

Moynalty

Architectural Conservation Area
Statement of Character
December 2009

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Moynalty

Architectural Conservation Area

Statement of Character

Lotts Architecture and Urbanism

with Michael O'Neill

On behalf of
Meath County Council and
County Meath Heritage Forum

An Chomhairle Oidhreachta
The Heritage Council



An action of the County Meath Heritage Plan 2007-2011
supported by Meath County Council and the Heritage Council

Preface

In 2007 Meath County Council adopted the County Meath Heritage Plan 2007-2011, prepared by the County Heritage Forum, following extensive consultation with stakeholders and the public. The Heritage Forum is a partnership between local and central government, state agencies, heritage and community groups, NGOs local business and development, the farming sector, educational institutions and heritage professionals. The Heritage plan is a cross-agency strategic plan which aims to identify, promote, enhance and conservation Meath's rich heritage. It is an action of the Heritage Plan to evaluate the character of Architectural Conservation Areas (ACAs) in the county.

It is an objective of the county Meath Development Plan 2007-2013 to carry out an appraisal of existing and proposed Architectural Conservation Areas (ACAs) during the lifetime of the plan. This publication describes the special character of Moynalty ACA and will be a useful guide for the public and local authority. We would sincerely like to thank all those who contributed to this project and to the Heritage Council for providing funding.

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Introduction

1.0 Introduction

The towns, villages and landscapes of Co. Meath contain areas of architectural, historical and cultural interest, whose character is derived from the grouping of structures and open spaces, and their setting in the landscape. These areas of particular heritage value may develop and change with time, but their special character is considered worthy of protection. Planning legislation allows a planning authority to include objectives in its Development Plan to preserve the character of a place, area, group of structures or townscapes that are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contribute to the appreciation of protected structures. Such areas are known as Architectural Conservation Areas (ACAs) and may include the following:

- groups of structures of distinctiveness, visual richness or historical importance
- the setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit special protection
- the setting of a protected structure where this is more extensive than its curtilage
- designed landscapes, for example, urban parks, historic demesnes, cemeteries or industrial sites
- groups of structures which form dispersed but unified entities but which are not within the curtilage of a single dominant structure.

An ACA could therefore include a terrace of houses, a streetscape, a town centre or an ensemble related to a specific building type, such as a mill or a country house. The significance of buildings within an ACA lies in their positive contribution to the character and cultural importance of the group and their protection relates to their external appearance and associated external spaces. The objective of

the ACA designation is to guide change within an area and ensure that future development is carried out in a manner sympathetic to the special character of the historic place.

Works to the exterior of a structure within an ACA only qualify as exempted development if the works do not affect the character of the exterior or that of neighbouring structures or open spaces. Whilst alterations, extensions and new build may be permitted within an ACA, any new development should respect or enhance its special character and should be carried out in consultation with the Planning Department and Conservation Officer of Meath County Council, following the usual planning application process. There are currently eighteen ACAs designated in Co. Meath. This document is one in a series which identifies the special character of individual ACAs and gives advice and guidance to those seeking planning permission, such as homeowners, developers and planning professionals, on the type of works that would be acceptable within that particular ACA, to avoid loss or negative impact to its special character.

Location & Boundary of the Architectural Conservation Area

2.0 Location & Boundary of the Architectural Conservation Area

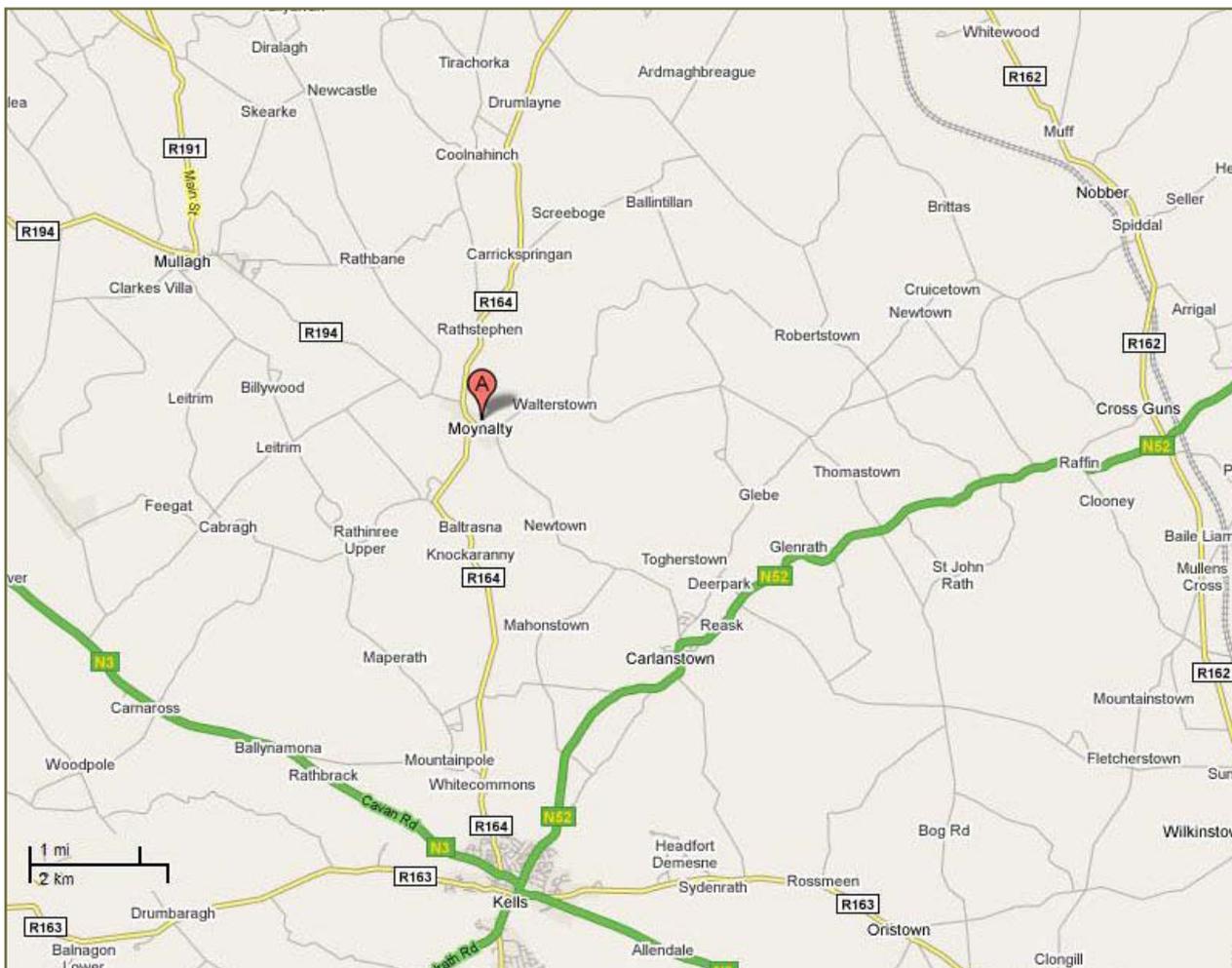


Fig. 1: The location of Moynalty in the local context (from Google maps)

Moynalty Village is located in the north-west of County Meath, on the route from Kells Co. Meath to Kingscourt, Co. Cavan, where the road to Mullagh and Virginia, Co. Cavan join the first-mentioned route. Its position is approx 57 kilometres to the northwest of Dublin and 7 kilometres to the north of Kells. The village is bounded to the north-west by the junction of the Mullagh-Kingscourt roads, and by the River Moynalty to the south, and the fork of the Carlanstown road to the east. Its position at a higher point above and parallel to the river affords views of the village's historic core from the southern approach road (Kells Road) and from Moynalty Bridge.

The landscape character assessment (LCA) of the setting for Moynalty is one of 'North Navan Lowlands'. The area is described as comprising a mixture of pasture and arable fields that have been enlarged with the loss of traditional boundaries. The description specific to Moynalty outlines the estate village setting and the rich archaeological and historical features such as stone boundary walls, traditional buildings and mottes. The LCA Landscape Value is denoted as Moderate, the Landscape Sensitivity as Medium and the Landscape Importance as Regional.

Location & Boundary of the Architectural Conservation Area



Fig. 2: Aerial view of Moynalty village and context

2.1 ACA Boundary

The southern boundary of the ACA for Moynalty Village follows the line of the Moynalty River beginning a short distance downstream of Moynalty Bridge and continues upstream enclosing a meadow area at a bend in the river. The ACA boundary turns north to include the Catholic Church and the tree-lined cross-roads to Mullagh and Kingscourt. The northern boundary follows the line of Moynalty Lodge inner demesne, narrows at half its length to follow the rear of plots on the main street and along the Carlanstown road east of the former Church of Ireland church. The boundaries of the ACA are delineated on the accompanying Figure 1.

The following streets and thoroughfares are located partly or wholly within the boundaries of the ACA:

Main Street
Road to Mullagh (part of)
Road to Kingscourt (part of)
Road to Kells (part of)

Location & Boundary of the Architectural Conservation Area

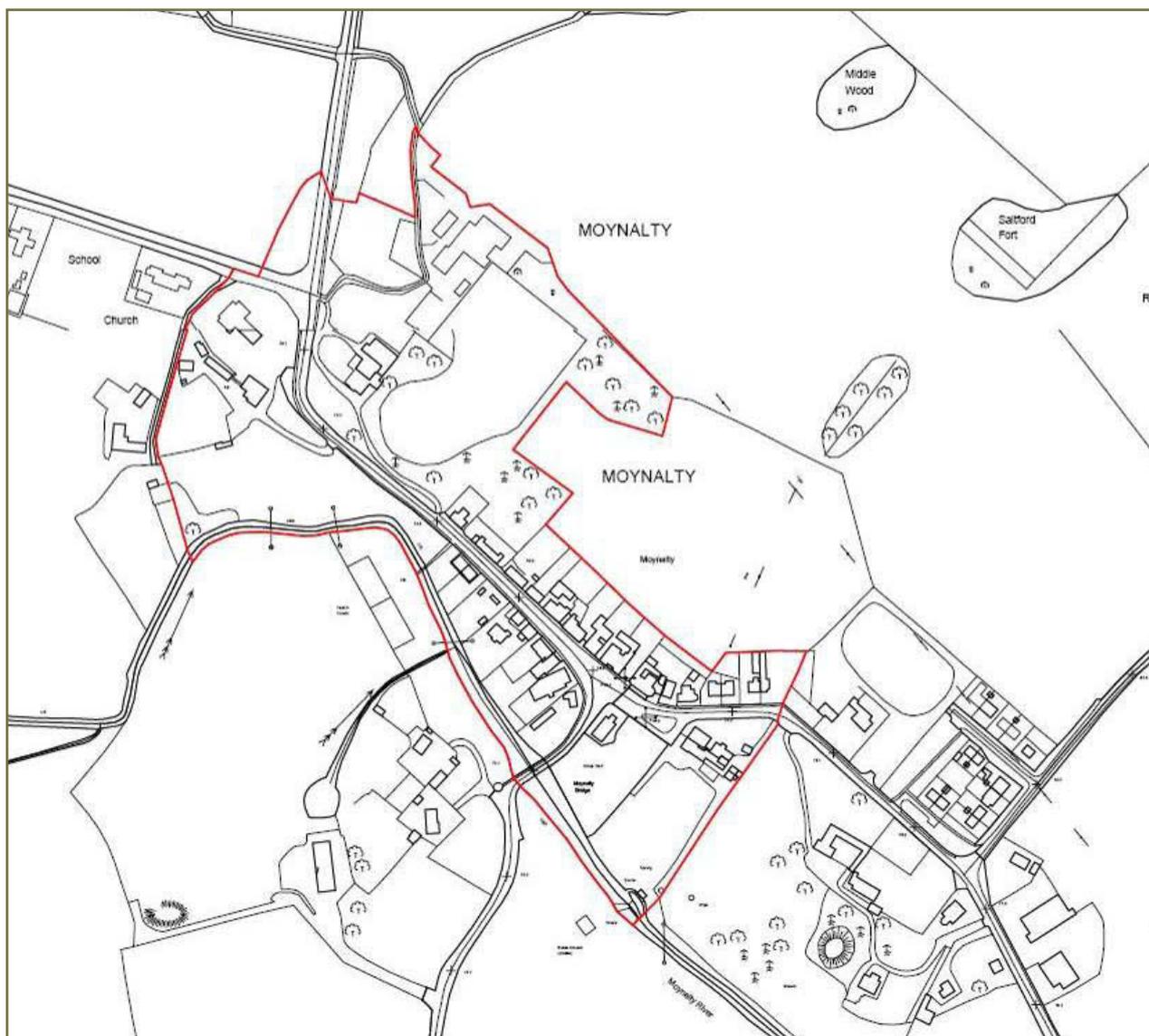


Fig.3: Boundary of Moynalty ACA (taken from Meath County Council web site)

Location & Boundary of the Architectural Conservation Area

3.0 Schedule of Protected Structures & Recorded Monuments

There are a number of protected structures within the boundaries of Moynalty ACA that are protected under Part IV of the Planning & Development Act 2000. A protected structure is a structure or part of a structure that a Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The full extent of a protected structure includes the land lying within the curtilage of the protected structure and other structures within that curtilage and their interiors. The concept of curtilage is not defined by legislation, but is understood to be the parcel of land immediately associated with that structure and which is or was in use for the purposes of the structure. The Record of Protected Structures (RPS) is contained in the Meath County Development Plan 2007-2013, Appendix V.

The Record of Monuments and Places lists structures and sites of archaeological heritage. The schedule is available to the public at the Planning Office of Meath County Council, Teagasc Offices and Town Councils and on the internet on the website of the National Monuments Service, Department of Environment, Heritage and Local Government (www.archaeology.ie). A small proportion of National Monuments are in state ownership and care.

Location & Boundary of the Architectural Conservation Area

3.1 Protected Structures

Within the boundary of the Moynalty ACA there are seven protected structures comprising:

• RPS No. MH011-200	Cast-Iron Water Pump, Road to Mullagh
• RPS No. MH011-201	National School, Road to Mullagh
• RPS No. MH011-202	Freestanding tow-stage Belfry tower, Main Street
• RPS No. MH011- 203	Gates / Railings, Main Street
• RPS No. MH011- 204	Saint Mary's Roman Catholic Church. Main Street
• RPS No. MH011-205	Parochial House, Main Street
• RPS No. MH011-206	Moynalty House, Main Street
• RPS No. MH011-207	Moynalty House, gates/railings, Main Street
• RPS No. MH011-208	Moynalty House, outbuildings, Main Street
• RPS No. MH011-209	Moynalty House, Gate lodge, Main Street
• RPS No. MH011-210	Telephone box, Main Street
• RPS No. MH011-211	Terraced house, Main Street
• RPS No. MH011- 212	Six-arched road Bridge, Road to Kells
• RPS No. MH011-213	Borora Stores, The Square, Main Street
• RPS No. MH011-214	House (terraced), Public House, Main Street
• RPS No. MH011-216	House (detached), shop, former Police Station, Main Street
• RPS No. MH011-217	Graveyard (Church of Ireland), Main Street
• RPS No. MH011-218	Saint Mary's Credit Union (former C of I)
• RPS No. MH011-219	House (detached), Public House
• RPS No. MH011-220	Milestone, Main Street, Road to Carlanstown
• RPS No. MH011-221	Water pump, Main Street
• RPS No. MH011-223	House (detached), shop, Main Street
• RPS No. MH011-224	Water pump, Main Street
• RPS No. MH011-225	The Villa (semi-detached houses), Main Street
• RPS No. MH011- 226	House (semi-detached), Main Street

A number of protected structures are just beyond the boundary of the ACA, the following have none the less a significant presence from within the ACA:

• RPS No. 215	Cemetery (Church of Ireland), private burial ground
• RPS No. 222	Weir, sluice gates and race, Moynalty River
• RPS No. 228	House (detached), Road to Carlanstown
• NIAH Reg. No.: 14309033:	Farmhouse, Road to Kingscourt

3.2 Recorded Monuments

The following archaeological sites, features and artefacts within the ACA for Moynalty are protected by National Monument legislation as they are listed as Recorded Monuments in the Record of Monuments and places:

• RMP Ref. ME011-012	Bridge, Moynalty
• RMP Ref. ME011-013	Church, Moynalty
• RMP Ref. ME011-014	Castle-Motte, Moynalty

Development Plan Zoning & Objectives

4.0 Development Plan Zoning & Objectives

The Meath County Development Plan 2001-2007 has been superseded by the Meath County Development Plan 2007-2013. The Moynalty Local Area Plan was adopted on the 24th July 2009. Detailed policies and objectives are prescribed in the aforementioned plans. In considering new development within this LAP area the policies and objectives prescribed in the Meath County Development Plan 2007-2013 and the Moynalty Local Area Plan 2009-2015 are of relevance.

Historical development of the area

5.0 Historical development of the area

Moynalty has the appearance of a nineteenth-century planned estate village but historical and map evidence makes it clear that it had a much longer history. The Civil Survey of 1654 recorded that the village of Moynalty contained a castle, a ruined church, two ruined mills and a fishing weir. In 1654 it was owned by Edward Betagh of Moynalty, described as an Irish Papist, likely to be the same Edward Beatagh who held the tithes of the parish church in 1622. Betagh had certainly become a name of consequence in Meath by the sixteenth century, for between 1570 and 1598 Betagh of Walterstown, Betagh of Rathalron, Betagh of Dunamore and Betagh of Moynalty all appear as gentlemen of that county, while William Betagh was chief serjeant of the adjoining county Cavan and Thomas Betagh was one of the gentlemen entrusted with the task of taking a muster of the inhabitants of Cavan in 1587. It is likely, too, that the castle recorded as existing in 1654 was also a Beatagh possession. This may be the mound/castle site located south-west of the village, between the Carlanstown road and east of the Owenroe or Moynalty River. The location of the mound/castle site and the medieval church site, an area known as 'Crochawella' (Hill of Homes), is likely to be the location of the medieval village described in the Civil Survey. Petty's Map (Fig. 2) shows the settlement east of the medieval parish church.



Fig. 4: Moynalty and surrounding townlands from William Petty's *Hiberniae Delineatio* (1685) courtesy of the Royal Society of Antiquaries of Ireland.

Between 1600 and 1622 the church had become a ruin, and remained out of repair for most if not all of the seventeenth-century. The townland of Moynalty passed out of Beatagh hands in 1666 when it came into the possession of Hugh Culme, who was granted lands in that year. In 1715 the land was sold to Rev. Robert Maxwell of Armagh, a member of Lord Farnham's family. It is likely that this period saw the repair of the church. In a visitation of c.1723, Bishop Ellis described it as follows, 'the church is handsome and lofty, the roof and walls firm and good it is well flagged and furnished & furnished with decent seats, a font of stone, a communion table decently railed in and the floor raised and boarded there... the churchyard is enclosed...'. The church possessed silver altar plate donated by Rev. John Chaloner in 1714. As late as 1810 the church was described as 'very old, but kept in as good order as the fabrick will admit'. The church recorded on Larkin's 1812 map is this structure, and it had a western tower. The present church (now the Credit Union) was built in 1819, no obvious traces of the medieval rebuilding remain.



Fig. 5: Moynalty from Daniel Augustus Beaufort's map of the diocese of Meath (1797). From Arnold Horner, *Mapping Meath in the early 19th century* (Bray, 2007)

Historical development of the area

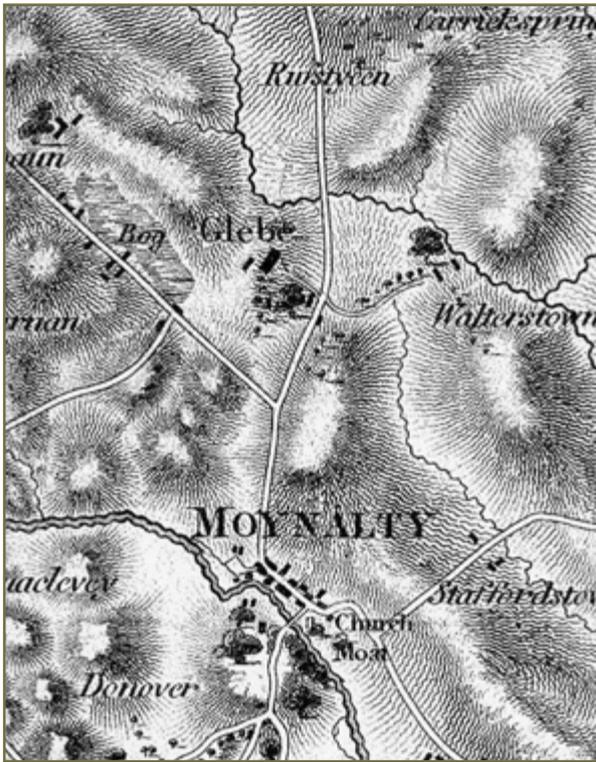


Fig. 6: Moynalty and surrounding townlands from William Larkin's Map of County Meath, 1812. From Arnold Horner, *Mapping Meath in the early 19th century* (Bray, 2007)

In 1789 the townlands of Moynalty, Walterstown, Rathbawn, Rathmanoe, Rathstephan and nine acres of Curraghtown were put up for sales. In March 1790 James Farrell purchased these lands for £34,500. Farrell was a successful Dublin brewer and moneylender of Blackpitts, later in his career he moved to a house on the newly built Merrion Square. Farrell, a Catholic, could following the relaxation of some Penal Legislation by Grattan's Parliament in 1782, purchase land freely. He continued to live in Dublin. Taylor and Skinner's Map of 1778, while omitting to show the church, indicates that the main settlement had migrated north-west of the church and bridge. Beaufort's map, on the other hand, clearly indicates the church with settlement largely east of it. Larkin's map shows the layout of Moynalty village in 1812. This recorded houses, most likely thatched cabins, on fairly informal plots on both sides of the road, north-west of the church and parallel to the river. In 1819 James's son John granted an acre of land for a catholic parish church at the opposite end of the village to the Protestant church and donated

£200 towards its erection. At the same time he donated land to the Established church to widen the cemetery, built a wall around it and in the process demolished some houses in the cemetery. As noted above, the church was rebuilt in the same year. When John Farrell married in 1820 he was given the Moynalty estate by his father.

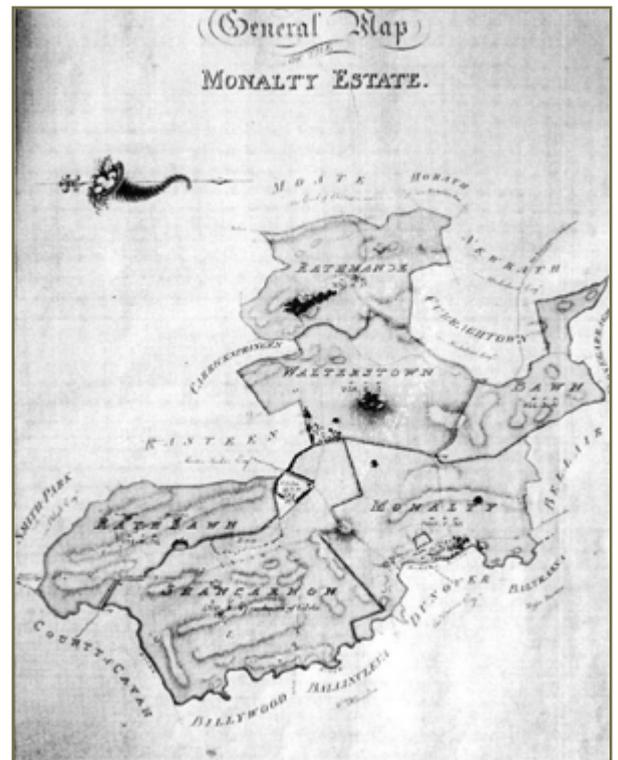


Fig. 7: Map of the Moynalty Estate in 1824 reproduced in Valentine Farrell, *Not so much to one side* (1984)

The 1820 and 1830s saw the transformation of Moynalty, heralded in 1819 by the rebuilding of the Church of Ireland church and building a new Catholic one, completed either in 1820 or 1824 at a cost of £1000. It is likely that John Farrell first turned his attention to building his house, Moynalty Lodge. Built in the Regency Style, this three-bay, two-storey house has a shallow hipped roof and oversailing bracketed eaves. Broad pilasters supporting a blank frieze at cornice level and an imposing Doric porch of ashlar quality blue-grey limestone are imposing features of this house. By way of contrast his remodelled village was executed in a vernacular style, including hoodmouldings to windows and picturesque timber bargeboards.

Historical development of the area



Fig. 8: Extract from an estate Map of Moynalty c.1824 reproduced in Valentine Farrell, *Not so much to one side* (1984)



Fig. 9: Moynalty Village, Main Street about the time of the First World War reproduced in Valentine Farrell, *Not so much to one side* (1984)

Historical development of the area

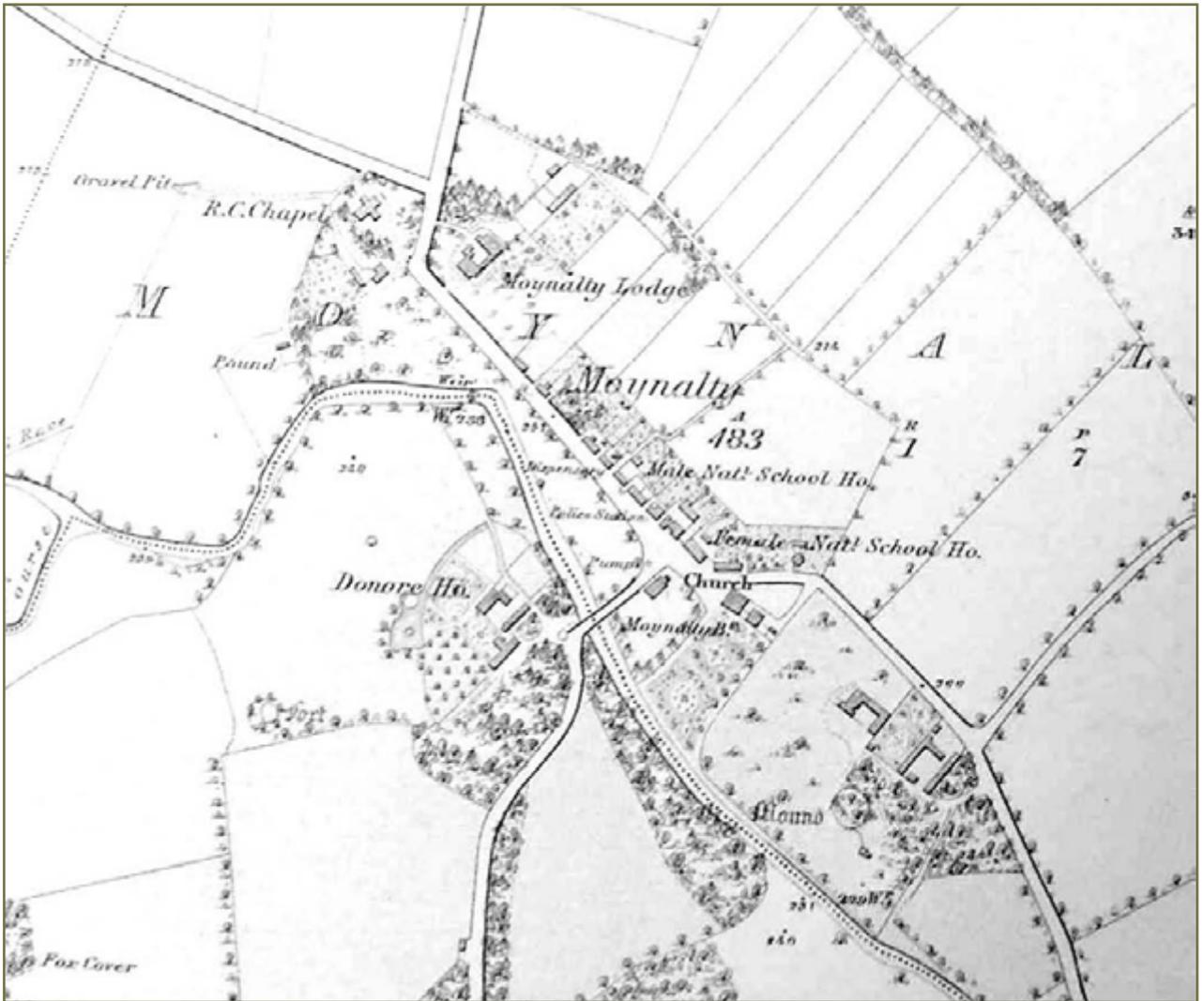


Fig. 10: Extract from OS 1st Edition.



Fig. 11: Moynalty Village, Main Street about the time of the First World War reproduced in Valentine Farrell, *Not So Much To One Side* (1984)

Historical development of the area

John Farrell's status as an improving landlord was reflected in a major remodelling of Moynalty village, begun in 1826 and largely completed by the time of the 1st Ordnance Survey mapping of the village in 1837. Comparing Larkin's 1812 map with that of the 1st edition Ordnance Survey underlines the extent of the changes. All the houses between the river and the main street were removed (the buildings now here are twentieth-century), creating a wooded landscape, effectively a green sloping down to the river. In addition cottages or mud-cabins at the north-west end were also removed to extend the demesne of Moynalty Lodge. The two-storey gate-lodge marks the western extremity of the village, with the Catholic church and Parochial House set a short distance away at the fork of the roads to Kingscourt and Mullagh. Thus in this early nineteenth-century remodelling, the village of Moynalty was configured as a long main street bookended by newly built churches.



Fig. 12: Moynalty Village, Main Street about the time of the First World War reproduced in Valentine Farrell, *Not So Much To One Side* (1984)

Historical development of the area

6.0 Character overview of Moynalty ACA

This section provides a brief description of the designated ACA under the following headings: layout; socio-economic functions; building types and materials.

6.1 Layout

Moynalty lies on a slope north of the Moynalty River and as the only street in the village Main Street runs north-west to south-east. This street follows the contour of the ground and is roughly parallel to the path of the river. The ground continues to rise to the north-east to where trees stand at Middle Wood and Saltford Fort. South of the river the ground also rises but rarely above the level of the Main Street.

Main Street runs in straight line from the Catholic church in the north-west to the Church of Ireland church in the south-east. The latter church stands beside the road that leads to a bridge crossing over the Moynalty River, the church and bridge road are at roughly right angles to Main Street. Main Street turns at an angle to the north to both ends near the churches.

At the Catholic church the road turns and climbs the sloping ground with a branch to Mullagh in the west and Kingscourt in the north. The Catholic church and a National School to the west of it mark the western extent of the village.

Beyond the Church of Ireland to the east end of Main Street the direction of the street veers due east before once again running in the same north-west to south-east direction as its main portion. Here large houses and grounds stand south of the road with more recent small scale development in a scattered manner to the north. The village more or less ends in the east along this portion of the road.

The Main Street between both churches is wider to the eastern end where it continues somewhat past the Church of Ireland and is terminated in a triangular shaped open space north of the church graveyard. To the west Main

Street narrows towards the Catholic church with Moynalty Lodge to the north and the river at its closest to Main Street to the south. Moynalty Lodge is bounded by a high stone wall and dense tree planting. The space in this part of Main Street is confined and narrow. Along the main eastern portion of Main Street the space is marked by terraces and free standing, mostly two-storey structures with roughly equally sized plot frontages directly facing the street.

6.2 Socio-Economic Functions

The village of Moynalty has a small population and provides commercial and community services to a rural hinterland. The village has a Community Centre, Health Centre, Sport Facilities in the form of tennis courts and a Catholic church. The former Church of Ireland is in use as a credit union. The commercial services include small shops and pubs.

6.3 Building types and Materials

There are four common building typologies found in Moynalty ACA.

- An Eighteenth Century Bridge
- Nineteenth Century terraced and free-standing houses two-storey houses, some built in a consistent style.
- Nineteenth Century Church buildings and graveyards
- A Nineteenth Century free standing bell-tower
- Nineteenth Century Houses with extensive grounds
- A Nineteenth Century Parochial House
- A Nineteenth Century former National School
- A Twentieth Century National School
- Twentieth Century Terrace Houses in mock historical style

The prevailing building materials are painted stucco facades with hipped and pitched slate roofs with dormer windows. The Church of

Historical development of the area

Ireland is constructed of rubble limestone with limestone dressings, the Catholic Church has limestone surrounds to the windows, Moynalty Lodge has a fine Doric limestone porch .Timber was originally used for windows and doors and as such forms standard elements of the archetypal shop-fronts. The former national school has a veranda with cast iron columns and the parochial house has a fine cast iron external walkway, cast iron railings mark the entrances of Moynalty Lodge and the former Church of Ireland and these are set in fine stone walls surrounding the grounds of both structures. The application of these materials adds to the visual richness of the area.

Street by street appraisal

7.0 Street by street appraisal

All of the streets included within the boundary of the ACA contain buildings and other elements that are a positive contribution to the character of Moynalty. This section provides a brief description of each street and open area within the ACA boundary under the following headings:

- **Architectural Character and Building Uses**

This is an appraisal of various buildings along a street, in a laneway or courtyard and within private grounds. Its character is identified through historical use, design, scale and building materials. It also refers to the use of the buildings on the street and how they influence the special character of that area.

- **Quality and Treatment of Open Space**

Spatial quality is defined by the relationship between buildings and the street, how each street relates to each other and the open space within the area. Included in this section is an inventory of extant street furniture and historic street surface treatment. It also refers to the manner in which a site is enclosed; for example, walls, hedges, railings and gates.

7.1 The Western approach

7.1.1 Architectural Character and Building Uses

The Catholic church and the National School mark the western boundary of Moynalty Village. The school presents a long symmetrical and formal elevation to the Mullagh Road with a low boundary wall that is rendered and painted to match the school. A narrow set back creates a yard to the north of the school with the main play yard to the south. The school and neighbouring church grounds are separated by a laneway from the Mullagh Road that extends further to the south.

In contrast to the school the church presents no strong formal elevation to the western or northern approaches. Indeed an ornate bell

tower south of the church can only be glimpsed from the Mullagh Road. The church reserves its formal front elevation for the approach from the east along Main Street and from closer up. This east elevation is grand but sparse and has hood-mouldings to the windows and entrance that echoes the style of the domestic architecture of the village. The relatively plain treatment of the elevation contrasts with the ornate bell tower that stands in the background to the south. The relationship of the free standing bell tower to the church is echoed by the free standing agora-like structure that provides shelter for the children at the west end of the school yard to the school building itself.

The Parochial House is a simple volume with a low pitched metal clad roof. It is a large house and reserves its most formal elevation for the long approach from a gated entrance to the east on Main Street. The house stands at a lower level than the church and its low pitched roof reduces its visual presence when seen from the north. The south side with has been altered and extended and now has an informal expression more in keeping with that of the outbuildings further to the west. An interesting cast iron walkway connects the upper level of the house the level of the ground near the church.

This part of the ACA is the setting for the church and school that serve the village and wider community. These buildings have a similar expression of simple volumes, low pitch roof forms and plain plastered and painted elevations. This similarity echoes their historical relationship to one another. Their siting relative to one another echoes the relationship of the Church of Ireland church on the south side of Main Street with the former school that stands on the north side of the street. The small bell tower and the cast iron walkway are ornate and contrast with the plainness of the Church and Parochial House.

Street by street appraisal



Fig.13: Catholic Church seen from the Mullagh Road



Fig.14: National School seen from the Mullagh Road



Fig.15: Catholic Church, eastern elevation



Fig.16: Parochial House, eastern elevation and eastern approach with backdrop of trees

Street by street appraisal

7.1.2 Quality and Treatment of Open Space



Fig.17: View toward Moynalty looking eastwards along the Mullagh Road

The western and northern approaches to Moynalty are characterised by long views along the straight approach roads that are softened and partially concealed by large scale mature trees.

A two-storey farm house to the north of a field on the north side of Mullagh Road is surrounded by mature trees and can be seen from the Mullagh Road. The field is bounded on the Mullagh Road and Kingscourt Road by a cut hedge with a grass verge. There is a footpath on the southern side of the Mullagh Road that allows pedestrian access to the school from the village and to some ribbon development further to the west. On looking west along the Mullagh Road the horizon is marked by mature trees on either side of the road and a picturesque row of Scots Pines that stand to the north in a field on the crest of a rise.

The view along the Kingscourt Road is framed by the trees either side of the road that enclose the space in a manner contrasting to the open character of the Mullagh Road. The gated entrance to the house that stands north-west of the ACA is located on the Kingscourt Road and is opposite a gated entrance to the northern grounds of Moynalty Lodge that once served a quarry. The east side is defined by the stone boundary wall to the grounds of Moynalty Lodge and a road side path runs beside the wall. The

north-west side of the junction of the two roads is defined by a group of large mature trees. The views looking both into and out of the ACA along the roads are characterised by strong definition given by mature trees, hedges and walls that signal the presence of large houses and well maintained farmland. The relatively open area around the Catholic church allows views of the church and school that signals their presence and the western end of the village to the viewer.

The grounds to the Catholic Church and Parochial House are defined by well maintained and landscaped grounds and clear boundaries. Fine specimen trees and well maintained hedges abound. The road boundary of the church grounds is marked to the east, west and north by a retaining wall with grassed sloped ground on the church side. This concludes at a main entrance to the east that is set back from the road, facing the village with curved railings between square rendered perimeter piers and stone octagon central piers. This boundary continues along the south of Main Street firstly as a plain metal fence and then as a low stone wall of a type found throughout the village.

Street by street appraisal



Fig.18: View out of the ACA looking west along the Mullagh Road

Fig.19: View into the ACA looking south along the Kingscourt Road with stone boundary wall to Moynalty Lodge

A striking feature within the church grounds is a large group of clipped evergreens with a grotto-like-recess for a large crucifix, it stands to the south side of the approach to the main east door. South west of the Parochial House is a large raised functional garden with retaining walls that is still in use. This garden and the house have fine unspoiled views to the fields and mature trees to the south.

The boundary of the ACA to the west of the Church grounds follows the line of a lane that stems between the School and Church on the Mullagh Road and stops at a dead end short of the river. The lane is bordered by large mature trees that provide an important backdrop to the Church and Parochial House when seen from the east. The retaining-wall-boundary to the church grounds on the Mullagh Road continues along the lane as a stone rubble wall with a sunken pedestrian ramp access and cast iron gate. The stone wall appears again at the southern end of

the lane and joins with a small outbuilding that once functioned as a cattle pound for stray cattle. This modest structure, a stone boundary wall and a cast iron gate beside the eastern gable are beyond the ACA boundary.



Fig.20: Catholic church, crucifix set in a recess of clipped trees

Fig.21: Cast iron walkway between the Parochial House and the Church

Street by street appraisal



Fig.22: Catholic church, access from the lane to the west
Fig.23: Former cattle pound

The quality and treatment of the open space in this western part of the ACA is defined by a setting of well managed fields and impressive groups of mature trees, walls and hedges that signal the presence of large houses, by the well tended church grounds with strong retaining wall elements and the grotto-like feature of sculpted trees and the remaining cast iron gates and walkway railings.

The paths along the roadside are made of concrete with pre-cast concrete kerbs. They are purely functional in character and do little to support the special character of this part of the ACA. A fine cast-iron pump with a decorative spout is located in front of the National School on the Mullagh Road.

7.2. Moynalty Lodge

7.2.1 Architectural Character and Building Uses

This house was built around the same time as the Parochial House beside the Catholic Church. Both houses have a similar main volume, projecting roof at the eaves and a three bay main elevation. Both also have a severe architectural expression despite the fine Doric porch to Moynalty Lodge. The two houses however have no visual connection to one another, Moynalty Lodge is hidden completely from view from the public road by dense trees, it is reached along serpentine lanes and cannot be seen from either entrances. The western entrance is opposite the junction of the Mullagh and Kingscourt Roads and the main or eastern entrance is from the main gated entrance beside the gate lodge on Main Street to the east. Two-storey Doric pilasters mark the three bays of the main elevation and return at the corners to mark two bays to the side elevations. On the west elevation of the house a pilaster marks the front position of a lower side pavilion with a pediment and bowed front. The pilaster motif is repeated on the elevations of the pavilion in simplified form. This fine pavilion is not repeated on the east side of the house, here a single storey structure is attached to the main house and faces east to an open garden space with a large projecting bay window. To the north side of the house single-storey outbuildings are arranged around a courtyard. Further to the north are large stone outbuildings and the remains of a large walled garden. These are reached by a serpentine lane from the western entrance through dense trees.

Street by street appraisal



Fig.24: Moynalty Lodge, main south-west elevation
Fig.25: Moynalty Lodge, west pavilion



Fig.26: Moynalty Lodge, west elevation of west pavilion
Fig.27: Moynalty Lodge, outbuildings to the north

7.2.2 Quality and Treatment of Open Space



Fig.28: Moynalty Lodge, south gate on Main Street
Fig.29: Moynalty Lodge, west gate seen from the Mullagh Road

Street by street appraisal



The open space around the house is constricted, a small lawn area exists to the west and a very small area opposite the entrance to the south, the main open garden space is on a slope to the east of the house. The character of the space around the house is one of seclusion, the surrounding trees give the appearance of a clearing in a forest. Some of the larger mature trees are specimens such as cedar and copper beech.



Fig.30: Moynalty Lodge, stone retaining walls to the western approach

Fig.31: Moynalty Lodge, stone retaining wall to the west lawn

The boundary to the Kingscourt Road and Main Street is marked by a high stone wall with an irregular soldier-course stone coping. The entrance on Main Street has fine cast iron gates with decorated cast iron gate posts and no stone piers. The entrance at the junction of Mullagh Road and Kingscourt Road is on the axis of the Mullagh Road and has square stone piers. The serpentine approaches to the house from the west have stone retaining walls as does the western and northern sides of the lawn west of the house. The sloping site has been modelled in a complex fashion evident in the retaining walls and access ways, the courtyard to the rear of the house is a level below the entrance level of the house and the overall level of the ground. The stone retaining walls are battered and are a mixture of random coursed and vertically coursed stone. The use of retaining walls on the sloped site echoes their use to the boundary of the grounds of the Catholic Church.

Street by street appraisal

7.3 Main Street

7.3.1 Architectural Character and Building Uses

The north side of Main Street exhibits a completeness of the typical village architecture of Moynalty with similar and recognisable architectural detailing and execution of the buildings. Despite the removal of some of the historic buildings and the heavy alteration of others, the slight altering rhythm of the building volumes and windows as well as the use of different roof types, gables and dormers, make for a strong but picturesque street elevation that varies along its length. This consistency in comparison to the southern side of the street reflects the historical development of Main Street evident in the First Edition of the Ordnance Survey map that shows the north side of the street to have been built when the south side did not exist.

The buildings on the north side of the street have direct access to the public footpath though some of the buildings towards the eastern end of the street have projecting verandas and recesses with balconies. Small access ways between the buildings lead to other structures to the rear of the street buildings. A final layer is made by the backdrop of mature trees that tower above the buildings and can be seen through the gaps between them.

The National School used to be located on Main Street and is now located on the Mullagh Road, two public houses now occupy former terraces of houses, two shops and a post office offer retail services to the village and wider community.



Fig 32: Main Street, north side, view to the west

Fig 33: Main Street, north side, view between the buildings

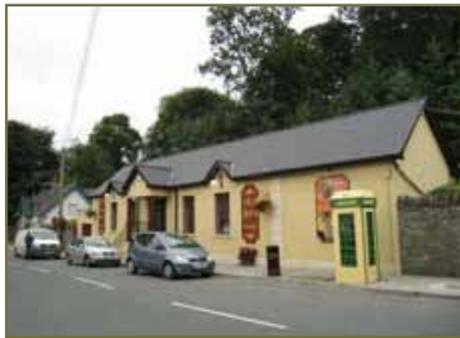
Street by street appraisal



1



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3



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9



5



10

Fig. 34:
Main Street north side:
1) Gate Lodge
2) shop
3) former terrace of 3 houses
4) former National School
5) former terrace of 3 houses
6) former Police Barracks
7) former domestic residence
8) former National School
9) Post Office
10) domestic residences

Street by street appraisal

The south side of Main Street is less homogeneous than the north side. To the west end the street is defined by a semi-detached two storey building of domestic residences that has been built recently in a mock-historical style. To the east of this lies a vacant site, a petrol station with a single-storey shop followed by a terrace of two-storey houses. The space between the first and last of these structures lacks any definition befitting a village main street. The structures mentioned differ from those on the north side of the street in that they have set-backs and front gardens. The two-storey terraced houses have been heavily altered and one has a butcher shop and an office at ground floor.

A public access way is sited to the west of the last western most building on the street. It connects to the Borora River Walk, the sports grounds and the open green area beyond. It is marked by a wooden pergola-like entrance on Main Street.

Two single storey structures stand west of the corner of the Kells Road. The boundary treatment by means of stone walls plays a prominent role in defining the street edge. The corner house is on a slope and slightly lower than the road. The presence of both structures is further softened by their positioning at angles and not being parallel to Main Street. The house further from the corner fronts a large public hall of recent construction that is accessed to the side and a large carpark to the rear that almost reaches the banks of the river.

In contrast to the ground hugging character of the single-storey corner houses west of the Kells Road junction, St Mary's former Church of Ireland is prominent on the east side of the junction. It stands on high ground bordered by a stone retaining wall. The north elevation of the church presents a tower to the street that is a key element of the streetscape of Main Street.



Fig 35: Main Street, south side, two-storey houses



Fig 36: Main Street, single-storey houses to the west of the Kells Road junction

Street by street appraisal

The views from Main Street looking south along the Kells Road are of the church with a backdrop of fine trees and pleasant countryside. The stone of the boundary wall and the church contrasts with the painted stucco of the secular village architecture.



Fig 37: Main Street, St Mary's church, west and north views

The eastern end of Main Street expands in width and is closed by a terrace of two two-storey houses at right angles to the length of the street to the east. These houses follow closely the architectural style, volume and roof treatment characteristic of the rest of the village. The north side of these properties has a stone boundary wall and one gate to Main Street, no other structures exist on the road to face the terraced houses to the north.

7.3.2 Quality and Treatment of Open Space

The open space in Main Street is defined by the buildings and boundary treatment of the properties. The west end of the street leading up to the church is defined by a high old stone wall on the north side to Moynalty Lodge and to the south side by a new low stone wall that allows views to the river and countryside beyond. The mature tree planting beyond both walls contributes significantly to the enclosed and sylvan character of the space.

The entrance to Moynalty Lodge is articulated by fine cast iron gates and the entrance opposite to the south to the riverside park is defined by a wooden pergola structure. The footpath to both sides of the road is made of concrete with pre-cast concrete kerbing. This is purely functional in character, as are the lighting elements mounted high on wooden poles that stand to the inside of the south footpath.



Fig 38: Main Street, houses at the east end of the street

Street by street appraisal

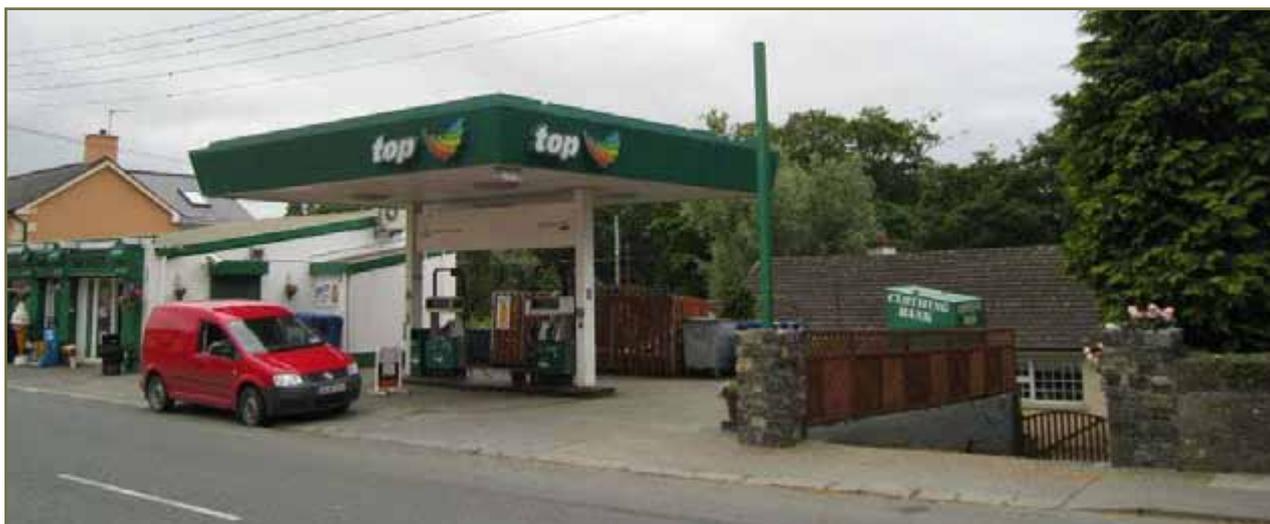


Fig 39: Main Street, petrol station on the south side

The main portion of Main Street is strongly defined by buildings that open straight onto the public footpath to the north side. To the south the stone boundary wall continues from the west to maintain the footpath boundary. Some of the houses have front gardens and most have setbacks of one form or another. Around the petrol station there is no wall to allow vehicular access, a large vehicular gate to the property to the west of the petrol station further increases the lack of street definition in this area. The low stone boundary is found again around the junction to the Kells Road. The footpath to both sides of the street is constructed in a functional manner of concrete with pre-cast kerbing. The public lighting is mounted on wooden poles on either side of the road and is purely functional in character and not in keeping with the village character of Main Street.

The low stone wall to the south side of Main Street winds around the corner to the Kells Road and borders the properties to either side of the road south of St Mary's Church. It continues to both sides of the winding Kells Road. The retaining and boundary wall to the church on the Kells Road is higher and it has a large projecting coping that gives a strong line to the wall and follows the slope of the ground and the curved corner on Main Street. The entrance to the church grounds is to the east of the tower and is formed by two sets of decorative stone posts with central

cast iron gates and side railings. These reflect the architectural quality of the church. Significant mature trees in the cemetery stand close to the north street boundary.



Fig 40: Main Street, entrance to St Mary's Church and view south into the Kells Road

Street by street appraisal



Fig 41: Main Street, pedestrian entrance to houses at the north east end of Main Street

Fig 42: Main Street, entrance rear of properties at the east end of Main Street

The front boundary to the houses that close the space to the east end of Main Street adjoins the stone boundary walls of St Mary's Church. It is of cast iron railings on a stone plinth with symmetrical gates with decorative stone posts that echo the stone gate posts of the church. A triangular open space to the west of the houses is planted with grass and decorative shrubs, a cast-iron water pump stands at the apex of this space. Another cast-iron pump and a mile stone stand on the north side of the road and are integrated into the boundaries between the buildings.

Further to the east low stone walls defines the boundary to both sides of the road. Gate openings to both sides of the road have elegant stone posts with rounded tops and cast iron gates. These contribute significantly to the character of the street space. The stone walls continue further again to both sides of the road beyond the boundary of the ACA. A footpath is

located to the north side of the road with none on the south side in contrast to the main part of Main Street and this introduces the character of a rural village road to the general character of the street. The footpath is constructed of concrete with many drop kerbs and is purely functional and does little to support the character of the street.

Open spaces between the buildings on the north side of the eastern portion of Main Street afford views to the landscape beyond. The landscape rises to the north and significant groups of mature trees are arranged in a picturesque manner reminiscent of park landscapes. These trees are an important part of the visual backdrop of the village when seen further from the south.



Fig 43: Main Street, eastern end at boundary of the ACA; view north to the picturesque landscape with trees.

The eastern boundary of the ACA south of Main Street runs along the rear boundary of the properties of the houses at the eastern end of the street. A large house with a courtyard of outbuildings and large grounds is located to the east of these. The boundary is marked by a high stone wall that joins the Moynalty River to the south at a weir. This large house to the east of the ACA has extensive open grounds that run between the road and the river. Fine large mature trees contribute significantly to the ACA even though it is not within the boundary of the ACA. The trees echo the importance of trees in other parts of the ACA in defining its special character.

Street by street appraisal

7.4. The Moynalty River and the approach from the south

7.4.1 Architectural Character and Building Uses

The structures of significance in this portion of the ACA that have not been dealt with above are the bridge over the Moynalty River that is part of the southern approach along the Kells Road and the weir on the eastern border of the ACA.

A small graveyard with a cast-iron railing boundary is sited south of the weir and is beyond the boundary of the ACA but is important in supporting the character of the high quality landscape setting around the river. A farmhouse with outbuildings and landscaped grounds is located to south-west of the bridge and south of the ACA boundary. It too contributes significantly to the character of the ACA.

The bridge is constructed of limestone with six arches and triangular cutwaters to the western side with a pedestrian refuge over one cutwater set into the stone parapet. On approaching from the south the serpentine curves of the road allow the eastern side of the bridge to be seen obliquely. The stone parapet is integrated into the stone walls that are continuous to either side of the road. The bridge can also be seen from the river-side-park to the west and from St Mary's graveyard from the north-east.

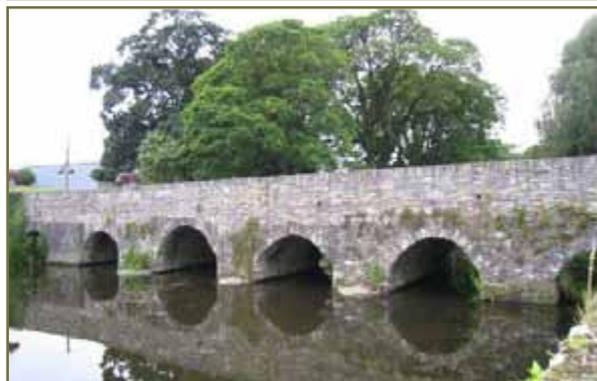
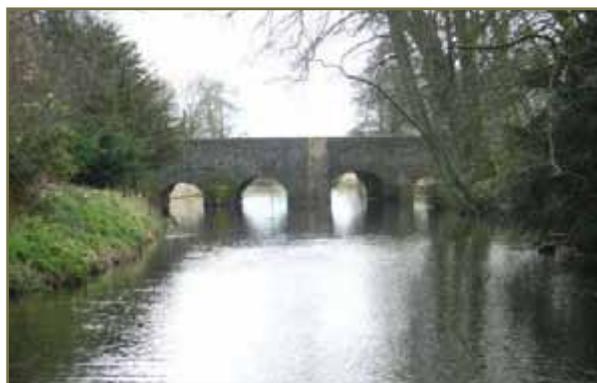


Fig 44: Moynalty Bridge, view from the west with cutwaters and pedestrian refuge

Fig 45: Moynalty Bridge, view from St Mary's graveyard from the north-west

7.4.2 Quality and Treatment of Open Space.

The open park space to the south-west of the ACA allows good access and views to the river and from the higher ground there one can see the high quality landscape setting of the village and individual buildings among the trees. The river bank is not channelled and is well planted, a walkway exists on the south side of the river and runs parallel to the river bank. It is constructed in tarmac and is part of a larger system extending through the park to the south. The properties along the river to the west of the bridge extend to the water edge which remains mostly natural in character.

The graveyard east of the bridge has a high stone embankment wall along the river. Significant trees stand in the graveyard including a number of yew trees. The bridge, embankment wall and graveyard with the church in the background form a strong image of the village in its landscape setting on approaching from the south.



Fig 46: Moynalty Bridge and St Mary's church and graveyard, seen from the south

Some public lighting fixtures are mounted high on wooden poles along the approach route. These are functional only and are not in keeping with the special character of the village and its landscape setting.

Summary of significant views & vistas

8.0 Summary of significant views & vistas

The important views in Moynalty ACA are along the straight run of Main Street, with views along the approach and departure routes in the west and south. Shorter significant views are into Main Street from the east and of different situations within the village itself. The views are of the buildings, public spaces and the larger landscape setting.

The significant views and vistas are:

- The view south along the Kingscourt road towards the Catholic Church
- The views east and west along the Mullagh Road at the western boundary of the ACA
- The view in Main Street looking west towards the Catholic Church
- The view from the grounds of the Catholic Church looking south to the open countryside
- The view along the long straight portion of Main Street looking to the east and to the west
- The view from the south along the Kells Road looking north at the Village and former Church of Ireland church and from Main Street at the junction of the Kells Road looking south into the open countryside
- The views of the bridge along the river to the east and west and from the bridge itself in both these directions
- Local views of significance are between the buildings to the landscape, river and trees beyond.

Summary of Special Character

9.0 Summary of Special Character

There are a number of interrelated elements which contribute to the special character of Moynalty ACA. These are:

1. The landscape setting of the village with higher ground sloping from the north and south of the meandering route of the Moynalty River
2. The existence of large groups of mature and specimen trees throughout the village and in the immediate surrounding areas that give the character of a picturesque landscape
3. The direct relationship of the village core to the surrounding countryside with no intervening suburbs and the relative ease of access between both
4. The presence of the river within the village with the bridge, weir and riverside park features
5. The long straight and flat stretch of Main Street that differs along its length from the enclosed setting at the west end defined by trees to the wider and more open east end of the street expanding of the street defined by the buildings
6. The sense of enclosure of the space in Main Street to both ends by the changing of its direction northwards away from the axis of the street.
7. The situation of the Catholic and former Protestant Churches to either end of Main Street where the changes of direction of the street takes place
8. The historic location of buildings that serve or served as schools relative to the churches
9. The location of large houses near either end of Main Street (Moynalty Lodge, Parochial House and the large house to the east of the ACA on the Carlanstown Road) and to the south (Donore House)
10. The use of stone in the former Church of Ireland and in the surrounding walls and gates, the bridge over the Moynalty River and in details to the Catholic Church and Bell Tower as well as to the entrance portico of Moynalty Lodge
11. The similarity of the large houses in terms of size and their relationship to outdoor spaces defined by outbuildings (Moynalty Lodge and the large house to the east of the ACA on the Carlanstown Road)
12. The simple elongated volumes of the houses within the village, their shallow depth and pitched roofs, the latter are often with hipped ends and dormers
13. The modest architectural expression of the buildings with simple rhythms of window and door openings and simple timber doors and sash windows
14. The application of similar elevation and roof detailing and decoration to unite the buildings in one style
15. The simple materials used for the building facades (painted stucco) and natural slate for roofs
16. The use of cast iron as railings and gates at St Mary's church, Moynalty Lodge and the village houses as well as the cast iron walkway to the Parochial House
17. The use of projecting and receding elements to the elevations of buildings on Main Street, the former as a cast iron veranda structure to the front of the former National School and the latter in McCabe's Lounge with a first floor balcony in the recess.
18. The use of high stone walls to the former Church of Ireland and Moynalty Lodge
19. The use of low stone walls to the southern boundary of Main Street, both sides of the Kells Road and Main Street east of the Church of Ireland

Summary of Special Character

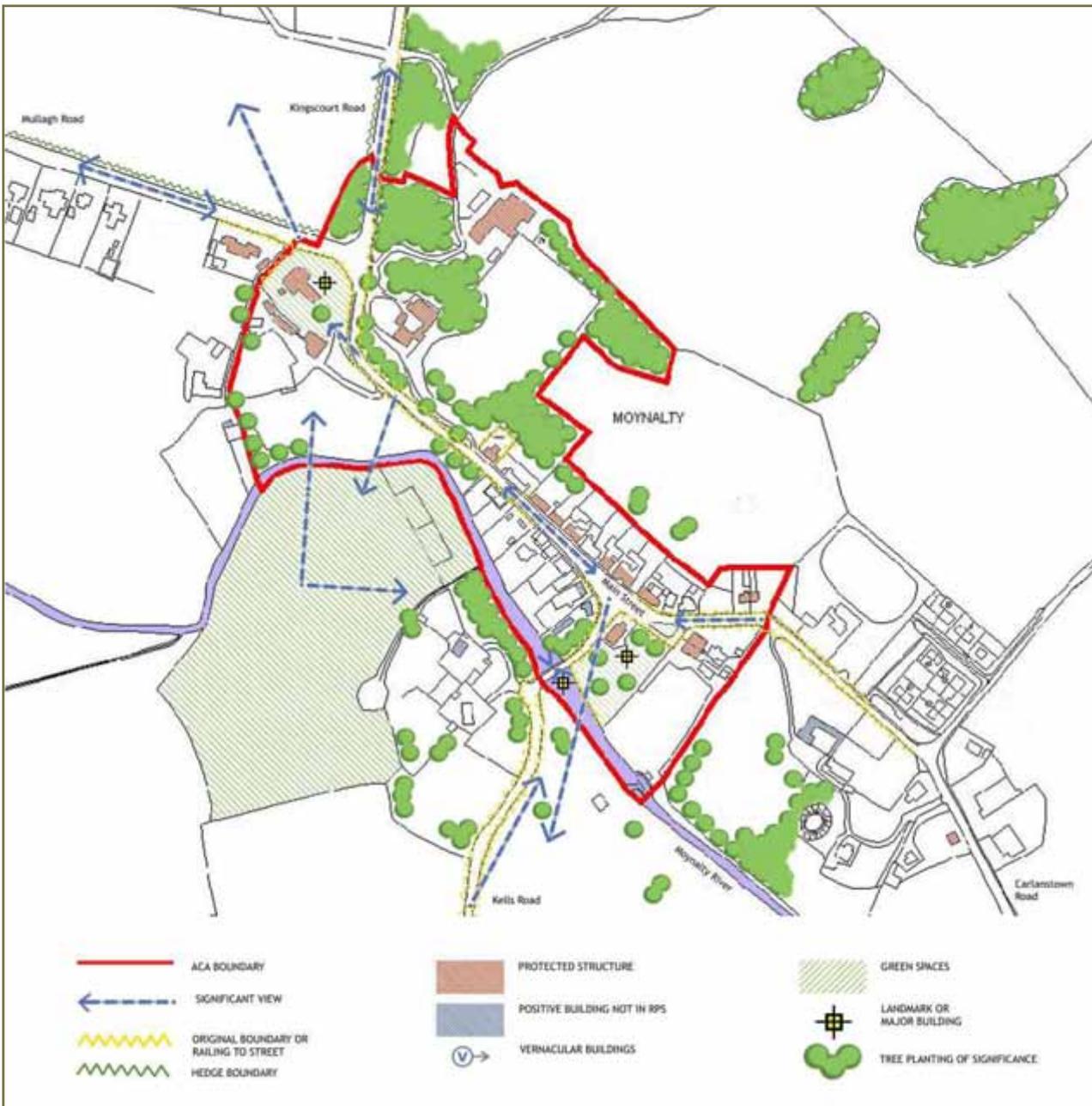


Fig 47: Moynalty Village ACA Character Map

Implications for Planning and Development

10.0 Implications for Planning and Development

The objective of Architectural Conservation Area (ACA) designation is to protect the special character of an area through rigorous control and positive management of any changes made to the built environment. Under the Planning & Development Act 2000 there is a requirement to obtain planning permission for all development works which do not constitute exempted development. Section 4 of the Planning & Development Act 2000 lists developments which are constituted as exempt, for the purposes of the Act. In the case of an Architectural Conservation Area Section 82 (1) places limits on what may be regarded as exempted development, while section 82(2) requires that proposed developments respect the character of the ACA.

With regard to Architectural Conservation Areas it is important to take into account Section 4(1) (h) of the Act which states that the following shall be exempted development:

“Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of the neighbouring structures”.

Protected structures:

Planning permission is required for all works that would materially affect the character of a protected structure, or any element of the structure including its curtilage, which contributes to its special character. Under Section 57 of the Planning & Development Act 2000 an owner/occupier may request a declaration from Meath County Council as to whether any works they propose require planning permission. A declaration issued under this section sets out the type of works the Planning Authority considers would or would not affect the character of a structure or any elements thereof, which contributes to its special interest.

Non-protected structures within the ACA:

Owners and occupiers of buildings and lands located within the Moynalty Architectural Conservation Area which are not protected structures should be aware that works, which in the opinion of the Planning Authority would materially affect the character of the Architectural Conservation Area will require specific grant of planning permission under Section 82(1) and (2) of the Planning & Development Act 2000. In considering any application, the effect of the proposed development on the special character of the ACA must be taken into account

10.1 Works requiring planning permission

10.1.1 External walls

The majority of building facades in Moynalty have a render or stucco finish with stone and stucco details. Some of the existing facades have had their original lime mortar pointing removed and replaced with an unsuitable cement based mortar. This type of repointing in a style or manner other than existing would be deemed unacceptable by the Planning Authority and the restoration of suitable render will be encouraged. The painting of natural stone, brick or unpainted render-finished structures can damage the special character of the ACA and would not be deemed acceptable. Use of modern paints which can be detrimental to the building's fabric, or the sand blasting of external surfaces which may lead to porosity and water ingress are also unacceptable. Dramatic use of colour for façade and façade details should be avoided in order to allow buildings to act harmoniously with one another, this is especially important in terrace and street situations.

10.1.2 Roofs

The roofscape of the Moynalty Village ACA is significant and is part of its integral special character. Original elements should be retained where possible, and repaired and reused rather than replaced. The following works require planning permission:

Implications for Planning and Development

- The removal of the original roofing material such as natural slate and ridge tiles. Their replacement with modern materials like fibre-cement tiles will not be deemed suitable by the local authority
- The removal of existing chimney-stacks and early terra-cotta or clay pots or other features of the roofscape such as cast-iron gutters and down-pipes.
- The removal of timber bargeboards and other eaves details and their replacement in a material other than the existing.
- The installation of roof lights on the front or prominent elevation of a structure, visible from the public realm. There is a tradition of dormer windows within the Moynalty Village ACA but their installation into structures that did not have them historically will not be deemed appropriate by the local authority.
- The erection of, or alterations to, externally mounted signs and advertisements at roof level, including banners.
- The provision of awnings, canopies, flags and flagpoles.
- The erection of solar panels, TV satellite dishes, communication antennae or support structures for same. These are considered to have a highly negative impact on the character of the area and should be avoided when visible from the public realm. Where existing aerials have become redundant they should be removed.
- The alteration or enlargement of original openings.
- The removal of original timber and metal windows, and their replacement with modern, artificial materials such as uPVC and aluminium.
- The removal of stone sills and doorsteps.
- The removal of fanlights and original timber doors, and their replacement with modern, artificial materials such as uPVC and aluminium.
- Repairs to historic windows and doors should be carried out following consultation with the conservation officer of Meath County Council.

10.1.4 Commercial frontage

Planning permission is required for the alteration of commercial frontages whether the structure is within an ACA or not. However alterations within the ACA boundaries will be assessed on the impact of the proposed design on its adjoining and surrounding structures, having regard to scale proportion, material and details. The overall aim in the design of new shop fronts should be to reinforce the unity and integrity of the whole elevation. The following guidance should be adhered to:

- High quality, durable materials should be used, such as stone, brick, timber, vitrolite tile and glass, rather than artificial contemporary materials.
- Fascia boards should be in proportion to the shop front and colours should be complementary to those of the building and adjoining structures.
- New and extended shop fronts should never obscure architectural details of the original structure, such as sills, stringcourses, eaves details, windows and doorways.
- The windows to the main façade of the shop

10.1.3 Window and door openings

The buildings within the ACA of Moynalty Village retain some original window and doors, a large number of windows have been replaced with uPVC or timber windows of inappropriate design. Original elements should be retained where possible, and repaired and reused rather than replaced. The following works require planning permission:

Implications for Planning and Development

front should be of clear glass and not used as a surface for advertisements or other coloured signage.

- While outdoor advertising is necessary for commercial activity, new signage must not detract from the special character and visual amenity of the ACA. Endeavours should be made by other owners and occupiers of commercial premises to maintain an appropriate style, which complements extant historic structures. This practice should continue where possible and hand painted signs will be encouraged. The use of corporate signage will depend on its compatibility with adjoining buildings, but plastic box signs and the use of incompatible colours on shop fronts is strongly discouraged by the Planning Authority. This is most pertinent in the case of certain commercial premises such as fast-food outlets, bookmakers, amusement arcades and phone call centres.
- Planning permission will be required for external vending machines, ATMS, newspaper receptacles, and storage boxes and bays. All commercial premises should endeavour to limit the clutter of temporary external retail furniture such as, external heaters, various bins, menu-boards, seating and tables and ensure that these elements do not detract from the special character of the ACA.
- Awnings should be traditional in style and retractable, and made of a heavy duty natural material rather than plastic.
- Where security is an issue, the design of security shutters and grilles should complement rather than negatively impact on the structure. Metal roller blinds with visible boxes are not acceptable within the ACA boundaries. Shutters can be positioned discreetly behind the fascia board or lattice grills may be positioned behind the shop window. Security shutters should never cover the whole commercial frontage but only the vulnerable glazed areas and should be painted or finished in colour to complement

the rest of the exterior. Where external security screens are deemed acceptable they should be of transparent open chain-link grille design rather than solid or perforated shutters, which are not transparent when viewed obliquely.

- Separate access to the upper floors of the buildings should be maintained where existing and commercial uses that bring vitality to upper floor areas will be encouraged.

10.1.5 New build

New development within the ACA of Moynalty Village such as extensions, including porch extensions to the front of buildings, infill sites and all new build that impacts on the street facing elevations of buildings that are visible from the public realm and that impact on the curtilage of existing protected structures, including those not visible from the public realm. Designation as an ACA puts an obligation on prospective developers to produce a very high standard of design, which should contribute to the visual enhancement of the area while respecting its physical character. The following guidance regarding new development should be adhered to:

- The concept of the direct imitation of earlier styles is not always appropriate but if this model is to be followed then the elevation treatment of the new development should be well-proportioned and built with respect for its context. Buildings should follow the eaves heights, roof pitches and building lines which predominate in the respective streets and should employ windows of matching proportions and alignment. Materials should be of good visual quality and durability. Features which are not found amongst the historic buildings of the town should be avoided. These include projecting eaves, fascia and soffit boards, dormer windows and roof windows, standard-issue concrete sills or copings, top-hung casement windows, pressed aluminium gutters or uPVC features of any kind. Roofs should be covered with natural slate, terra-cotta decorative elements,

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lead or other roofing which enhances the character of the ACA.

- High quality contemporary architectural design that is complimentary to the character of the ACA is acceptable but the development of any infill sites within the ACA, particularly of part of a street terrace, will require a very sensitive design approach and should positively contribute to the character of the area. A design impact statement providing justification for the proposal in terms of design concept, scale, materials and proportions should accompany such an application.
- New buildings should take into account existing building lines and plots in order to retain the existing grain and character of the ACA. See also the following section (10.1.6) on the amalgamation of sites.
- Extensions should be kept to the rear of properties and be of an appropriate scale, built with suitable materials and finishes. Ridge lines to buildings should not be exceeded or broken by rear extensions. Extensions to the side or front of street-front structures within the ACA, will not be encouraged by the local authority as these could be particularly detrimental to the character of Moynalty Village.

10.1.6 Amalgamation of structures, properties and sites

The amalgamation of structures requires planning permission regardless of whether they are located in an ACA or not, unless it involves reversing the subdivision of what had originally been a single dwelling. Proposals for the amalgamation of properties within the ACA should take into consideration the impact of changing or extending the existing plot sizes on the streetscape. Original entrances should remain in use. The amalgamation of sites within the ACA, especially with an increased density should respect the scale, mass, height and design of not just the adjoining buildings but of the entire streetscape. This will require sensitive planning

and design treatment in order to complement the fine grain of the established streetscape. A design impact statement providing justification for the proposal should accompany such applications.

10.1.7 Demolition works

Proposals to demolish structures of architectural merit within the ACA, whether it is a protected structure or not will require planning permission. Demolition will normally only be permitted where the structure makes no material contribution to the character or appearance of the area. There will be a presumption in favour of retaining structures that make a positive contribution to the character of the area. Where permission is sought for demolition on the ground of structural defects or failure, a report containing annotated photographs and drawings will be required. The report is to be produced by a suitably qualified and experienced professional regarding the existing condition. As part of the justification for any demolition within the ACA on structural grounds, details will be required of repairs and remedial works usually carried out in similar circumstances and details of why they are not deemed suitable in this case.

10.1.8 Boundary Treatments

Removal of original railings, gates, gate piers and boundary walls, whether visible from the public realm or not, require planning permission. Some buildings with the Moynalty Village ACA have street frontages, others are bounded by stone walls and with some railings and gates, which add to the special character of the village. Where these still exist they should be retained. In the instance where a section of a boundary wall has been removed in order to provide a new entrance to a property or site, the broken edges of the original wall piece should be finished appropriately and never left in a ruinous state.

The special character of the village of Moynalty relies heavily on the high quality of groups and individual mature trees. Removal of mature trees and planting of significance will require planning permission.

Implications for Planning and Development

10.1.9 External Lighting

Proposals for the illumination during night-time hours of certain buildings and landmark features within Moynalty Village ACA should be agreed beforehand with Meath County Council. The method of lighting, i.e. type of fitting, fixing method and type of light would need to be specified by the applicant in seeking permission and should be designed so that it does not result in light pollution or negatively impact on other structures in the ACA.

10.1.11 Preservation of views

The significant views are outlined in this document. It is vital to the special character of the village that these views are preserved and any works within the ACA should not adversely impact or block these views.

10.2 Works not requiring planning permission

10.2.1 Internal Alterations

The ACA designation does not prevent internal changes or re-arrangements to structures which are not listed as protected structures within the ACA, provided that these changes do not impact on the exterior of the structure. However, all internal changes must comply with current building regulations.

10.2.2 Works to the public realm

Generally, works to the public realm will be carried out by Meath County Council or major utility and service providers, and may be exempt from planning permission. However, prior to commencement of the works, consultation with the Conservation Office of Meath County Council will be required, to ensure that these works enhance and improve the special character of the ACA and do not negatively impact on it. The following areas will require careful consideration:

- Works to public footpaths, including the

preservation of historical street surfaces such as original kerbing. New pavements should not be of poured concrete or tarmacadam with reconstituted stone kerbing, but should reflect the natural materials of the village. When cobble-lock style paving is used it should be of an appropriate scale, colour and detail to complement the character of the village. The choice of material for paving should complement other paved areas to avoid a patchwork effect. Service ducts and manhole covers should be kept to a minimum and be integrated with an appropriate paving system as much as possible.



Fig 48: Main Street looking towards St Mary's church with historic paving

- The installation and location of utility boxes, such as large ESB metre boxes, should be given careful consideration with regard to their position within the ACA and the impact of its colour and massing on the adjoining boundary treatment and surrounding buildings. Painted finishes of muted colour rather than galvanised finish should be considered.
- Retention and preservation of all surviving items of street furniture, which contribute to the special character of the ACA, such as original lamp standards, cast-iron water pumps and post boxes. New street furniture when provided will be of high quality reflecting the character of the ACA.

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- Changes to traffic management and parking within the ACA. This should take into account its ACA designation and seek to preserve and enhance the character of the area in the design and provision of parking meter machines, signage, ramps, renewed surface treatment and pavement layout. Suitable design of public signage, in particular tourist information will be encouraged. Street parking at right angles in front of buildings within the ACA should be discouraged as these form considerable visual and pedestrian barriers. Long parking bays should be kept to a minimum in order to allow footpaths to have good defining lines.
- New street-lighting should be in a manner which enhances the village. The lighting should not obstruct the significant views within the ACA
- The removal of redundant distribution poles, wires and services which hang across the streets or deface commercial frontages and residential terraces should be promoted. Equally, initiatives to place overhead service underground will be supported and facilitated where possible.
- Landscaping should be respectful of the simplicity and scale of the space in the ACA. Fussy and small scale planting should be avoided. Replacement trees should be of an appropriate size and existing trees well maintained and monitored for decay.

10.2.3 Maintenance & repairs to non-protected structures only

Planning permission is not required for regular maintenance works and genuine repairs within this ACA (such as roof, rainwater goods or window repairs) as long as original materials are retained where they exist, or where replacement is necessary that it is on a like-for like basis.

Please note that some of the works listed in Section 10.0 and all its subsections above require planning permission irrespective of whether the area is protected or not, but are included to highlight the need for careful consideration of the design of the proposed works. This is to ensure that they do not impact negatively on the special character of the area. The list is not in itself a comprehensive list of all works, in all circumstances that require planning permission, but identifies those works that would impact on the character of the ACA. Development works would still have to adhere to the general provisions of the Planning and Development Acts 2000-2006 and Planning Regulations. The area planner and conservation officer of Meath County Council can be consulted if there is any doubt as to whether planning permission is required or not.

An Chomhairle Oidhreachta
The Heritage Council



comhairle chontae na mí
meath county council