

Chapter 21 Architectural Conservation Areas

# 21



## 21 Architectural Conservation Areas

### 21.1 Background

The Planning and Development Act 2000-2004 provides that all Development Plans must now include objectives for preserving the character of Architectural Conservation Areas (ACAs).

An Architectural Conservation Area is a place, areas, groups of structures or townscape of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or which contribute to the appreciation of protected structures, in a planning authority's functional area.

Including a structure in the Register of Protected Structures ensures that the whole building, including the interior and curtilage, is protected. However, where it is inappropriate to protect the interior of a prominent structure, or group of structures whose exterior appearances make a contribution to the character of an area, consideration can be given to establishing an Architectural Conservation Area. This designation recognises the value of groups of buildings and settings and allows them to be treated as a whole. ACAs can cover small groups of buildings or extend over sections of a town. ACAs safeguard our architectural heritage for the enjoyment of and benefit of future generations and ensure that any new development pays respect to or enhances this character.

Designation of a conservation area does not place a ban upon all new development within its boundaries. However, new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or appearance of the area. Architectural Conservation Areas provide an opportunity to build upon an existing character by establishing a high standard of urban design. A distinctive sense of place can be created through street lighting, street furniture, paving, signage, and by encouraging best conservation practice in the repair and maintenance of historic buildings, and also by insisting on high design standards for new developments. The establishment of Architectural Conservation Areas provides a means of improving the built environment, which in turn can be beneficial for tourism and the viability of an area.

### 21.2 Goal

To protect the special character of an Architectural Conservation Area and that future development will enhance this character and contribute to the creation of a distinctive sense of place.

### 21.3 Objectives

1. To conserve, restore and rehabilitate the existing building stock in the area.
2. Ensure that all proposed developments are carried out in a manner sympathetic to the special character of the area.
3. To ensure a high standard of urban design within Architectural Conservation Areas.

### 21.4 Policy Statement

A pilot Architectural Conservation Area for County Kildare has been established in Naas, details of which can be found in the Naas Development Plan 2005-2011.

Boundaries for Architectural Conservation Areas have been drafted for the following towns (maps 21.1-21.8 refer):

- Kilcock
- Prosperous
- Maynooth
- Lexlip
- Monasterevin
- Rathangan
- Moone
- Ballitore

It is the policy of the Council:

- AC1: To establish further ACAs which will be reviewed during the lifetime of the Plan.
- AC2: To complete a comprehensive inventory of the structures and features within all ACAs and to issue guidance leaflets. This will define the character of the ACA and include policies for its

protection, including development parameters for the construction of new structures.

AC3: To define a boundary and prepare an Architectural Conservation Area for:

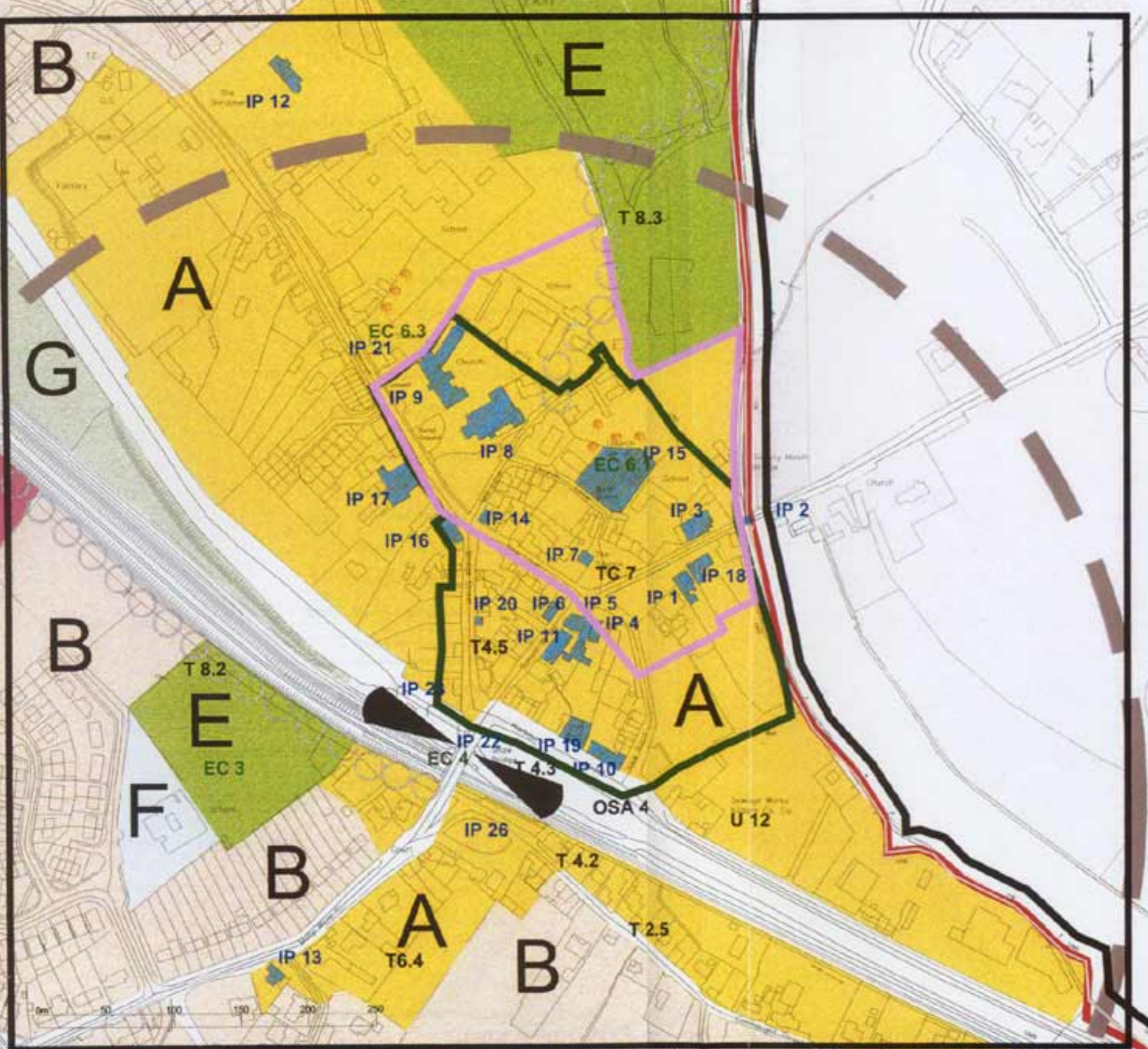
- Celbridge
- Johnstown
- Kildare Town
- Ballymore Eustace





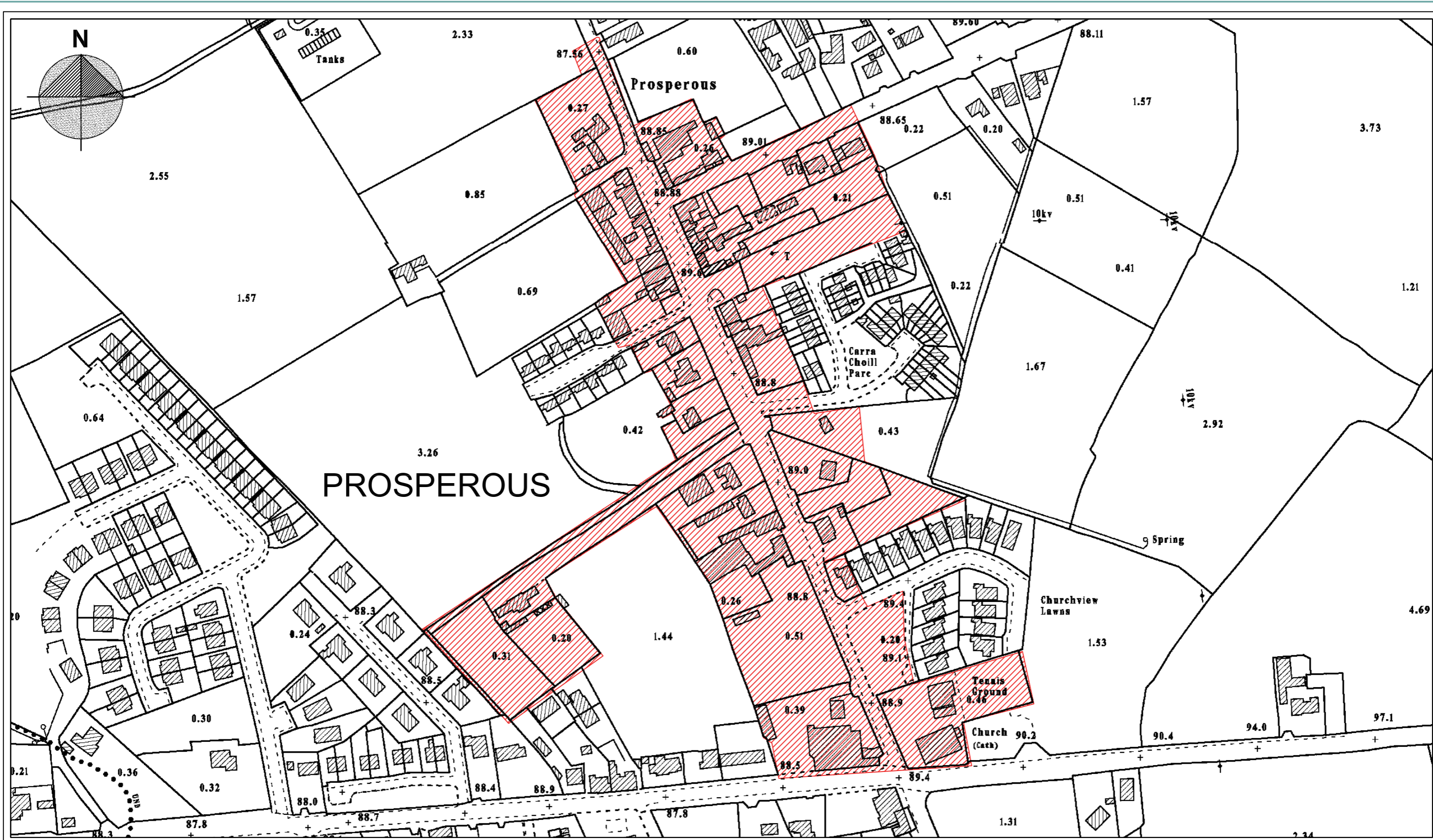

KILCOCK DEVELOPMENT PLAN 2002

LAND USE ZONING AND SPECIFIC OBJECTIVES



- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential Development
- E: Open Space & Amenity
- F: Institutional & Educational
- G: Agricultural
- Development Boundary 2002
- Distance from Railway Station (at 200m intervals)
- Protected Structures Objective
- Roads & Traffic Objective
- County Meath
- Meath County Border
- Zoned for development in County Meath (See Meath County Development Plan)
- Zone of Archaeological Potential
- Architectural Conservation Area
- Protected View / Prospect Objective
- Cycle Path Objective
- Tree Preservation Order Objective


Note: Road and cycle path routes are diagrammatic only

**KILDARE COUNTY COUNCIL**  
**PLANNING DEPARTMENT**  
**St. MARY'S NAAS**

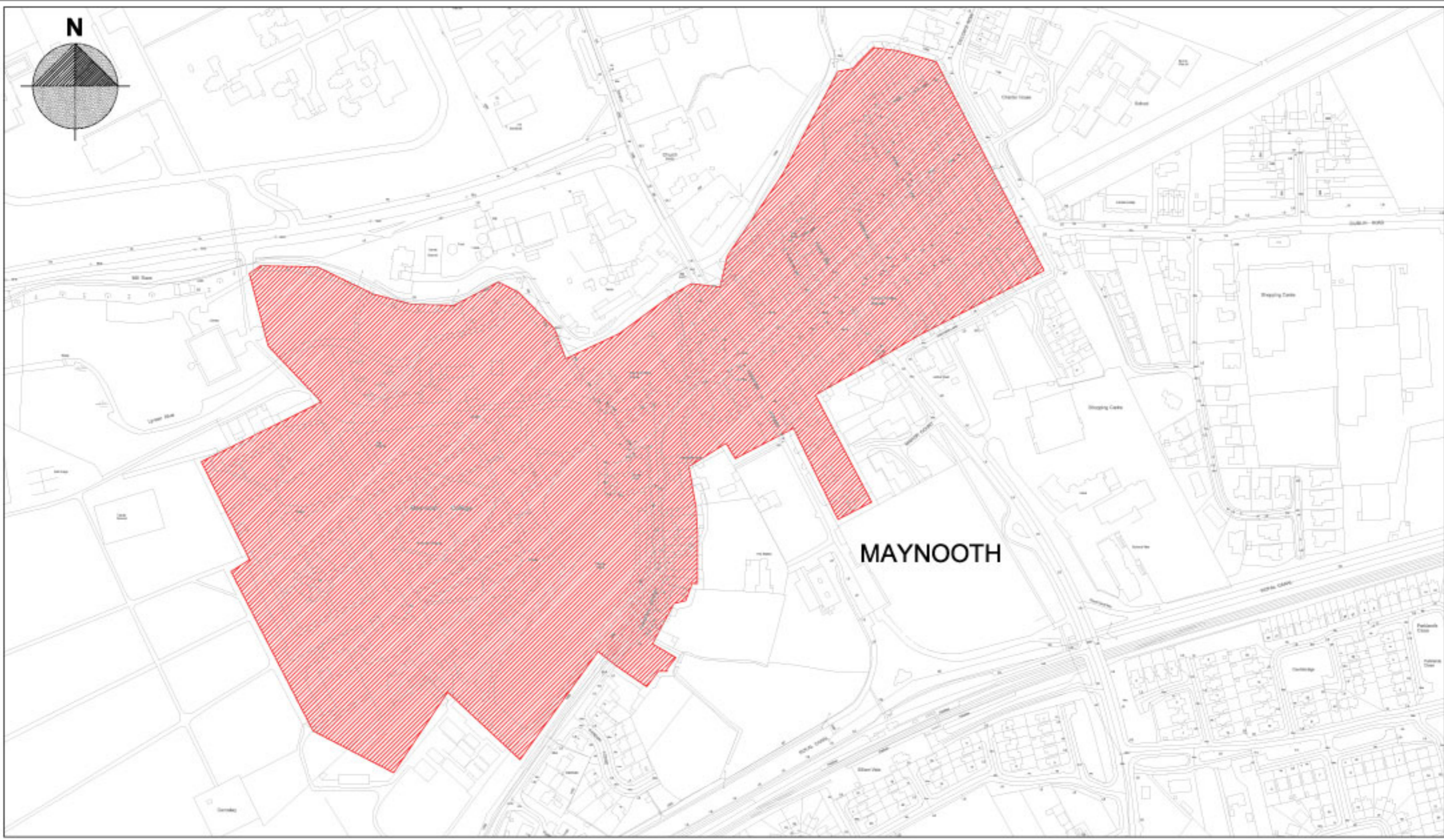
**PROSPEROUS**  
**ARCHITECTURAL CONSERVATION AREA**  
 County Development Plan 2005 - 2011

**Legend:**

 Architectural Conservation Area

*THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE WRITTEN STATEMENT*

Scale: N.T.S.	Map Ref: 21.2
Date: May 2005	Drg No: 200/05/157
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MAYNOOTH



**KILDARE COUNTY COUNCIL  
PLANNING DEPARTMENT  
St. MARY'S NAAS**

**MAYNOOTH  
ARCHITECTURAL CONSERVATION AREA  
County Development Plan 2005 - 2011**

**Legend:**  
 Architectural Conservation Area

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CONJUNCTION WITH THE WRITTEN STATEMENT*

<b>Scale:</b> N.T.S.	<b>Map Ref:</b> 21.3
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