

County Tipperary : Town of Carrick on Suir : sheet LXXXV.6.19



## Architectural Heritage Impact Assessment Report

### Carrick-on-Suir Regeneration - Stable Lane Car Park

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## 1.0 Introduction

The following report has been prepared by JCA Architects, RIAI Conservation Grade 1 Architects, to accompany a Part 8 application for a Car Park at Stable Lane, Carrick-on-Suir

This report was prepared by Katherine McClatchie BA, MUBC, and Gareth O'Callaghan, BArch, MRIAI, RIAI Grade 1 Conservation Architect, both of JCA Architects. The site was visited on 17 November 2023 and the existing structures on the site were examined.

The proposed development includes for a carpark in Carrick-on-Suir, in the Townland of Townparks, between Chapel St. (identified as L6711 New Lane on GIS system) and Stable Lane, Carrick on Suir Town Centre, Co. Tipperary. This carpark is in close proximity to Main St.

The proposals involve works in the town's Architectural Conservation Area (ACA) and in the vicinity of a number of protected structures.

The proposed design for the carpark comprises of 33 no. parking spaces; one number entrance from Chapel Street and two number exit points, one exit onto Chapel Street and a second exit onto Stable Lane. A pedestrian linkage will be maintained from the housing to the north to Chapel Street via the new carpark.

This parking will complement the reduction in parking to Main St. resulting from the Carrick-on-Suir Regeneration Plan. The aim of the Carrick-on-Suir Development plan is improvements in active travel, sense of place, and pedestrian and vulnerable road users use. The development of Stable Lane car park aligns with the Carrick-on-Suir Redevelopment Plan by providing separate off street parking area and ensuring that parking is provided within a 5-minute walk of main street and the towns attractions.

The nature and extent of the proposed Stable Lane carpark development is as follows:

- Provision of primary vehicular entrance to the West from Chapel St.
- Vehicle exit point to Stable Lane to the east.
- Demolition of existing walls, two sheds and concrete yard within the proposed site.
- Demolition of existing boundary wall with Chapel St. and North boundary wall adjacent to Chapel St. to allow reconfiguration of the existing vehicle and pedestrian access points onto Chapel St.
- Demolition of boundary wall with Stable Lane.
- Drainage works to carpark.
- Street lighting to carpark.
- Construction of new Boundary wall to the east of the site along Stable Lane – including vehicle exit point and pedestrian access point.
- Construction of new boundary to the North of the site adjacent to the Chapel St entrance.
- New asphalt surface finishes to carpark, laid to falls and surface water run-off will be directed to gulleys.

- Car park with 33 parking spaces, including two number accessible parking bays and two number electrical vehicles charging bays.
- Bicycle Parking Shelter
- Signage and Linemarking
- Landcaping
- All associated site works.

## 1.1 Location and Heritage Protection Status

The site for the proposed development is in the centre of the town of Carrick-on-Suir, located between Chapel Street to the west and Stable Lane to the east

No structures within the site are included in Tipperary County Council’s Record of Protected Structures or on the National Inventory of Architectural Heritage.



Figure 1: Architectural Heritage Map indicating NIAH structures (Heritage Maps) with site boundary roughly indicated

Part of the site is included in an Architectural Conservation Area: highlighted on the map below

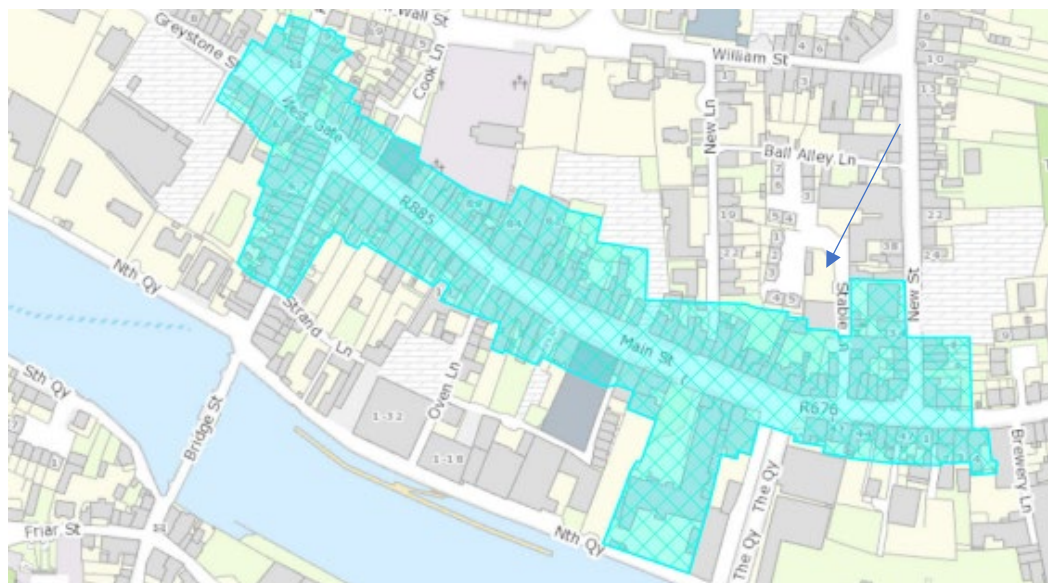


Figure 2: Carrick-on-Suir ACA (Tipperary County Council)

An ACA is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure or structures (whose character it is an objective of the development plan to conserve).

By designating an area as an ACA, the planning authority recognises that the protection of the architectural and special historic heritage of this area would best be achieved by controlling and guiding change on a wider scale than just an individual building. It also recognises that building lines and heights, fenestration, shopfronts, materials (including street paving), street furniture, railings and other surviving historic and architectural elements all contribute to the character of the ACA.

The ACA in Carrick-on-Suir incorporates a variety of architectural styles and historic character. Castle St, for example, is located in close proximity to Ormond Castle and the small scale and steeply pitched roofs of some of the buildings suggest an early date. New Street is dominated by the Town Hall but retains a number of fine large townhouses with impressive doorways. The architecture of the Main Street is interesting and varied, ranging from 19th century terraced houses with shops to the ground floor typical of a busy country town, to the dominant bank building, to the 20th century post office and Technical Institute. The buildings are not uniform in scale or form, and many retain interesting detail such as stuccowork and traditional shopfronts.

In assessing the present proposals, JCA have been cognisant of Tipperary County Development Plan 2022-2028's Objective 13 – 1: *In considering proposals for development, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities, (DAHG 2011) or any amendment thereof, and proposals that will have an unacceptable impact on the character and integrity of a protected structure or adjoining protected structure will not be permitted.*

## 2.0 Historical Background

Carrick-on-Suir is a town with medieval origins, well-known for its important Elizabethan manor house, added in the mid-sixteenth century by Thomas Butler, 10<sup>th</sup> Earl of Ormond to his existing property. The site of the proposed car-park is located in the centre of the present town, an area largely developed in the nineteenth-century. The site lies between Stable Lane and Strand Lane, both of which can clearly be seen on the first edition Ordnance Survey map of Carrick-on-Suir at the rear of a series of terraced buildings fronting Main Street. A series of property divisions are evident on the site in the 1840's, with quite large plots corresponding to gardens or planted areas rather than individually divided rear gardens or plots.

By the time of the first large-scale (25inch:1mile) OS map, some of these boundaries appear to have been altered and some of the outbuildings linked to buildings on Main Street removed. Much of the site is at this point unbuilt, and the planting indicated on the 1840 map is no longer present.

To the north and north-west of the site, a substantial housing development, New Lane Court, was constructed in the early 21<sup>st</sup> century.



Figure 3: First ed. OS map, 1840

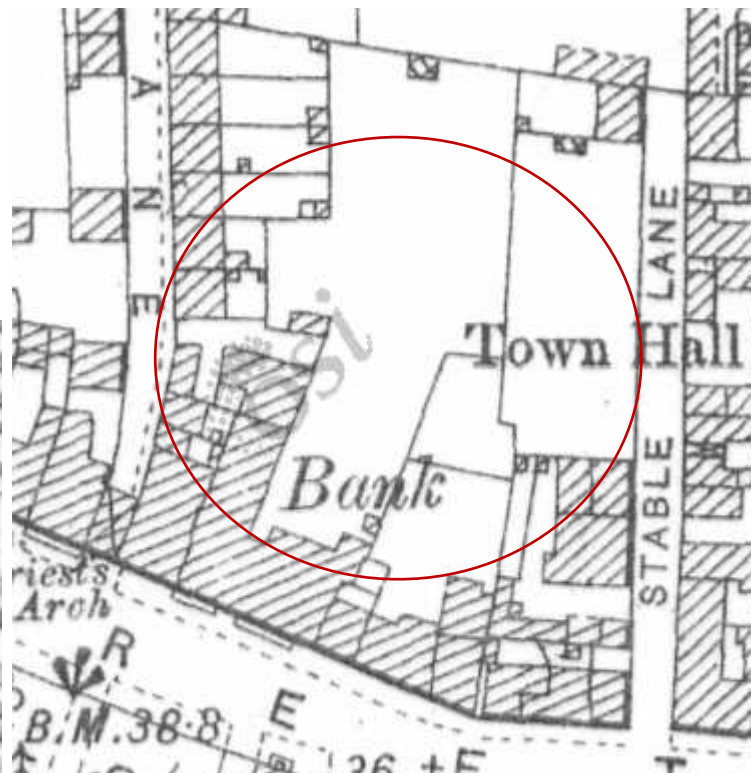


Figure 4: 25in series OS map, 1901-1905



### 3.0 Current Description

The site is now occupied by two buildings serving as storage and works buildings for the adjoining Town Hall staff. A large, apparently late-twentieth century shed with a curved metal roof, with a mixture of concrete block and apparently earlier rubble-stone walls is located towards the east of the site, with a smaller, modern lean-to shed just to the north of it. A modern timber and corrugated plastic roof has been constructed to the south-west of the larger shed, covering a yard which is presently used for the storage of plants and new trees. The walls of the covered yard are earlier stone walls, visible in Figs. 13 & 14, below.

Within the site to the west, there is a series of current and former property boundary walls, which vary in height and construction materials. Some of the walls are fully or partially constructed of rubble stone, with the appearance of having been constructed in the nineteenth or early twentieth century.

#### Site photographs



Figure 5: View south along Stable Lane, with site to right of photograph



Figure 6: Eastern boundary of site, showing single-storey shed to be demolished (left) and view of wall towards north of Stable Lane (right)



Figure 7: View south towards northern site boundary



Figure 8: Site boundary wall on eastern side, taken from within site



Figure 9: Existing shed within site



Figure 10: Entrance gates to east of site



Figure 11: Entrance gates and boundary wall to east of site, with view of modern lean-to shed within site

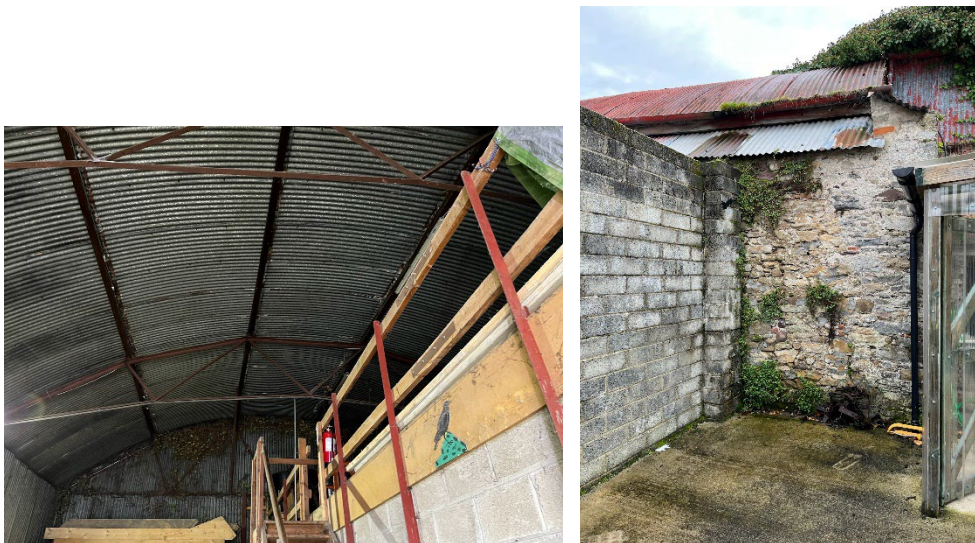


Figure 12: Roof of main shed, left, and detail of external south-western corner of shed (right)



Figure 13: Covered yard at centre of site - view towards east



Figure 14: Covered yard at centre of site: view towards west



Figure 15: Site entrances to west of site on Chapel Street



Figure 16: Existing surface car parking area within western side of site: view towards west



Figure 17: Existing surface car parking area within western side of site: view towards north



Figure 18: Existing surface car parking area within western side of site: view towards eastern part of site



Figure 19 Existing surface car parking area within projecting south-eastern corner of site

## 4.0 Assessment Methodology

The site was visited on 17 November 2023, and the existing structures on the site were examined.

Once information resulting from the historical analysis and physical inspection of the structures and site was compiled, the character of the historic structures and potential risks to their character were determined.

This impact assessment entails four stages:

1. A desk-top review of relevant documents relating to the site's history.
2. A field survey of the structures now surviving within the proposed development area.
3. An evaluation of the architectural heritage significance of these structures.
4. An assessment of the impact of the proposed development on the special heritage significance of the site.

### Desktop Study

The historical aspects of the site's development were ascertained using historic Ordnance Survey maps and published sources on Carrick-on-Suir

### Field Survey

A full survey of the site was carried out by JCA in November 2023. This entailed the examination, description and photographing of all relevant structures within the development site for three reasons: (1) to verify what was already known about its built heritage, (2) to update this information to take account of any physical alterations to the site's structures, and (3) to fill in any gaps in our knowledge of the site, such as previously unrecorded features.

## 4.1 Assessment of Impact Methodology

An evaluation was made of the likely impacts of the proposed development upon the heritage characteristics of the historic structures within the site. Changes to the buildings' physical attributes could potentially arise from:

- Indirect disturbance to upstanding buildings, e.g. vibrations from construction traffic, stockpiling of earth, and overshadowing by new buildings.
- Direct physical interventions to upstanding buildings, e.g. piecemeal demolitions, new extensions, and the replacement of existing fabric, fixtures and fittings

The magnitude of these impacts can range from 'major' in the case of drastic alterations or demolitions, to 'negligible' or 'none' where little or no change will ensue as a result of the impact.

Such impacts can either be 'beneficial' or 'adverse' depending on whether the heritage character of the feature being impacted upon is enhanced or degraded as a result. A 'neutral' impact will be neither beneficial nor adverse.

- Major: *Beneficial* - Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality. *Adverse* - Loss of resource and/or quality and integrity of resource; severe damage to key attributes.
- Moderate: *Beneficial* - Benefit to, or addition of, key attributes; improvement of attribute quality. *Adverse* - Loss of resource, but not adversely affecting integrity; partial loss of/damage to key attributes.
- Minor: *Beneficial* - Minor benefit to, or addition of, one or several key attributes; some beneficial impact on attribute or a reduced risk of negative impact occurring. *Adverse* - Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one or several key attributes.
- Negligible: *Beneficial* - Very minor benefit to or positive addition of one or more attributes. *Adverse* - Very minor loss or detrimental alteration to one or more attributes.
- None: No loss or alteration of attributes; no observable impact, ie neither beneficial nor adverse.

The *significance* of an impact will depend on its magnitude and the heritage value of the feature being impacted upon. It can range from 'neutral', through 'moderate' to 'very large'. Thus, a major negative impact on a feature of very high heritage value will have a significantly large adverse effect, whereas the same impact on a feature of negligible value will be relatively insignificant. For the purposes of this analysis, the levels of impact significance are defined as follows:

- Very large: Only very adverse effects are normally assigned this level of significance. They are generally, but not exclusively, associated with sites of international, national or regional importance that are likely to suffer a most damaging impact and loss of integrity. However, a major change in a site or feature of local importance is not precluded from this category.
- Large: These beneficial or adverse effects are considered to be very important considerations and are likely to be material in the planning process.
- Moderate: These beneficial or adverse effects may be important, but are not likely to be key factors in the planning process. Their cumulative effects may, however, be relevant if they lead to an increase in the overall adverse effect on a particular feature.
- Slight: These beneficial or adverse effects may be raised as local factors but are unlikely to be a critical issue in the planning process.
- Neutral: No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

The various permutations of 'magnitude of impact' and 'heritage value' will result in the following impact significances:

Heritage Value	Magnitude of Impact				
	None	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Slight/Moderate	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/ Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

The duration of the impact is also of relevance. Short-term impacts upon a site's built heritage may arise during the construction phase of a development. There is likely to be long-term residual impacts as well once the development is completed and the site operational.

## 5.0 Assessment of Significance of Existing Site

The existing site and the structures now present on the site are of Local significance. There are no structures subject to individual statutory architectural heritage protection, and the rubble stone walls contained within the site do not form part of the curtilage of the two Protected Structures adjoining the south-eastern site boundary, but the southern part of the proposed car park site lies within the Carrick-on-Suir ACA. While some of the existing rubble stone walls are evidently of historic construction, they survive in part only and do not presently form a legible boundary to any structure or site of obvious significance.



## 6.0 The Proposed Development

The development of a new surface car park on this site will consist of:

- Provision of primary vehicular entrance to the West from Chapel St.
- Vehicle exit point to Stable Lane to the east.
- Demolition of existing walls, two sheds and concrete yard within the proposed site.
- Demolition of existing boundary wall with Chapel St. and North boundary wall adjacent to Chapel St. to allow reconfiguration of the existing vehicle and pedestrian access points onto Chapel St.
- Demolition of boundary wall with Stable Lane.
- Drainage works to carpark.
- Street lighting to carpark.
- Construction of new Boundary wall to the east of the site along Stable Lane – including vehicle exit point and pedestrian access point.
- Construction of new boundary to the North of the site adjacent to the Chapel St entrance.
- New asphalt surface finishes to carpark, laid to falls and surface water run-off will be directed to gulleys.
- Car park with 33 parking spaces, including two number accessible parking bays and two number electrical vehicles charging bays.
- Bicycle Parking Shelter
- Signage and Linemarking
- Landcaping
- All associated site works.

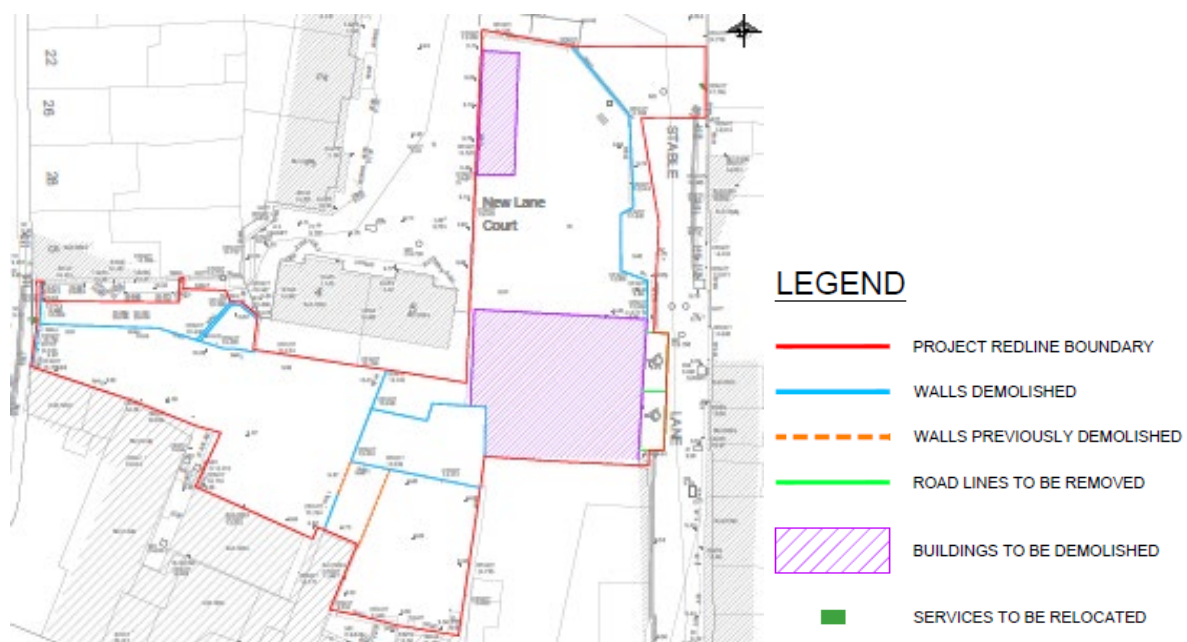


Figure 20: Proposed demolition drawing (site boundary in red, walls to be demolished in pink) - MWP

## 7.0 Physical and Visual Impacts of the Proposed Development on the Architectural Heritage of the site and surrounding structures

Proposed Works: Demolition of existing boundary wall with Chapel St. and North boundary wall adjacent to Chapel St. to allow reconfiguration of the existing vehicle and pedestrian access points onto Chapel St.

**Physical Impacts:** The provision of this new vehicular access will involve the removal of the existing entrance wall and openings and of the area of stone wall above the southern entrance. This impact may be regarded as slight/moderate as this wall has already undergone substantial alterations and 19<sup>th</sup>-century maps do not show an opening in this location.

**Visual Impacts:** The existing pair of entrance openings do not retain their historic appearance. Map evidence suggest that there was originally a narrower site entrance in this location. The visual impact of the proposed work therefore appears to be slight.

Proposed Works: Demolition of existing walls, boundary wall with Stable Lane and two sheds and concrete yard within the proposed site.

**Physical Impacts:** The existing walls on the site appear to have been constructed in a number of separate phases, and they have been substantially reduced and altered over time. Some areas are of rubble stone construction and are likely to have formed part of boundaries or outbuildings to buildings on Main Street or Stable Lane. Comparison of the existing walls with historic maps does not provide clarity regarding the buildings with which they were associated. The piecemeal nature of their survival reduces their present significance. Their removal may be regarded moderately negative in nature. Although they are not intact, a number of the walls do lie within the Carrick-on-Suir ACA, and although substantially altered over time, the rubble stone walls to be removed do have an association with the more significant Main Street buildings adjoining the site. None of the walls to be removed are associated with the two Protected Structures (RPS 1.22 & 1.23) adjoining the site, and the NIAH descriptions of these buildings, which contain no reference to outbuildings or structures to the rear, are included for reference at the end of this report.

Visual Impacts: The existing appearance of these walls does not retain a close visual connection with the Main Street buildings adjoining the site. The historic visual relationship between the Main Street buildings and the existing walls is no longer clearly legible. The visual impact of the proposed work therefore appears to be moderately negative.

Proposed Works: Drainage works to carpark, Street lighting to carpark, Construction of new Boundary wall to the east of the site along Stable Lane – including vehicle exit point and pedestrian access point. Construction of new boundary to the North of the site adjacent to the Chapel St entrance. New asphalt surface finishes to carpark, laid to falls and surface water run-off will be directed to gulleys. Car park with 33 parking spaces, including two number accessible parking bays and two number electrical vehicles charging bays. Bicycle Parking Shelter , Signage and Linemarking. Landscaping

Physical Impacts: These works as described will not have a physical impact on the architectural heritage of the site. Care should be taken, however, in areas where new drainage and surface finishes meet existing rubble stone walls to avoid damage to existing walls.

Visual Impacts: The existing site does not appear to retain any historic paving or road surfaces. Care should be taken in the choice of lighting, extent of provision of signage and palette of materials for surface finishes and linemarking to avoid excessive visual impact on the Architectural Conservation Area

## Mitigation Measures and Recommendations

- The site is located within an area which may be archaeologically sensitive and may require monitoring. A licensed archaeologist should be consulted before works commence.
- It is intended to reuse stonework from walls to be demolished in the construction of the new pier and boundary wall at the proposed new entrance point on Chapel Street and the new boundary wall on Stable Lane. If constructed carefully with records of existing wall construction used to inform the coursing pattern of the new walls, this can provide mitigation against the loss of the original walls.
- Coloured asphalt should be chosen to minimise visual impact on the surrounding streetscape and individual buildings.
- Care should be taken in the design of the entrance to the new Car Park on Chapel Street as there are historic buildings on either side of this entrance.

## Protected Structures Adjoining the Site

### RPS 1.22 - 64 Main Street (Taaffe & Co)

RPS Description: This is a 3-storey, 2 bay building. First floor has one bay window and a sash window and a sash window with plaster architrave. The shopfront has four columns with ionic capitals. There is raised lettering 'Taaffe & Co' on the façade. The original rendered has been changed to dash. Original roof and cast iron guttering remains.



NIAH Reg No 22123013

64 Main St, Taaffe's Date: c.1880

Categories of Special Interest: Architectural, Artistic

### Description

Terraced two-bay three-storey house, built c. 1880, with oriel window to first floor, shopfront to ground floor and separate access to upper floors. Pitched slate roof with rendered chimneystack and cast-iron rainwater goods. Hipped slate roof to oriel window. Pebbledashed walls with decorative render bands to quoins. Square-headed window openings with moulded sill course to second floor, bracketed moulded cornices to first floor, all having timber casement windows. Timber and render shopfront to ground floor with moulded cornice, dentils, fascia board, triglyphs, pilasters and Ionic capitals. Full height metal framed display windows to shopfront. Recessed square-headed entrance opening with glazed timber panelled entrance door and plain overlight. Separate entrance to upper floors having square-headed opening with glazed timber panelled door and overlight with glazing bars.

### Appraisal

This terraced house with its eye-catching shopfront makes a positive contribution to the Main Street. Fine craftsmanship is apparent throughout the façade, and the symmetry of spatial division in the door and overlight of the side entrance is particularly pleasing.

## RPS 1.23 - 63 Main Street

RPS Description: This is a 3-storey 5-bay building with replacement sash windows. <sup>1</sup>



NIAH Reg No 22123014

63 Main St, former bank and manager's house Date: c.1920-25

Categories of Special Interest: **Architectural, Artistic**

### Description

Terraced three-bay two-storey former bank and bank manager's house, built 1924, now in use as offices with shop units to ground floor. <sup>2</sup> Pitched slate roof with rendered chimneystacks. Unpainted rendered parapet with moulded cornice, pebbledashed first floor and unpainted channelled rendered walls to ground floor. Square-headed window openings to first floor with moulded render surrounds and cornices, continuous moulded sill course and timber sliding sash six-over-six pane windows. Recent timber shopfront to west end of façade. Square-headed openings to ground floor with moulded render surrounds, and with bracketed canopy over door at east end of façade. Fixed timber-frame windows with glazing bars and rendered sills. Variety of doors, all glazed timber, some with overlights and sidelights.

### Appraisal

The attractive former bank and bank manager's house displays good render detailing to its street facade. The symmetry and proportions of the first floor windows provide a foil for the ground floor shopfronts with their variety of openings. The dominance of the horizontal line created by the parapet is countered with tall chimneys on the roofline. Furthermore, the effect of the heavy cornice to the parapet is cleverly dissipated by the first floor cornices and balanced by the coursing of the render to the ground floor. This well-designed building retains much individual character while making a positive contribution to the streetscape.

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<sup>1</sup> The RPS incorrectly records this building as 5-bay, when it is in fact 6-bay.

<sup>2</sup> The NIAH incorrectly records this building as 3-bay, when in fact it is 6-bay.