclusion–Deprived geographical areas and vulnerable groups.*
- 5) *Integration–Consideration of the routes relating to Transport Integration, Land Use Integration, Geographical Integration and other government policy integration providing regional balance.*
- 6) *Physical Activity–Under this criteria, the options were ranked by consideration of the Ambience, Absenteeism (loneliness)*

DUNMORE MCA OPTIONS SCORING SUMMARY							
	Economy	Safety & Design Standards	Environment	Accessibility & Social Inclusion	Integration	Physical Activity	Total
Option 0_Do Nothing	12	3	49	2	9	4	79
Option 1_Widening on West Side (Green Route)	23	14	34	7	20	10	108
Option 2_Widening on East Side (Blue Route)	23	20	34	10	21	10	118
Option 3_Semi-Bypass from Barrack Street to N83 (Red Route)	18	15	30	6	17	12	98
Option 4_Semi-Bypass from Castle Street to N83(Magenta Route)	13.5	15	32.5	4	14	13	92
Option 5_Bypass from N83 to Castle Street (Cyan Route)	13.5	14	29.5	2	12	15	86



Appendix B

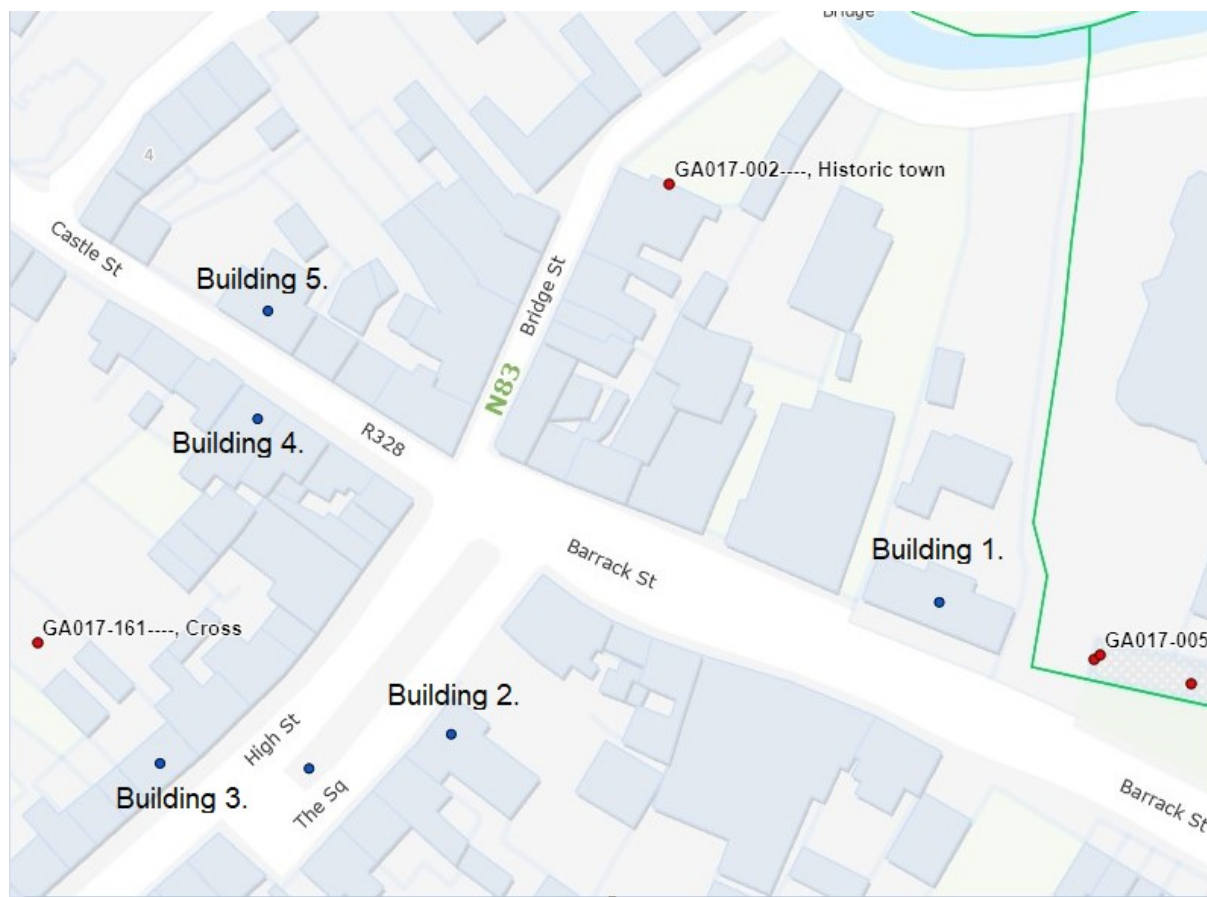
National Roads

- N6 Galway City Ring Road (N6GCRR)
- N59 Clifden to Oughterard (N59 Clifden to Maam Cross and N59 Oughterard to Maam Cross)
- N59 Clifden to Leenane (Mayo County Border)
- N59 Galway to Oughterard
- N84 Galway to County Boundary
- N67 Kilcolgan to County Boundary,
- N17 Tuam to County Boundary,
- N63 Annagh Cross to Ballygar
- N83 Tuam to **Dunmore** and to County Boundary
- N65 Kilmeen to Portumna
- N18 at Carrowmoneash northwards towards the interchange with the M6

Galway County Development Plan identifies the route through Dunmore for improvement.



Appendix D



Historic Environment Viewer Map.

GA017-002 : Historic town: ABBEYLAND NORTH, ABBEYLAND SOUTH, DUNMORE, GATERSTREET

Description: At a fording point on the Sinking River, 1km downstream from Dunmore Castle (GA017-0069----). Like the castle, the borough was probably founded by Piers de Bermingham sometimes before his death in 1249 (Bradley and Dunne 1992, 65-6). The above authors (ibid., 67) suggest that it may have been 'concentrated' on N side of the river. A reference to the construction of a town wall exists as early as 1280 (Graham 1972, 14), though no visible surface trace of its line or fabric survives. However, the modern street plan, plot pattern and street names — High St., Gater St. — reflect a long urban ancestry. The surviving monuments comprise the Augustinian friary (GA017-005001-), in Barrack St., and the 'Abbey' (GA017-001001-), on N side of Chapel St.; probably the site of the medieval parish church. There is also an enigmatic earthwork (GA017-004----), marked 'Mote' on OS 6-inch map, on E outskirts. (Neary 1914, 101-4; Holland 1988, 77-81) The above description is derived from the published 'Archaeological Inventory of County Galway Vol. II - North Galway'. Compiled by Olive Alcock, Kathy de hÓra and Paul Gosling (Dublin: Stationery Office, 1999). Date of upload: 05 August 2010

Six-Inch First edition: 'DUNMORE'

Six-Inch Latest edition: 'DUNMORE'

ITM Coordinates: 550852 , 763491

Latitude and Longitude: 53.618933 , -8.742857



Building No 1.

Bank of Ireland, Barrack Street, Dunmore, Co. Galway.



◀
▶

▶
⏸

📍 View on map

Survey Data

Reg No	30330009
Rating	Regional
Categories of Special Interest	Architectural, Artistic
Previous Name	National Bank of Ireland
Original Use	Bank/financial institution
In Use As	Bank/financial institution
Date	1870 - 1890
Coordinates	150937, 263398
Date Recorded	30/09/2009
Date Updated	--/--

Description

Detached five-bay single-storey bank, built c.1880, having breakfront with further shallow projection to front. Hipped and sprocketed natural slate roof with two rendered chimneystacks with moulding copings, and replacement uPVC rainwater goods on carved timber brackets. Rendered walls with raised plaster quoins and moulded plinth. Breakfront is gabled and has render copings with ball finials and apex detail, and projection has curvilinear gable with ball finials to ends and apex and hood-moulding and impost course. Camber-headed windows, those flanking porch being double, having moulded surrounds and splayed jambs, painted stone sills with decorative brackets beneath, and one-over-one pane timber sliding sash windows, one window opening converted for use for ATM. Round-headed doorway with moulded surround and having replacement timber door. Sited on street line with small grass area to front with metal railings on rendered plinth.

Appraisal

This Bank of Ireland building, though typical in detailing of a late Victorian bank building, is unusually single storey. It is enhanced by the attention to detail seen in the elaborately moulded entrance porch and timber roof brackets and is stylistically unique in the town. Built over one hundred years ago, it continues to provide financial services to the local community and is a focal point of Dunmore.



Building No 2.

Thomas Byrne, The Square, Dunmore, Co. Galway.



Survey Data

Reg No	30330012
Rating	Regional
Categories of Special Interest	Architectural, Artistic
Original Use	House
In Use As	Public house
Date	1820 - 1890
Coordinates	150856, 263370
Date Recorded	30/09/2009
Date Updated	--/--/--

Description

Terraced five-bay three-storey house, built c.1830, having public house and shop frontage of c.1870, and integral carriage arch to ground floor. Low pitched natural slate roof with three rendered chimneystacks. Rendered random rubble limestone walls, having parallel raised quoins, painted ruled and lined rendering to upper floors and channelled rendering to ground floor. Square-headed replacement uPVC windows to upper floors with stone sills and raised render surrounds. Three-bay shopfront to north end of front elevation having decorative render pedimented brackets, plain fascia with moulded cornice and recent painted lettering, double-leaf panelled timber door, flanked by late nineteenth-century display window to north side having central mullion and paterae to spandrel panels, and square-headed window to south, with rendered stall risers having panels with painted lettering. Camber carriage arch to south end. Cement string course and bracket to fascia.

Appraisal

Thomas Byrne's is a well-proportioned and significant building on The Square, retaining its original use and is one of the few buildings in the town to preserve an original shopfront. The typical style of the late Georgian building is enhanced by the hand-painted signage and surviving late nineteenth-century shop window. The imposing height and prominent setting contribute to the architectural character and streetscape of Dunmore.



Building No 3.

High Street, The Square, Dunmore, Co. Galway.



[View on map](#)

Survey Data

Reg No	30330010
Rating	Regional
Categories of Special Interest	Architectural
Original Use	House
In Use As	House
Date	1810 - 1830
Coordinates	150801, 263370
Date Recorded	30/09/2009
Date Updated	--/--/--

Description

Terraced three-bay house, built c.1820, having four-bay ground and three-bay upper floors. Pitched roof with replacement asbestos-cement slates, and with rendered chimneystacks to ends, that to north end being replacement. Cement ruled and lined rendered walls over rubble stone, with render plat bands at sill levels, render plinth and parallel raised quoins. Square-headed windows with raised moulded cement surrounds and limestone sills. Margined timber sliding sash one-over-one pane windows of c.1860 to ground floor, replacement uPVC elsewhere. Round-headed door opening having spoked timber fanlight, mid-nineteenth-century timber panelled door, and moulded render architrave similar to those of windows and giving impression of stone, and limestone step. Square-headed doorway to south end of façade, having overlight and timber panelled door.

Appraisal

This is a substantial house which remains in its original use. It has its original proportions and simple detailing which give the house dignity and lends an air of sophistication to the square.

Building No 4.

Castle Street, Dunmore, Co. Galway.



[View on map](#)

Survey Data

Reg No	30330008
Rating	Regional
Categories of Special Interest	Architectural, Artistic
Original Use	House
In Use As	Public house
Date	1820 - 1900
Coordinates	150814, 263426
Date Recorded	30/09/2009
Date Updated	--/--/--

Description

Terraced two-bay two-storey house, built c.1830, having public house front of c.1890 to ground floor. Pitched slated roof with rendered chimneystacks to ends. Rendered and painted walls with parallel, raised quoins. Render shopfront comprising panelled pilasters with plinths and brackets incorporating mirrors, moulded cornice and base to recent fascia, and double-leaf timber panelled entrance door with overlight. Plate-glass display windows protected by wrought-iron railings, with panelled stall risers. Double timber sliding sash one-over-one pane windows to first floor.

Appraisal

This house and shop are an interesting part of the architecture of Castle Street. The building is a house of c.1830 that was remodelled about 1910. the fine render shopfront is one of the best in Dunmore and the incorporation of mirrors into the brackets is unusual and decorative.



Building No 5.

Castle Street, Dunmore, Co. Galway.



View on map

Survey Data

Reg No	30330007
Rating	Regional
Categories of Special Interest	Architectural, Artistic
Original Use	House
In Use As	House
Date	1900 - 1905
Coordinates	150821, 263450
Date Recorded	30/09/2009
Date Updated	--/--

Description

Four-bay two-storey terraced house, dated 1902, having shopfront and integral carriage arch to ground floor. Pitched slate roof with two rendered chimneystacks (one older) to ends. Cast-iron rainwater goods. Rendered to front elevation, with raised plaster quoins, render plinth, and having moulded cornice with dentil course at first floor sill level doubling as sill course, moulded render eaves course, render panelled pilasters having fluted consoles and tops with pediment and shamrock motifs. Segmental carriage arch flanked by panelled pilasters and having moulded render archivolt with fluted keystone. Camber-headed replacement timber casement windows to first floor, paired to south-east bays, with moulded architraves with plinths. Square-headed replacement timber entrance door flanked by decorative pilasters with moulded panels and having ornate render brackets, moulded cornice and dentil course, with date plaque between brackets. Render shopfront comprising panelled pilasters, rendered stall risers and square-headed plate-glass display windows with square-headed replacement timber shop door with overlight and having plain rendered fascia with moulded string course below. Decorative wrought-iron bracket to first floor possibly for signage.

Appraisal

This early twentieth-century shop and house are a noteworthy part of Castle Street. The range of well-maintained mouldings and plasterwork set the building apart from its neighbours and adds to the architectural variety of the town.

