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Architectural Heritage Impact Assessment Report

For
Woodquay Park Enhancement

Client: Galway City Council



Date: 26th September 2024

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**Copies of this report
have been presented
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The Client (Galway City Council)

Acknowledgements:

Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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GLOSSARY OF TERMS

1. ACA

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

2. Area of Special Planning Control

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

3. NIAH

The **National Inventory of Architectural Heritage**. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

4. Protected Structure

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

5. Section 57 Declaration

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

6. RMP

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

7. RPS

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



shall include a Record of Protected Structures and that the Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

8. SAC

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

9. SPA

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

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

Levels of significance – NIAH Definitions 2021

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

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

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

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

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



Penalties for Offences

Architectural Heritage Protection

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

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

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

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

Monuments and Places included in the Record

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

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

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

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

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

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

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

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

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



1.0 Scope of Study

This report has been prepared following a request by the client to undertake an Architectural Heritage Impact Assessment in conjunction with the proposed Planning Application for Woodquay Park Enhancement, Galway City.

This Impact Assessment aims to provide the following:

- A brief historical overview of Woodquay Park.
- An assessment under Conservation Principles¹
- A comprehensive understanding of the impact of the proposed works.
- Conclusion and mitigation of the proposed works.

2.0 Method of Study

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

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

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

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



3.0 Existing Environment

The existing park at Woodquay is located approximately 300 metres northwest of Eyre Square. It is bounded by Headford Road to the southeast, Riverside to the east, Corrib Terrace to the west and Waterside to the northwest. The River Corrib and Galway Rowing Club are situated at the north end of the park beside a quay wall.

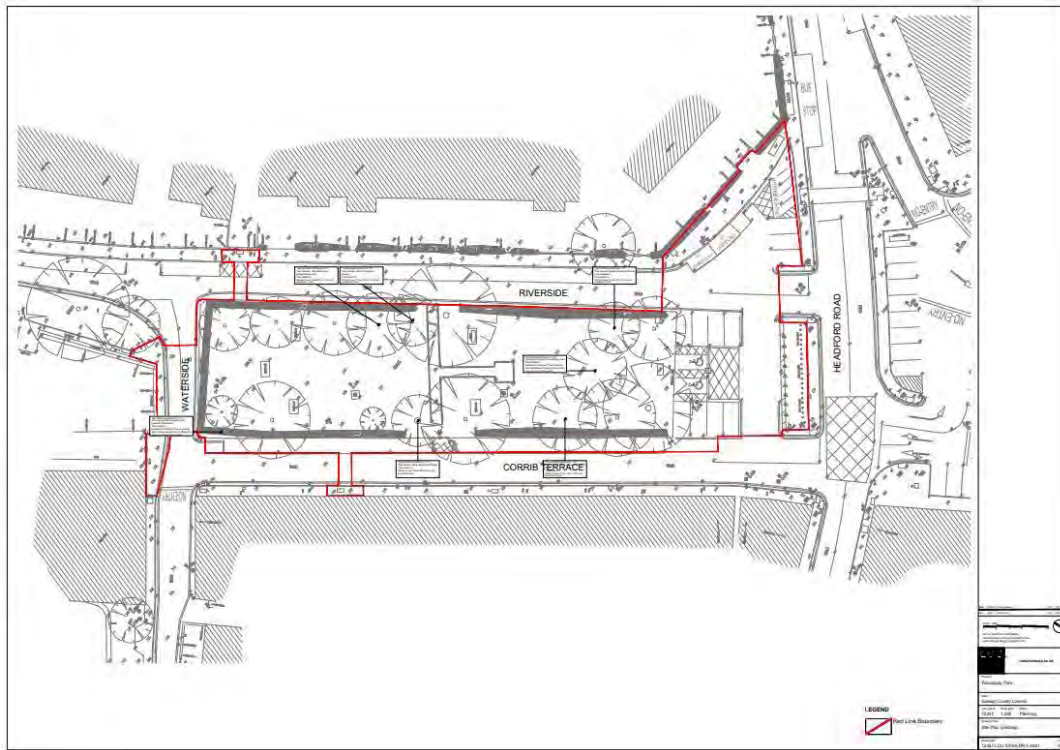


Figure 1 - Woodquay Park Existing Drawing - LUC

The existing park consists of approximately 0.15 hectares and is rectangular in shape. There are car parking spaces to the southeastern side between the park and Headford Road. This area is proposed to be incorporated into the new park giving a total area of 0.19 hectares. Terraced housing and on street parking line Corrib Terrace and Riverside. The park consists of a green area with mature trees and grass, a circulation path and benches. There is a memorial plaque to the Headford Road side of the park for the Irish Countrywomen's Association. It is enclosed with metal railings and hedging and two entrance gates.



Photograph 1 - View of Woodquay park from Corrib Terrace & Headford Road junction



Photograph 2 - View of terraced houses along Corrib Terrace

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Photograph 3 - View of Woodquay Park from junction of Headford Road and Riverside



Photograph 4 - View of Riverside from Waterside

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Photograph 5 - View of Corrib Terrace from Waterside



Photograph 6 - Quay wall to northwest of Woodquay park



Photograph 7 - Boundary railings



Photograph 8 - Woodquay Park entrance from Riverside

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Photograph 9 – Internal view of park from southeast



Photograph 10 - View into Woodquay Park from Waterside



3.1 Proposed Development

The proposed development to Woodquay Park involves the extension of the park to meet Headford Road, enhancement of the hard and soft landscape of the park and improvements to park access and movement within it.

The proposed development consists of the following:

- Redesigned hard and soft landscape within the existing park including lawn and rain garden areas, meandering paths, lighting and seating. Retention and enhancement of existing planting, and the majority of existing trees at the perimeter of the park with additional native species and ornamental planting.
- Extension of the existing park to meet Headford Road including a new wide entrance with pedestrian crossing. This section will consist of hard standing with raised beds and the installation of the Galway Orb sculpture, and as such used as an extension to Woodquay Square with seating and space for gatherings or events. Three new trees will be planted to extend the line of trees up to Headford Road.
- Relocation of the existing Riverside and Corrib Terrace entrances and provision of new entrances at Headford Road and Waterside. This involves the removal of two existing trees.
- Provision of new raised courtesy crossing at Waterside providing pedestrian access to the river Corrib. These works are in close proximity to the Quay (GA094-100059).
- Provision of new courtesy crossings for pedestrians on Riverside and Corrib Terrace to enhance access into and links through the park to other city destinations.
- Provision of new parking arrangements including the relocation of cycle hire spaces and electric vehicle charging spaces.
- All other associated site and ancillary works.



Figure 2 - Proposed Woodquay Park Development Drawing – LUC

3.2 Site Inspection

The site was initially inspected on the 18th of May 2023 with members of the design team and members of Galway City Council, Jack Houlihan and Jim Higgins. A further site inspection was undertaken on the 14th of September 2024 by David Humphreys of ACP.



4.0 History of the Site/Structure and Vicinity

4.1 Historical background- Brief History of Woodquay Park

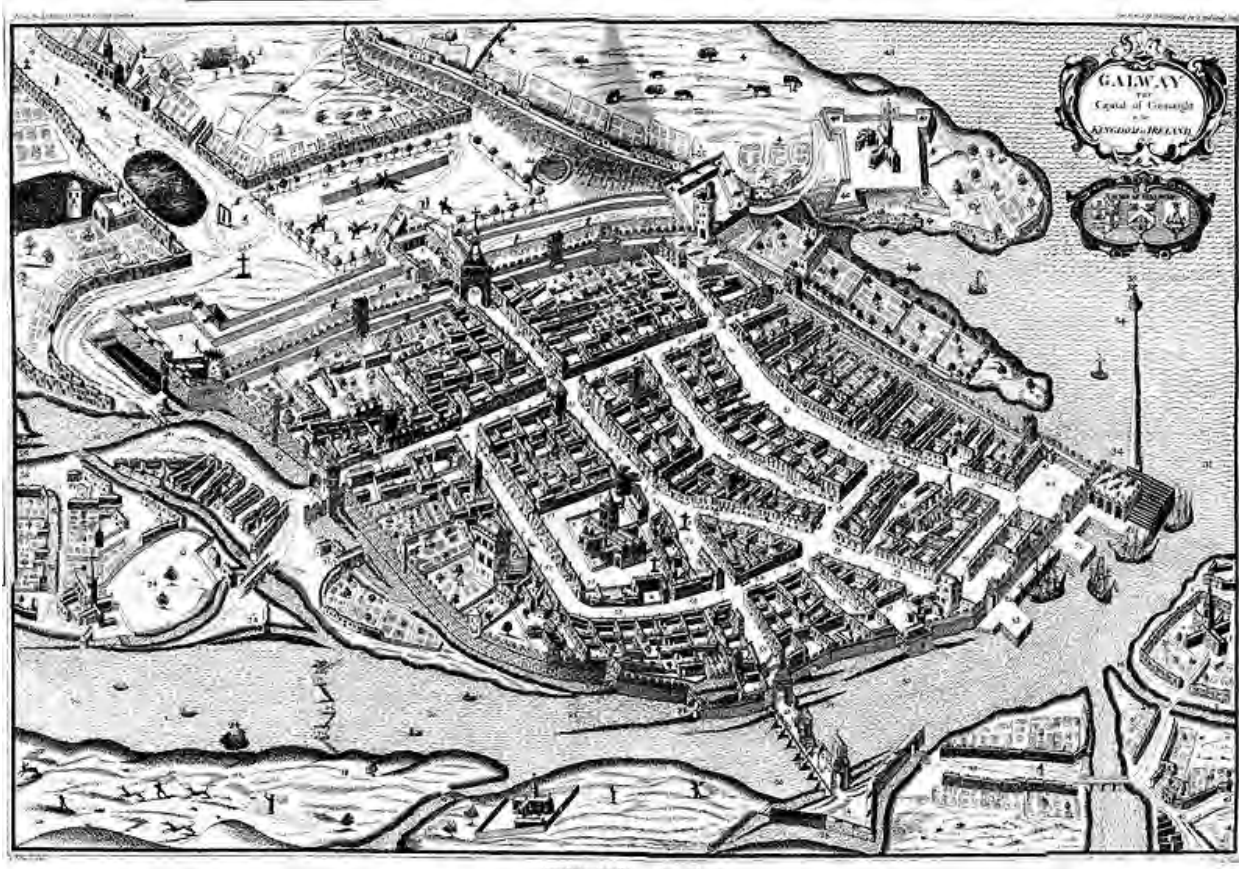


Figure 3 - Map of the Walled City of Galway 1651

The area of Woodquay is described as one of the earliest inhabited parts of Galway. Woodquay was made up of three islands, the largest of which was Saint Stephen Island, on which the Courthouse, the Franciscan Abbey and the Convent are located there today. On the 1651 map, it is shown as Ship Island. The area which encompasses where Galway Rowing Club and Woodquay Park are today, was largely made up of two islands, a long narrow strip of land, and Horse Island.²

The view of Woodquay in figure 2 below was painted c.1850 by William Joseph JC Bond (1833 – 1926). The main features in the distance are the Abbey Church on the right, which was finished in 1836, and the friar's residence next door which was completed in 1820. In the centre is the old tower of St Nicholas' Collegiate Church. The branch of the river in the foreground flowed south to the bottom of Eyre Street and then swung sharp right to flow parallel to the city walls at Bowling Green, entering the main river further on. The bright green strip of land we see in the centre of

² The Galway Advertiser, *Woodquay in Former Times*, <https://www.advertiser.ie/Galway/article/53680/woodquay-in-former-times>, accessed 16-09-2024.



picture was the long narrow island mentioned above and the approximate location of the subject site. The land between these islands was gradually filled in and reclaimed.



Figure 4 – Painting of Galway by William Joseph JC Bond c.1850

Today Woodquay park is situated on reclaimed land. The Corrib Drainage scheme began in the eighteenth century. The quay was in part reclaimed between 1831 - 1898 and a potato market formed. Following this the quay was reclaimed further between 1898 and 1948, establishing Woodquay Park.

4.2 Conservation of the site and vicinity

We are not aware of any ongoing conservation projects in the vicinity at this time.

4.3 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures	N	
Architectural Conservation Area (ACA)	N	
Recorded Monument	N	
Zone of Archaeological Potential preservation order	Y	The subject site is partially within the zone of archaeological potential for the historic town of Galway. The Quay to the northwest of the park is recorded on the sites and monuments record: GA094-100059
State Guardianship or ownership	N	
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 - Protection Status

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4.3.1 Protected Structures

The subject site does not include a protected structure nor is it within the curtilage of a protected structure, and it is not located within the Architectural Conservation Area for the City Core of Galway City.

4.3.2 NIAH

The subject site is not recorded on the National Inventory of Architectural Heritage and there are no NIAH recorded buildings within the site or close by.

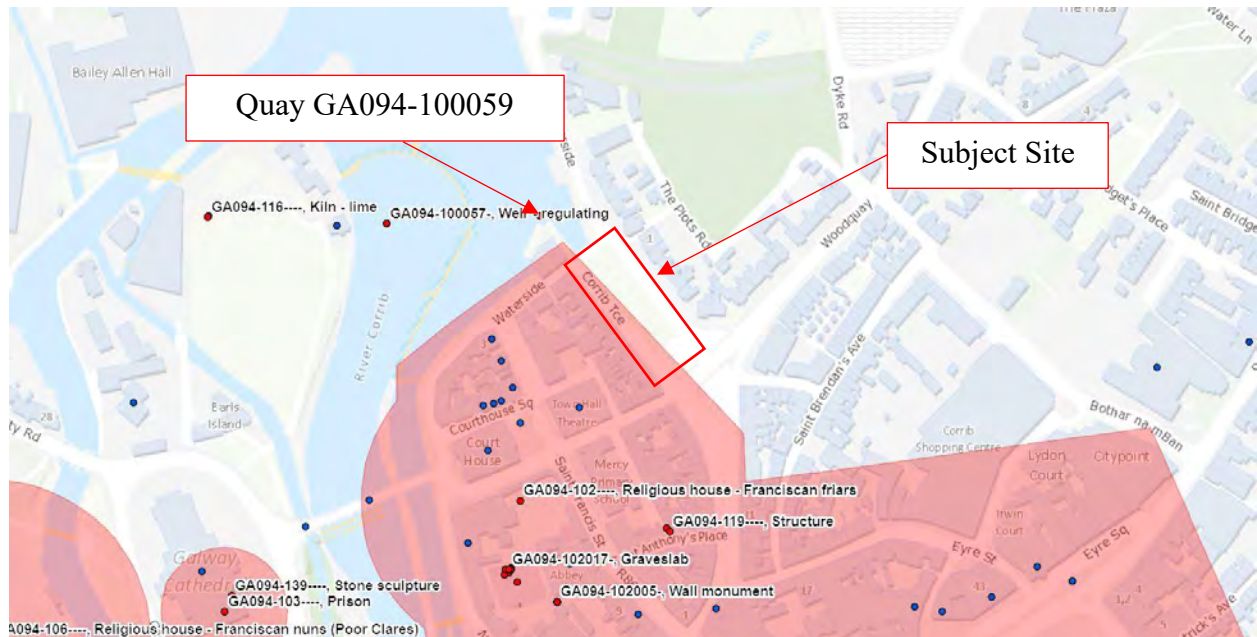


Figure 5 - Buildings of Ireland – Map of NIAH buildings (blue dot) and SMR's (red dot) within the vicinity of the site

4.3.3 Archaeology

The site is partially within the Zone of notification the historic town of Galway and therefore preparation of an Archaeological Impact Assessment should be considered. The quay to the northwest of the park is on the sites and monuments record: (GA094-100059).



4.3.4 Historic Maps

The first edition 6 inch Ordnance survey of Ireland Map, published in 1841 records the Quay previously extending from its current location towards Eyre Street. The land of the subject site at Woodquay Park has not yet been reclaimed. The town courthouse and county courthouse have been established at this time. By 1898, when the 25 inch Ordnance Survey of Ireland Map was published, part of the land has been reclaimed to form a potato market. The last edition 6 inch Ordnance Survey of Ireland Map, surveyed in 1838 but not levelled until 1915 and published in 1948 shows the land fully reclaimed and the outline of Woodquay park is visible though no detail of pathways or planting is recorded.

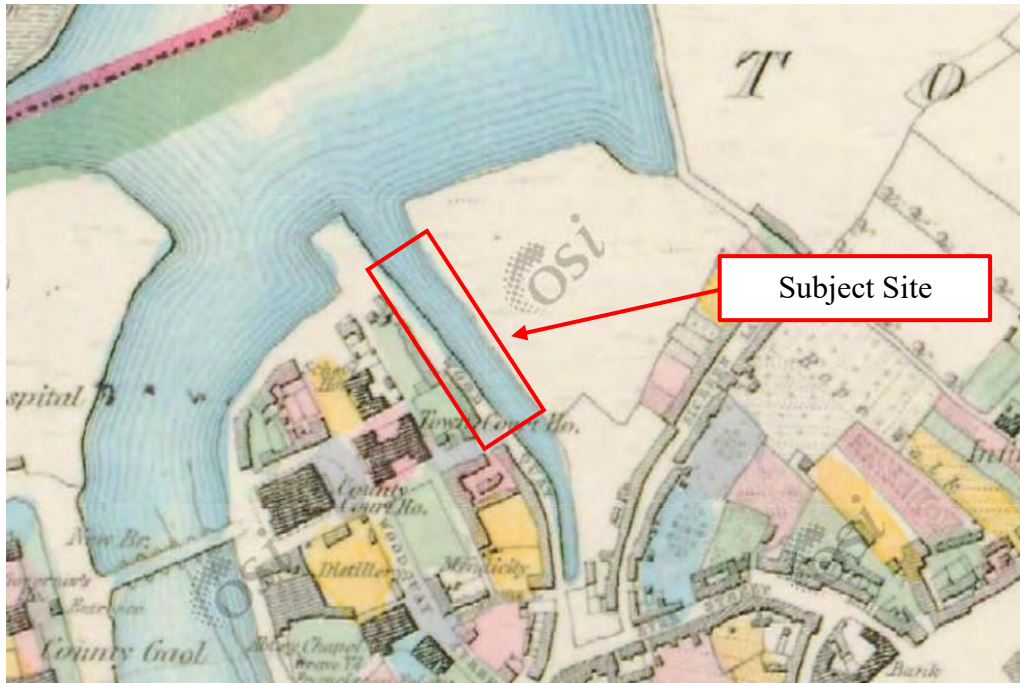


Figure 6 - Ordnance Survey of Ireland Historic Map, 6 Inch First Edition Surveyed 1837, Published 1841

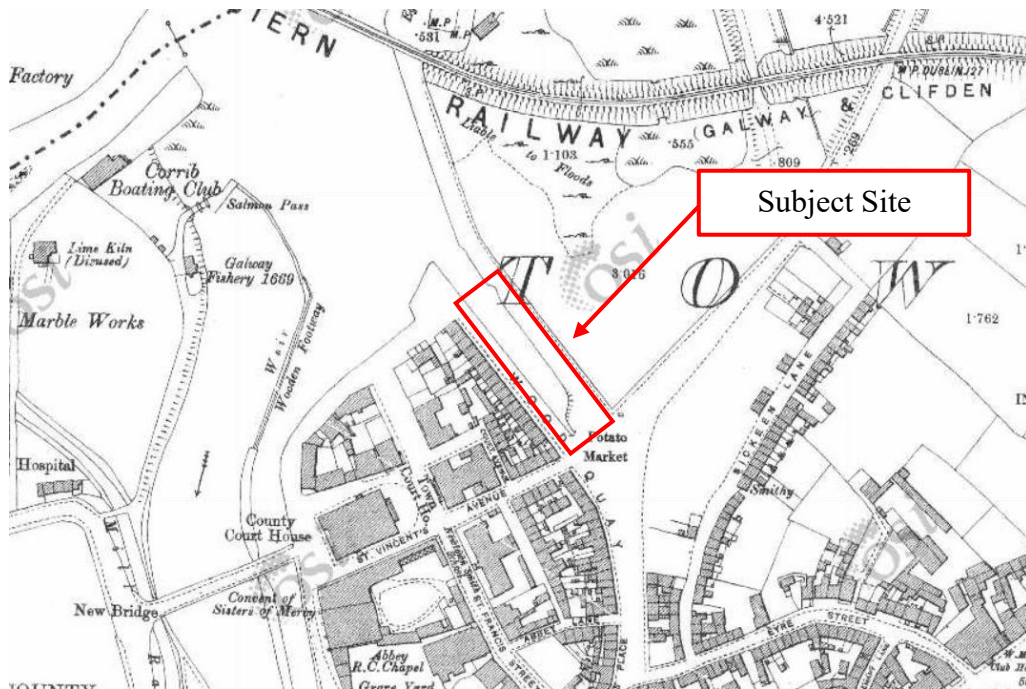


Figure 7 - Ordnance Survey of Ireland Historic Map, 25 Inch Edition Surveyed 1893, Published 1898

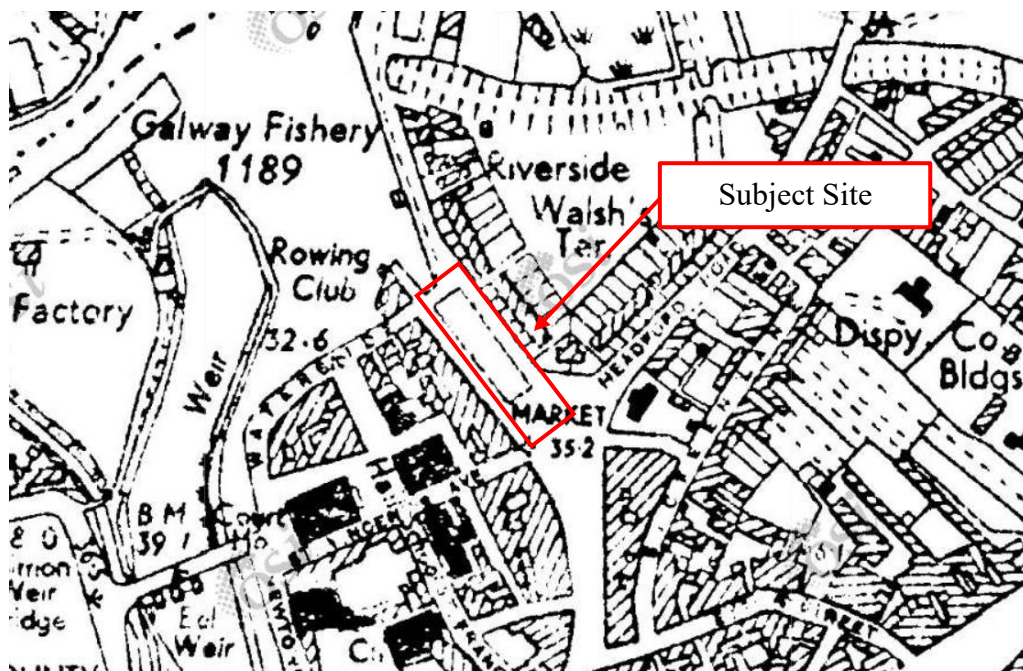


Figure 8 - Ordnance Survey of Ireland Historic Map Surveyed 1838, Published 1948



5.0 Impact of Proposed Development

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

5.1 The ‘do nothing’ impact

If no works are carried out, then Woodquay Park will continue to remain in its current state which is closed off and sheltered from the surrounding environment and community, promoting anti-social behaviour. The development will achieve the potential for improvement and enhancement of the park for both residents and visitors to Galway City.

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

5.2 The Predicted Impacts

It is predicted that the proposed works will have a positive impact and will ensure that the park functions better and develops into a more user friendly and safer environment for the public. The proposed enhancement works will promote the conservation of the Quay to the northwest of the park. The proposed works are not in the vicinity of any other significant historic buildings or protected structures and as such will have no impact on any built heritage.

5.3 The ‘Worst Case’ Scenario

The ‘worst case’ scenario in this case, would be if the proposed project was not undertaken and the necessary works to ensure the enhancement and development of the existing park were not carried out. This would mean the park is left in its current state with no sense of purpose and will continue to be underutilised by residents and visitors. The park is located centrally in Galway City and as such should be developed and improved which will in turn have a positive effect on the surrounding areas.

5.4 Assessment under Conservation Principles

As there are no protected structures or other historic buildings within the site or nearby an assessment under conservation principles would be inappropriate.

In summary these proposals will have no impact on any protected structures or historic buildings.



6.0 Statement of Justification for Works

The proposed works are being undertaken as part of the Woodquay Park Enhancement project. Refer to design team proposals particularly the landscape report by LUC.



7.0 Conclusions and Suggested Mitigation

In conclusion the proposals, as set out in this report, will ensure that Woodquay Park will be more functional and user friendly. The proposed development will have no impact on any protected structures or historic buildings. No mitigation measures are proposed.



8.0 Signing Off Statement

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Chartered Project Manager

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And

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Historic Building Consultant

Client: Galway City Council

Signed:

For ACP Archcon Professionals Limited.

Date: 26th September 2024





9.0 Project References

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

National Inventory of Architectural Heritage

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

Planning and Development Act 2000, Part IV

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

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

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

Irish Architectural Archive

<https://iarc.ie/>

National Monuments Service Ireland

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

County Council Web Site

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

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

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



10.0 Appendices

1. Digital Photographic Record & Location Drawing: J910D101



- APPENDIX 1 -

J910 WOODQUAY PARK ENHANCEMENT, GALWAY CITY

- DIGITAL PHOTOGRAPHIC RECORD
- J910D101 DIGITAL PHOTOGRAPHIC RECORD LOCATION DRAWING



J910_01



J910_02



J910_03



J910_04



J910_05



J910_06



J910_07



J910_08



J910_09



J910_10



J910_11



J910_12



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J910_16



J910_17



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J910_24



J910_25



J910_26



J910_27



J910_28



J910_29



J910_30



J910_31



J910_32



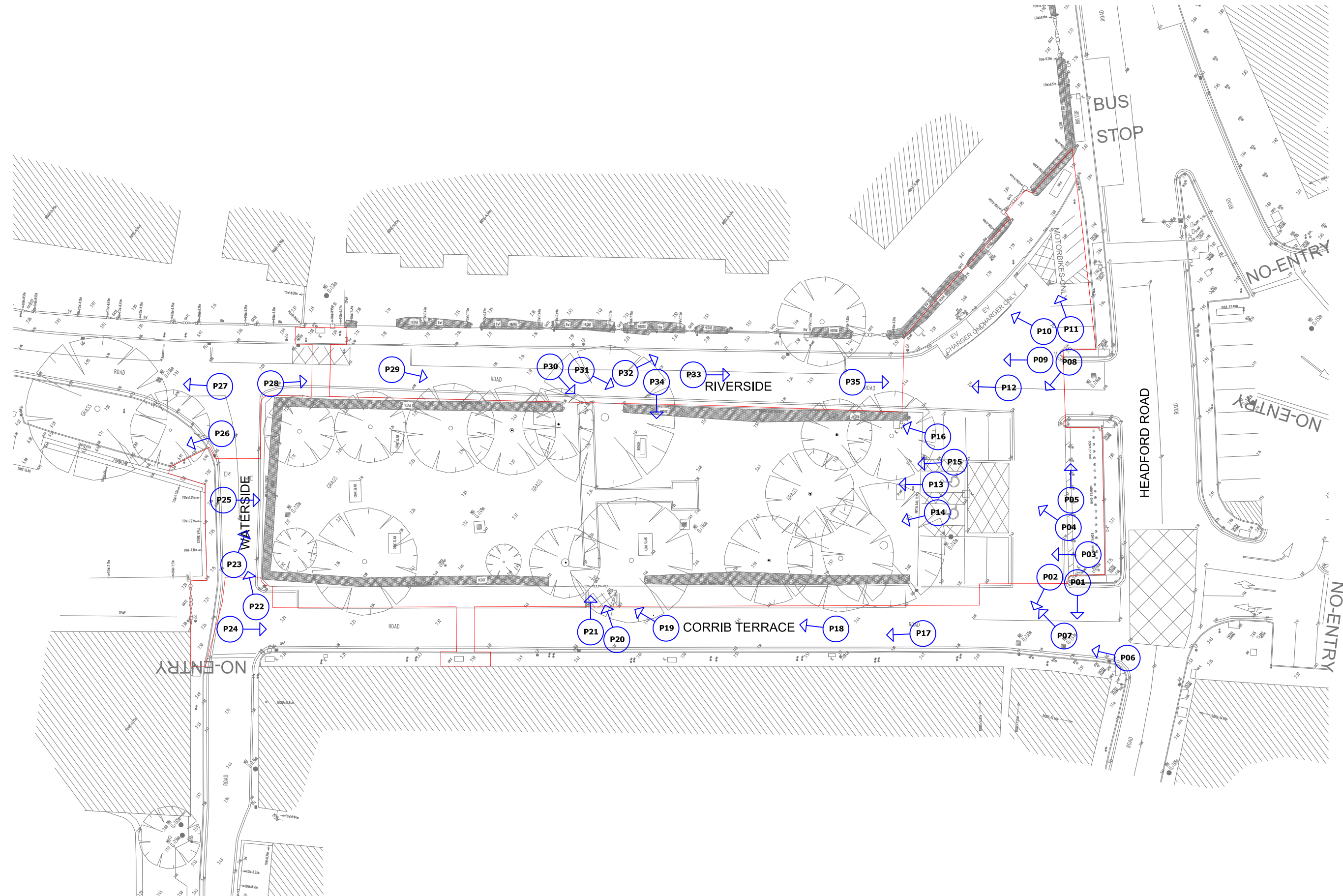
J910_33



J910_34



J910_35



Legend:

Photograph Number,
Location and Orientation



Red Line
Boundary



Project Status:
Revision:

1	-
2	-
3	-

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

NOTE
THESE DRAWINGS HAVE BEEN PREPARED FOR
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Project
J910 WOODQUAY PARK ENHANCEMENT

Title:
AHIA - APPENDIX 1 - DIGITAL PHOTOGRAPHIC
RECORD LOCATION DRAWING

Client:
GALWAY CITY COUNCIL

Scale NTS	Date: 26/09/2024
Drawing By: SR	Checked By: DH
Drawing No: J910D101	Revision: -

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