



Denny Street, The Square & Environs Architectural Conservation Area

Management Plan

**Planning Department
Tralee Town Council**

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Part One Architectural Conservation Area Analysis

1 Introduction

An initial analysis of Tralee's urban fabric indicated areas that merit consideration for designation as Architectural Conservation Areas. The Planning Authority's analysis was guided by the principles outlined in Chapter 3 of the "Architectural Heritage Protection Guidelines for Local Authorities" published by the Department of the Environment, Heritage and Local Government in 2004.

The following criteria have been used to assess the Denny Street, The Square & Environs Conservation Area:

- Ancient street pattern or overall form
- Continuity of townscape quality
- Presence of protected structures
- Presence of coherent groups of buildings of reasonable integrity
- Attractive townscape qualities including informal building groups, similar age, plot size, scale and proportions, good quality shopfronts, picturesque views, importance to setting of protected structures or landmark buildings, important archaeological remains or of civic importance



Aerial View of Denny Street, The Square & Environs Architectural Conservation Area

2 Extent of Area

The area of the Architectural Conservation Area is shown on the attached map and includes both Denny Street, The Square, Tralee Town Park and the southern side of Lower and Upper Castle Street. It is essentially the southern portion of the inner town centre.

See attached map for ACA study area boundary.

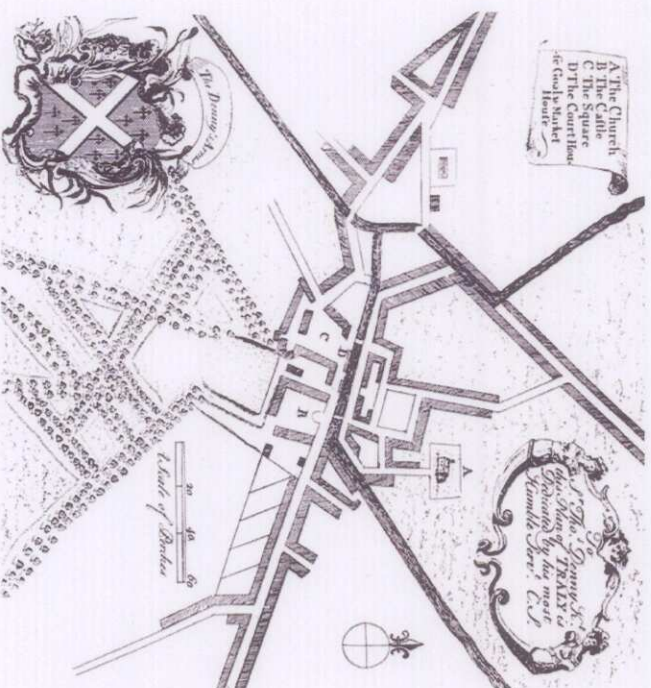
3. Cartographical Analysis and History

The area is shown on Charles Smith's map of Tralee in 1756, one of the first detailed street maps of Tralee town. It shows Castle Street quite clearly as one of the main spinal routes in the town centre. The Square (marked C), the Courthouse, the gaol and market house (marked D) are also clearly identified in the area which approximates the position of Tralee's modern day square.

Denny Street is not yet constructed when Smith visited the town in the 1750s. However, the Denny Demesne is a dominant feature at this time, shown to the south of the map. The demesne is connected to the Tralee Great Castle, which is identified with the letter B on the map, which was the residence of the Denny landlord for nearly 250 years.

It is clear from this map that the ACA study area was the centre of activity during eighteenth century Tralee. The primary functions of the town were mercantile and judicial, in addition to being the location of the primary residence of the Denny landlord. The ACA in the 1750s is clearly therefore integral to the main functions of the town. The only feature of note identified outside the ACA study area at this time is the Church of Ireland (marked A). Even then however, the network of laneways to the north of The Mall clearly connects the ACA study area with the church.

Archaeological investigations in the town centre have indicated that the Dominican Abbey was located in the area of the current Abbey Car Park and environs. It is mooted that part of the Abbey's Cloisters may have been located within The Square. This part of the ACA is integral to the very foundation of the town and is of fundamental historic and social importance to Tralee.

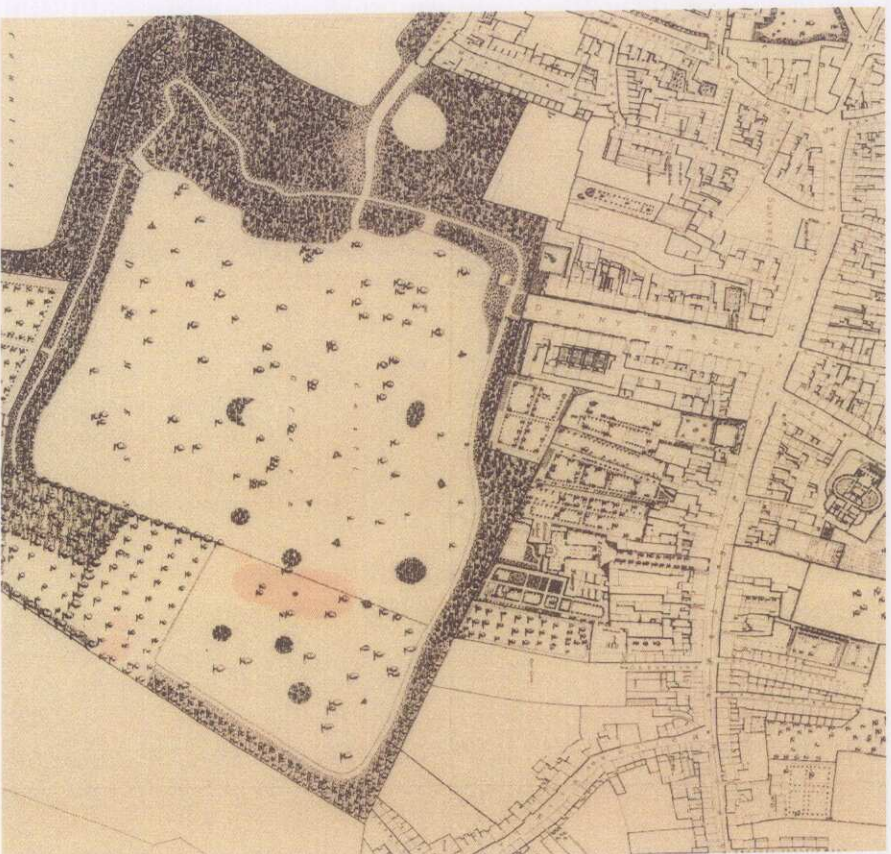


Charles Smith 1756 Map of Tralee

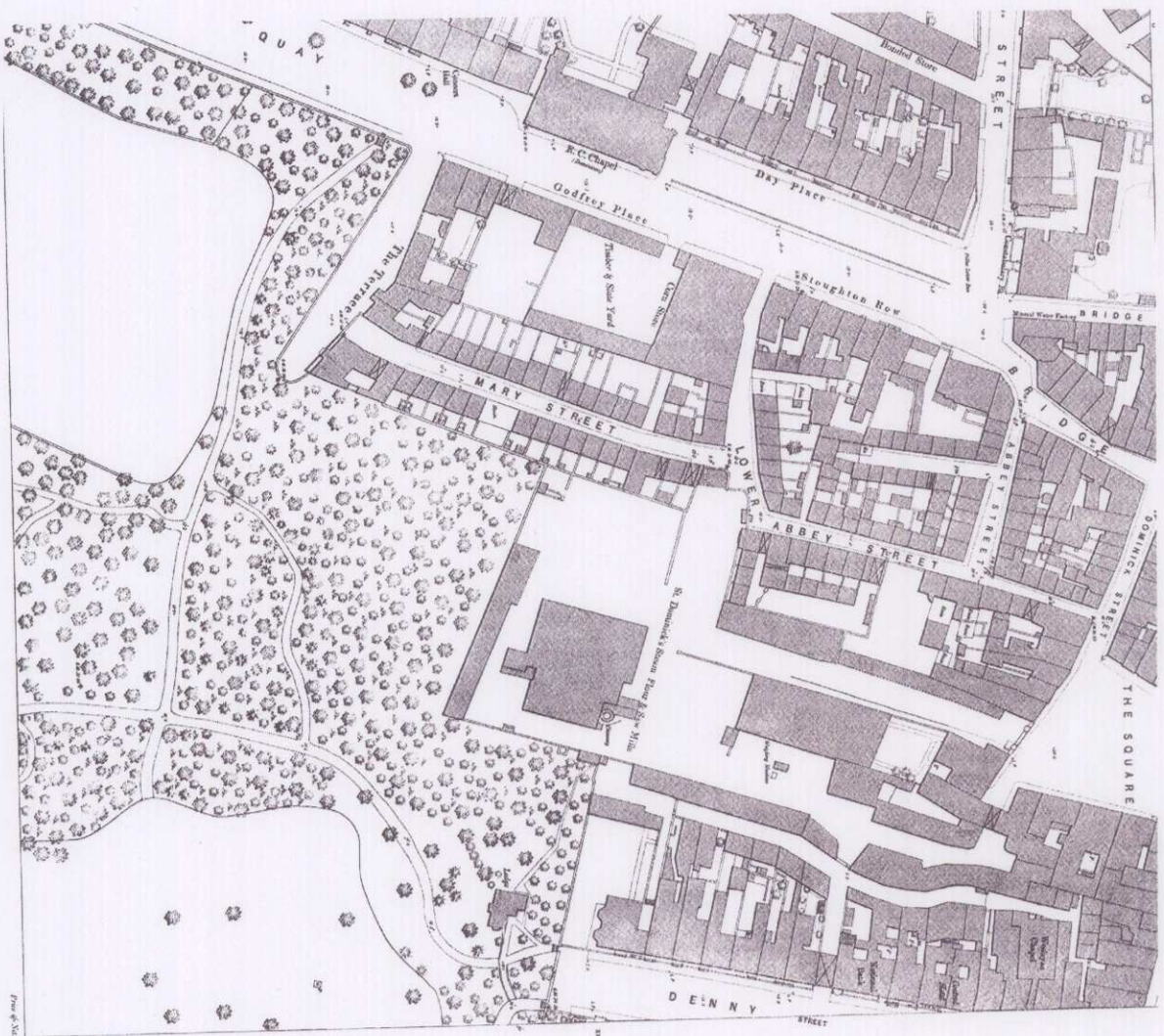
The first edition 1842 Ordnance Survey map shows that the Square, Bridge Street, and the Denny Castle Demesne are still dominant features within the town. However, at this stage, Denny Street has been constructed following demolition of Tralee Castle in the early 1820s. The street was laid out as a development plot and individual sites were sold to developers who built houses along both sides of the street according to an agreed plan. Many of the developers were well-known Tralee residents, including Peter Foley (owner of much of the Slieve Mish Valley), William Mulchinock (uncle to composer of the Rose of Tralee), and John Donovan, brother to the owner of the Jeannie Johnson sailing ship.

The pattern of development to the west of Denny Street appears quite compact with little available open space. In comparison, there are many institutional lands and open space located to the east of the street. Saint John's Roman Catholic Chapel (which dated to circa 1780) and the Presentation Convent and school buildings have also been constructed since the eighteenth century. A large open space to the rear of Numbers 18-21 Denny Street is also evident and may have been used as an urban garden.

The demesne and associated walkways remains a dominant feature of the ACA study area at this time. The perimeter walkway around the boundary of the demesne is also clearly shown at this period.



Excerpt from 1842 First Edition Ordnance Survey Map



This excerpt is from the 1878 Parliamentary Boundary Map which shows the western portion of the ACA. It shows Denny Street West in greater detail (including gardens, steps and railings), Denny Lane West and the northern portion of the Denny Demesne, or Castle Green. The plot pattern of Denny Street is quite orderly and defined, integral to its origins as a planned street.

The Square and Dominic Street area by comparison illustrate a less orderly pattern of development, with density in the Dominic Street area in particular being much higher. Dominic Street replaced Pie Lane, which was evident on the 1842 First Edition OS Map.

The portion of ground bounded by Dominic Street, Bridge Street and Abbey Street has a very tight plot pattern at this period, clearly contrasting with the more substantial plots of Denny Street and the Square.



This excerpt from the 1878 Parliamentary Boundary Map shows the eastern and south eastern portion of the ACA study area. The Map shows the eastern side of Denny Street, the Denny Demesne and the southern side of Lower and Upper Castle Street.

As is evident, a large portion of the area remains undeveloped, with institutional uses forming the main land use to the south of Upper Castle Street. The Bank of Ireland on Lower Castle Street is now too a dominant feature, with a very large rear open space attached with perimeter walkway. Saint John's R.C. Chapel has also been replaced with a more substantial building. This resulted in the loss of the boy's national school, which may have relocated to Edward Street.

A tennis and croquet lawn appears also at the north eastern edge of the Denny Demesne, indicating the amenity value of the Demesne at this time.

The Provincial Bank, County Club and Post Office on Denny Street East are all clearly marked.

1907

14-074

There is little difference in the castle demesne as the area is still characterised by an open southerly aspect with numerous pathways permeating the park. The area south of Castle Street also remains mostly unchanged.

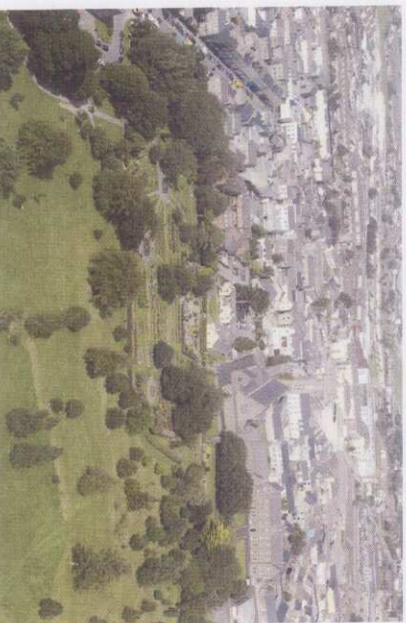
The Square and environs retain the small plot pattern and high density of development indicative of this part of Tralee town centre.

4. Character of Denny Street, The Square and Environs

The character of the ACA is essentially created by its landuse, physical form and buildings, along with its distinctive social character and the interrelationships that exist between these different components. All these fundamental elements have evolved organically and have combined to create a distinctive and unique area with its own character.

4.1 Landuse Character

The contemporary landuse character of the Denny Street, The Square and Environs ACA is representative of its diverse land use functions over time. The ACA is defined by the variety of uses including commercial, lower and higher order retailing, service provision, institutional and open space. The western part of the ACA is mainly defined by the Abbey complex and The Square, which now retain a mix of land uses mainly retail and commercial. The Mall and Castle Street also retain their mixed use land use, representative of the historic land uses of these town core streets. Denny Street and Town Park reflect a more planned land use. Denny Street retains its commercial nature, which is linked to its original building development. Many of the town's gentry and professional class occupied premises on Denny Street, facilitated by the substantial building plots and house construction. The Town Park remains in open space usage, as it has since the foundation of the town itself. The eastern part of the ACA is primarily in institutional use, especially in areas adjacent to the Town Park. This ACA is one of the most diverse in land use terms in Tralee town.



Aerial View of Denny Demesne



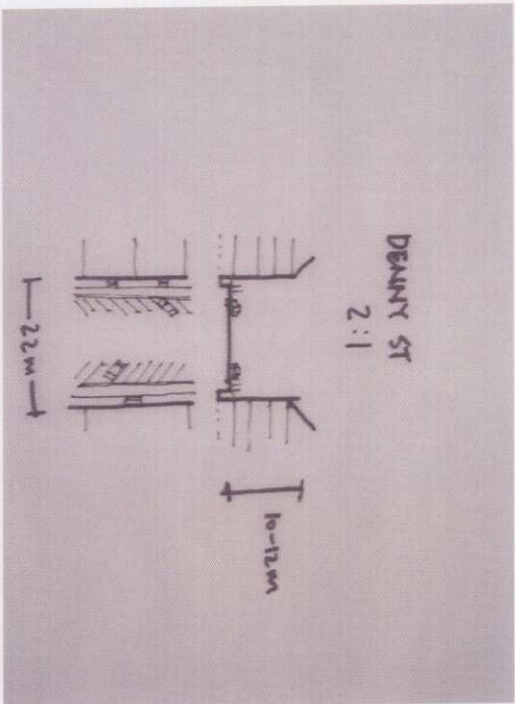
View of Lower Castle Street at the end of the nineteenth century

4.2 Social Character

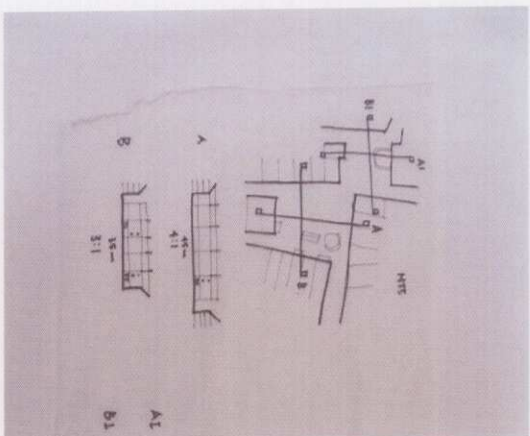
The link between the social functions of the ACA and its architectural character is evident throughout the ACA study area. The uses of premises on The Mall and The Square are closely linked to the diversity of occupiers during the centuries. Both Pigot's and Slater's commercial directories of the early nineteenth century show that these parts of Tralee were occupied by a diverse range of people. The Square and its environs included the court house, gaol and market house during Smith's time, and would have been a hive of activity at this time. Meanwhile, Denny Street is quite distinctive, in that many of its occupiers were concerned with higher order professional services. The properties on the street are larger on bigger plots, reflective of the different social characteristics of this part of Tralee town. Today, Denny Street retains its commercial core, retaining its close links with the social character of this part of Tralee.

4.3 Physical Character

The physical character of the ACA is primarily determined by the relationship of the height of its buildings relative to the width of its streets which is quite diverse throughout the ACA. The width of Castle Street is in the region of circa 8m to 11m with building heights of circa 12m-15m. This means that the view of the buildings is facilitated by the street width to allow for views of the roofscape, chimneys and details such as parapets and decorative features such as cornicing. The juxtaposition of Denny Street and the rest of the town's mainly medieval streetscape is an excellent example of an urban form that epitomises significant stages in the development and evolution of Tralee town. The width of the street is circa 22m and the buildings are approximately 10-12m in height and its straight alignment allow for consideration of the streetscape that is not possible elsewhere within the town. Views on the street culminate in the Ashe Memorial Hall which was built nearly one hundred years after the buildings on the street were constructed. Buildings are three storey (and three storey over basement at the southern end of the street) and are mostly three bay buildings (save for the bank buildings and hotels). Buildings have traditional A roofs and are Georgian in architectural character.

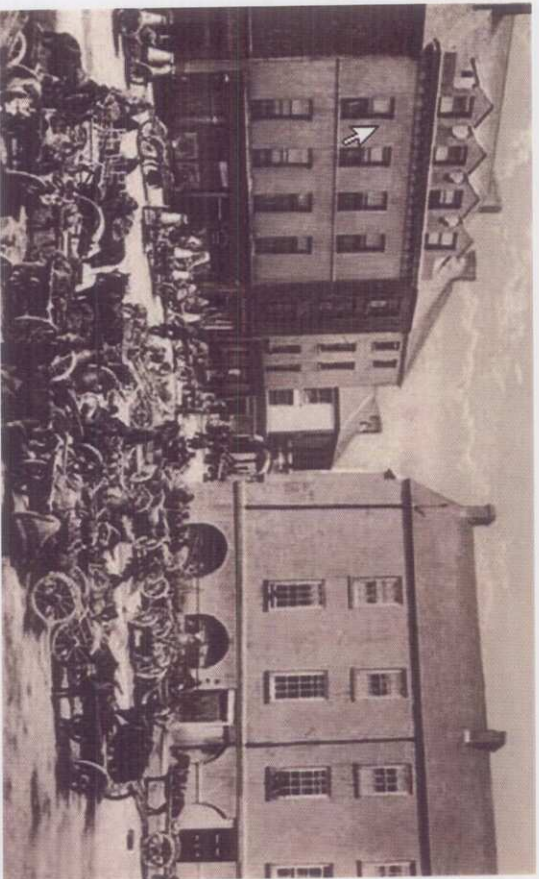


The picture above shows a plan and cross section of Denny Street showing a street width to building height ratio of 2:1

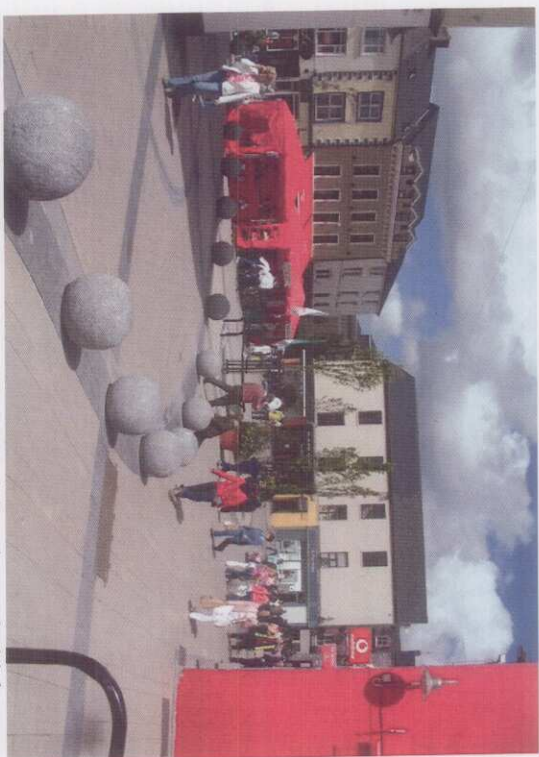


The picture above shows a plan and a section of The Square and the square at Abbey Court. It shows a street width to building height ratio of between 4:1 and 3:1.

The Square by comparison is circa 46m in width at its wider end and tapers to circa 34m at its narrower end to the north. The length ranges from approximately 40m to 50m. Access points are located at the four corners of the Square, linking it with the rest of the town centre. The buildings are primarily three storey Victorian vernacular with steeply pitched roofs. They range from narrow fronted one bay structures to more substantial five bay buildings and many retain brick or plastered chimney stacks.



View of the Square above in circa 1900 when it was in use as a market place



View of the Square above in circa 2005 following refurbishment

4.3.1 Buildings

The buildings in the ACA have a distinctive vernacular charm. A great proportion of the buildings comprise three storey terraced properties, interspersed with religious buildings which are primarily located towards the eastern edge of the ACA study area. The majority of the buildings in the area date from the early to mid nineteenth century, although many of the educational and religious buildings to the east of the ACA dated from the late nineteenth and early twentieth centuries.

Due to the former residential landuse in the ACA, some buildings retain a separate ground floor access to the upper floors. This architectural feature provides an important visual link to the ACA's former residential role. Buildings on Denny Street however have a single main access although the buildings at the southern end of the street have basement access also. Although many of the Denny Street houses were used for commercial purposes during the nineteenth century, the ground floor was not altered to accommodate the commercial use at this floor level. As such, most buildings retain the original open size at ground floor and do not have the traditional large shopfront window at ground floor (although there are a few notable exceptions including 11 Denny Street, 25-27 Denny Street

and 31-32 Denny Street and 33 Denny Street). The retention of the original architectural rhythm is an important feature of the street and allows for an appreciation of design of the street.



Fanlight detail on Denny Street



Wrought iron railings on limestone plinth detailing on Denny Street

4.3.2 Architectural Features

Many of the ACA's structures display extensive moulded stucco decorations, moulded quoins, decorative hood mouldings at upper floor levels and projecting cornices, especially in Denny Street. The front elevation of many of the buildings display a high level of detailing which is often used to highlight the building's importance and the wealth of the original builder. Number 19 Denny Street for example includes moulded render quoins and string cornices throughout, decorative stucco panels on either side of the front door, a fan light arch with raised render moulded decoration which surrounds the window and egg and dart moulding (decoration which comprises an egg-shaped object alternating with an element shaped like a dart) at the doorway arch with a large keystone. Number 16-17 The Square retains a large moulded medallion above first floor level. Doorways are predominantly panelled doors with rectangular over lights or top lights and usually surrounded by timber pilasters with entablature shop front at ground floor level. Doorways on Denny Street are particularly ornate including Ionic columns and decorative feature fanlights. Chimney stacks are a mix of render and brick and form an important part of the architectural rhythm of the streets in the ACA.



A Lawrence Collection photograph shows The Mall on the left with Revington's on the immediate right of the photograph.



Denny Street is shown in the photograph to the right prior to the construction of the Ashe Memorial Hall at the end of the street in 1925.

Of particular note is the former Revington building on The Mall. This Edwardian five bay three storey building was reconstructed in circa 1907 following a fire in the original building in 1905. The elaborate brick and terracotta façade includes a projected two storey window to the central bay of the first and second floors. Decorative raised brick panels are located between the first and second floor levels with extensive terracotta detailing to the parapet. The ground floor is divided into three modern retail units.

Another building of note in the ACA is the Ashe Memorial Hall which was built in circa 1925. In 1923 architect T.J. Cullen won the contract for new civil offices from Kerry County Council. The building took over four years to build at a cost of £32,480 and was opened to the public in March 1928. The building is constructed of red sandstone from Caherleheen quarry. The building is a five bay three story over basement structure with its main entrance facing north up Denny Street. It has a hipped natural slate roof, sandstone ashlar chimney and decorative string courses and corninging throughout. The windows are metal side-hung outward opening with moulded painted stone sills.



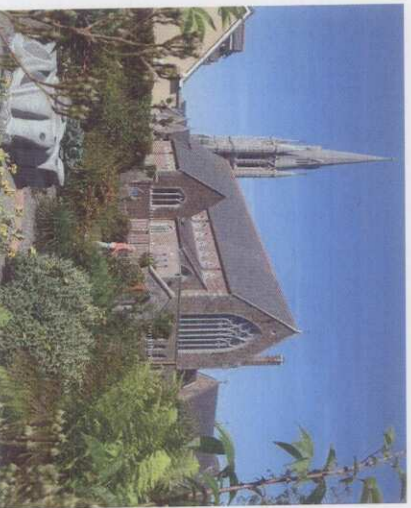
Two views of Denny Street looking south taken in the early and late twentieth century.



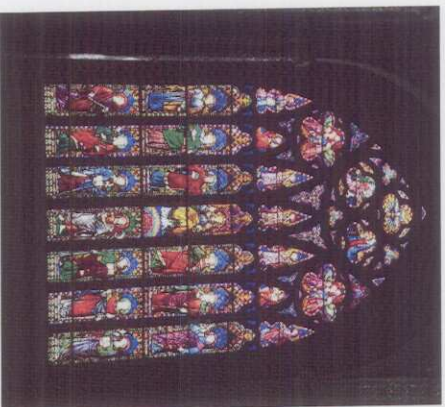
View of Saint John's Church taken from Edward Street and view of Revington's on The Mall.



Saint John's Church on Lower Castle Street is another notable building within the ACA study area. Building of the current church was commenced in 1854 and was completed in 1861 to the design of J.J. McCarthy. In 1870 the tower and spire were added. The church replaced an earlier smaller chapel building in the vicinity of the current building. The church is neo-Gothic but was renovated and extended in the 1950s. Architectural details include a double pitched purple slate roof, limestone ashlar detailing, sneaked red sandstone walls, leaded stained glass and lancet and trefoil features.



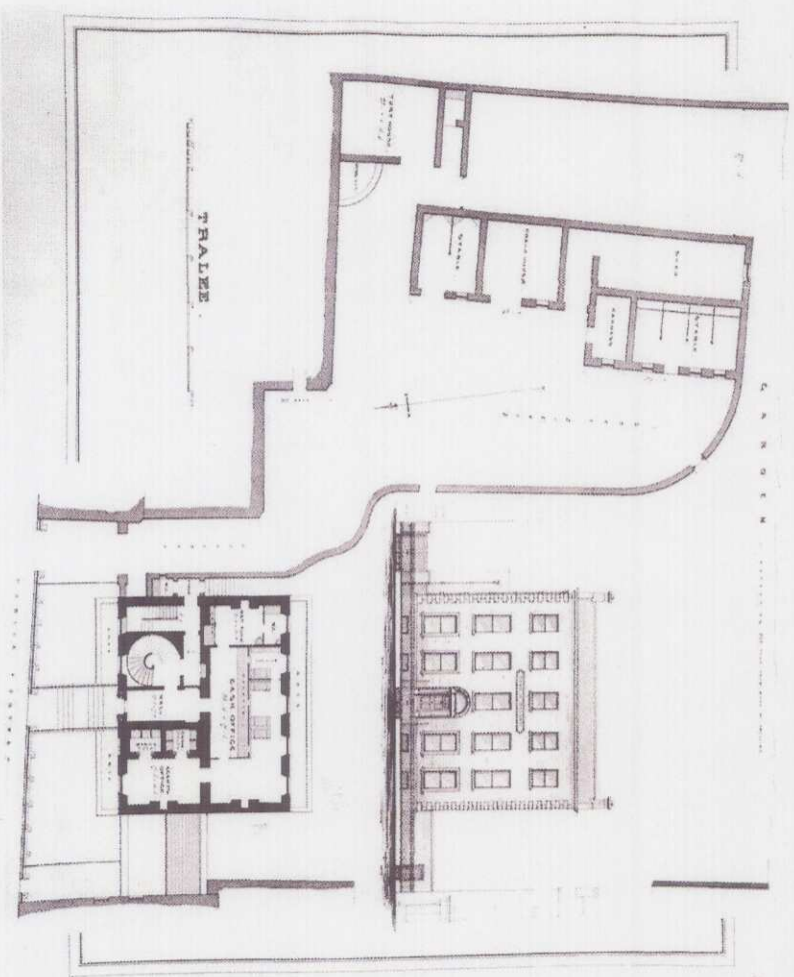
View of Church from the south



Sanctuary Window in Church



View of Church from the north



To the left are the plans and elevation of the Bank of Ireland on Lower Castle Street. The building is a five bay three storey structure which was built in circa 1837. The pavilions and first floor projecting bay were added in approximately 1925.

A number of the buildings have retained original architectural features such as original nineteenth century windows. The predominant window type is timber sliding sash, usually with limestone sills. Although a number of windows in the ACA have been altered, the simplicity and uniformity of design of the original window frames is a notable feature of the area.

Part Two: Architectural Conservation Area Detailed Policies

The carrying out of works to the exterior of a structure is only exempt from planning permission if those works do not materially affect the character of the ACA. This effectively de-exempts many classes of exempted development and includes extensions, replastering, painting and replacement of windows and doors. Developers are advised to seek clarification from the Planning Authority prior to commencement of development in the ACAs.

When assessing proposals for development or redevelopment within an ACA the Council will have particular regard to:

The impact of proposed developments on the intrinsic character of the area including streetscape and urban layout in relation to compatibility of design, materials, and intensity of site use
The impact of the proposed development on existing visual and residential amenities
Potential increases in traffic movements or intensification of uses which might undermine the qualities of the Conservation Area will be carefully considered

All developments in an ACA should be designed to complement the existing townscape and character of the ACA. Where a new building is to be inserted into a street or an existing building is to be altered, the character and integrity of the streetscape shall be maintained. This shall not be seen as just applying to new building work. Adaptation and renovation work to existing buildings shall also be of such design and craftsmanship as to enhance existing context in which it is being fitted. For example, shopfront detailing of proper proportions, rather than standard off-the-peg mouldings, should respect those shopfronts already in existence and encourage their maintenance and repair.

Shopfront Design

There are some excellent examples of good shopfront design throughout the ACA area. Of particular note are 10 and 11 Lower Castle Street, Ross' Jewellers at 4 Lower Castle Street and 5 Lower Castle Street. However, a number of shopfronts have been replaced over the last number of decades and are of inappropriate scale and finish. Often these replacement shopfronts are poorly related to the upper floors of the buildings and offer little link between the ground floor retail unit and the upper floors of the buildings. Some seriously detract from the architectural integrity of the streetscape by either loss of key elements of the structure through use of overlarge fascias that bear no relationship to the scale of the building or its context or by lack of shopfront elements such as pilasters

and entablatures. The demand for such inappropriately scaled elements of the shopfront is often underpinned by a desire to increase advertising and awareness of the commercial activity taking place on site.

Policy Response: Proposals for refurbishment of traditional shopfronts shall ensure original features and design elements are retained to form a feature of the new development. Shopfront design shall comply with the Council's Guidelines for Shopfronts, adopted in 2010. Particular attention shall be paid to the need to maintain and enhance the rhythm of existing features and shopfront design. Fascias and other elements shall relate to the existing dimensions of the shopfront and shall not obscure detailing or any important architectural features.

5.2 Signage

Views of the streetscape as well as views of the individual buildings can be marred by the use of inappropriate signage, either by proliferation, size or finish of materials. Inappropriate signage can lead to visual clutter, confusion for the pedestrian in terms of street legibility and can lend itself to an advertising spree that spirals out of control. In addition, the use of corporate signage and colours can also lead to loss of character resulting in a discordant streetscape that is clearly at variance with the traditional pattern of development on the street. The excessive use of projecting or hanging signs and sandwich board signs can detract from the visual amenity of the street as commercial premises occupiers seek to use bigger and brighter signs. While individually these signs may not be overly detrimental, cumulatively their effect can lead to clutter and distraction. The proliferation of projecting signs on Denny Street in particular seriously detracts from the architectural integrity of the street and should not be permitted.

Policy Response: The proliferation of signage and other advertising devices shall be restricted. Advertising on buildings must be sympathetic in terms of lettering, size, finish and lighting. Proposals for aluminium or plastic fascia boards (or other shopfront elements) shall not be permitted within this ACA. Other alternatives shall be assessed on their individual merits. Sandwich boards and other street furniture must be unobtrusive and located directly adjacent to the premises to which they relate, where permitted.

Projecting signs on Denny Street shall not be permitted in the interests of visual amenity and architectural harmony as this street is considered one of the finest provincial Georgian streets in the country.

5.3 Architectural Fabric

A recent analysis of trends in the Denny Street, The Square & Environs ACA shows that there are a number of main problems facing the integrity of the area. The slow but incremental loss of buildings and architectural features in the area including replacement of

original windows and doors, removal of chimneys, inappropriate changes of use or vacancy and inappropriate shopfront replacement is a worrying trend. The loss of these features serves to weaken the architectural integrity of the ACA. The continuing erosion of the ACA's architectural fabric will obliterate its architectural character and integrity, resulting in loss of part of Tralee's heritage.

Policy Response: The retention of original architectural features including shopfront details, chimneys, rainwater goods, boundary railings, carriage stops (objects, often stone, used to prevent damage from passing carriages), boot scrapers, letter boxes, door plates, windows and window sills, slates, chimney pots, decorative moulding and corning shall be an intrinsic element underpinning all Council decisions relating to development in the ACA. Building owners and occupiers shall also be required to comply with this governing policy. The erosion of these elements (and others) is contrary to good practice and will be curtailed wherever possible.

The reinstatement of original windows, roof coverings, rainwater goods, boundary treatments etc will be required for all developments within the ACA. This includes the following proposals:

The use of timber sliding sash or timber casement windows (painted)

The reinstatement of natural slate (particularly on the roof plane facing the main streets)

The reinstatement of plaster finish when same has been removed to expose the stone

The use of cast-iron or cast-aluminium rainwater goods when required

The reinstatement of timber panelled doors to match existing samples

Chimneys and chimney pots shall be restored and/or reinstated where appropriate

5.4 New development and extensions in the ACA

Proposals for extensions or changes in plot pattern have resulted in amalgamation of plots and irrevocable changes to the traditional pattern of density of development in the ACA. Increases in plot sizes and the amalgamation of smaller units into single plots results in loss of original street morphology which further lessens the close ties the ACA has with its past. Proposals for inappropriate changes of use can also detract from the architectural integrity of the ACA. Such examples could include a proposal for retail use on Denny Street which has historically been used for office-type professional development. With respect to development proposals that include new build, high quality materials and a design that has relates to the street and surrounding ACA, is of paramount importance.

Policy Response: Proposals for extensions or changes to plot pattern must respect the character of the ACA with particular reference to historic density patterns. Height, bulk, finish, scale, original plot boundaries and massing of extensions or redevelopment proposals must respect existing buildings within the ACA. Where appropriate, the Council will encourage modern design schemes where it is demonstrated that the design will complement the existing character of the ACA. Proposals for amalgamation of plots on Denny Street will normally not be permitted. Proposals for plot amalgamation elsewhere throughout the ACA area will be considered on their merits. Notwithstanding, the original plot rhythm of the streetscape should be maintained to form a feature of any redevelopment schemes. Proposals for changes of use shall only be permitted if they would not detract from the ACA's historical, social or architectural integrity.

5.5 Views and Prospects

There are a number of important views and prospects throughout the study area. Some of these views are defined by landmark buildings and protected structures, whereas others are defined by streetscapes. The views create a sense of place, legibility, visual distinctiveness and serve as identity markers for its inhabitants and visitors. It is the policy of the 2009-2015 Tralee Development Plan in Section 8.5.5 to protect the strategic views, both near and far, and the setting associated with the following buildings within the study area by inappropriate development: St. John's Roman Catholic Church and the Ashe Memorial Hall.

In addition, the following views and prospects in the ACA have been identified as being of particular importance:

1. View travelling south along Edward Street terminating in St. John's Church on Castle Street, although the church is not strictly at a ninety-degree angle: As one of the main access routes into the town centre, the terminal vista created by St. John's R.C. Church is of particular significance as one of the characteristic views of Tralee town.
2. View along Lower Castle Street travelling in both directions. The view towards the Mall is of particular significance, as it terminates in a view of the open space by The Square near the old Revington building. The alignment of the street means that there is a sense of surprise and anticipation as one approaches the open space created when the Mall opens up into a larger space in front of Dan Fitzgerald's at 4 The Mall. The chimneys and roof line of buildings on this street are particularly characteristic of the vernacular in this part of the ACA.

3. View along Upper Castle Street: This includes vistas of chimneys and gables of structures especially those forming perimeter blocks adjacent to the laneways. It also allows for an appreciation of the uninterrupted rhythm of mostly Victorian urban architecture along a defined building line.
4. The view along Denny Street looking southwards: This offers a formal and grandiose vista. The width of the street coupled with the classical proportions of its buildings combine to create a perfect urban design response for appreciation of the street. The terminal vista created by the Ashe Memorial Hall with the parkland and mountain setting to its rear is of importance also in linking the town to its social and historical past.
5. View northwards on Denny Street: This view terminates in the Heaton's building at the corner of The Mall and Barrack Lane. This fine view links the formal design of Denny Street to the medieval street pattern and Victorian architecture of the town centre.
6. View from Abbey Court to the Square: this view allows one to appreciate the fine dimensions of the town's main Square as the space extends from the Small Square into the larger main Square. The fact that the view is impeded allows for a greater sense of surprise as one enters the space.
7. Views from the Mall into the Square: these views allow for an appreciation of the Square from the Mall and by virtue of the alignment of these connector routes increase the sense of surprise as the space opens out into the Square.
8. Views across the Town Park: views throughout and into the Town Park are of significant importance. These connect the green park with the built-up urban area and also serve to visually link the town centre with its mountainous setting. These views are important from all aspects of the park's boundaries.

Policy Response: Ensure development proposals do not adversely affect the above views and prospects. Development proposals include signage, satellite dishes, wiring, extensions, the removal of chimneys, proposals to increase building heights or changes to the roofscape, infill developments and more substantial development proposals.

5.6 Lighting/Wiring/Signage/Insulation

Any new public lighting or wiring should be designed and installed to complement and enhance the architectural character of the area. External wall insulation should only be applied with a prior grant of planning permission. Its use can alter the character of the ACA and requires assessment by the Planning Authority prior to its use on a building within the ACA.

Policy response: New electrical and other wiring should be underground and redundant or unused wiring should be removed where possible. All external fixtures to buildings, e.g. alarm boxes should be installed and located to minimise their impact on the character of the building. Permission is required prior to application of external insulation on a house within the ACA. Planning permission is required for all signs (regardless of size and location) including projecting signs, erected externally within the area of the ACA. Projecting signs on Main Street in particular will not be encouraged.

5.7 Dereliction/Vacancy

There are some properties that have become vacant and/or derelict, especially in the latter part of the twentieth century. It is clear that buildings that are vacant often fall into decline due to lack of occupancy and maintenance. Furthermore, properties often become derelict due to neglect and vandalism, when they are vacant. The presence of vacant and/or derelict properties can greatly detract from the integrity of the ACA and as such, should be actively addressed by the Council and by building owners.

Policy response: Continue to encourage owners to address vacancy and/or derelict issues through the Planning and Development Acts and Derelict Sites Act. Provide assistance, guidance and support where feasible to address these issues. Ensure that where possible, the Council actively responds to the problem of vacancy and underuse throughout the ACA study area.

Table of Works

	Permissible	Open for Consideration	Not Permitted
Windows	<p>✓ Repair of windows or replacement of windows with windows of same finish and design as existing</p> <p>Replacement of windows with uPVC, aluminium or other similar product</p> <p>✓ Repair of chimneys (including pots) or replacement of chimneys to the same finish and design as existing</p> <p>✓ Removal of chimney stacks or chimney pots or plastering of original brick chimney stack</p> <p>✓ Replacement of original rainwater goods with cast iron or aluminium rainwater goods</p> <p>Replacement of original rainwater goods with uPVC</p>		<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>
Chimneys			
Rainwater Goods			

Roof

	Permissible	Open for Consideration	Not Permitted
Repair of replacement of original natural slate with natural slate which matches the colour, size, texture and thickness of existing natural slate	✓		✓
Replacement of original natural slate with fibre cement or other similar material (particularly on the front of the premises)		✓	
Replacement of artificial slate roof with fibre cement or other similar material (on rear of building)			✓
Replacement of artificial slate roof with fibre cement or other similar material (on front of building)	✓		
Reinstatement of timber panelled doors to match existing original samples			✓
Replacement of doors with uPVC or aluminium			

External Doors

New Development	Permissible	Open for Consideration	Not Permitted
<p>Proposals for extensions to rear of buildings that are sympathetic in scale, massing, finish etc.</p> <p>Proposals for developments of appropriate modern design</p> <p>Proposals for changes of land use zoning objective</p> <p>Amalgamation of plots (in certain areas)</p> <p>Proposals to increase height or changes to the roofscape</p> <p>Erection of satellite dishes to the rear of the buildings</p> <p>Application of external wall insulation</p> <p>Demolition of buildings</p> <p>Demolition of rear extensions/sheds</p>	<p>✓</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>	
Demolition			

Appendix One: Excerpt from Pigot's Commercial Directory of Ireland, 1824

Abbey Street

Thomas Savage
James Slattery
John O'Sullivan

Painter/Glazier
Spirit Store& Public House
Livery Stables

Denis O'Sullivan
Robert Morris

Spirit Store& Public House
Confectioner

Bridge Street

Jeremiah O'Sullivan

Gentry/Clergy

George McDonnell

Boot & Shoe Maker

Castle Street

Arthur Chute
Thomas O'Connor
John Donovan
Joseph Jeffcott
Peter Foley
John Kean
William Byronn
Catherine Bowles
Thomas Quill, J.P.

Gentry/Clergy
Gentry/Clergy
Apothecary
Leather Cutter & Seller
Merchant (corn)
Spirit Store and Public House
Watch Maker
Haberdasher
Gentry/Clergy

Samuel Morris
Mrs. Roche
Edward Stack
Patrick Kean
Mrs. Julia Jeffers
Robert Stack
Denis McSweeney
Samuel Benner
Patrick Devine

Gentry/Clergy (Deputy Provost)
Gentry/Clergy
Baker
Leather Cutter & Seller
Milliner, Dress Maker & Haberdasher
Surveyor
Watch Maker
Inn & Hotel & Mail Coach
Inn & Hotel (Crosby Arms)

The Mall

Richard Chute
Maurice King
Jeremiah King
Thomas Stack
John Mahony
John Alton
John Casey
Michael Mulchinock
Ann Payne
James Barrett

Gentry/Clergy
Attorney
Attorney
Apothecary
Baker
Glass, China & Earthenware Dealer
Linen & Woollen Draper
Linen & Woollen Draper
Milliner & Dress Maker
Spirit Store& Public House

Richard O' Connell
John O'Connor
Daniel O'Sullivan
John McCarthy
Stephen Walsh
Maurice Moriarty
Francis Haly
Pembroke & Mulchinock
James Stack
John Broshanan

Physician
Apothecary
Attorney
Baker
Cabinet Maker & Auctioneer
Grocer & Spirit Dealer
Linen & Woollen Draper
Linen & Woollen Draper
Saddler & Harness Maker
Spirit Store& Public House

Humphrey Donovan	Tobacco & Snuff Manufacturer	Johanna Fitman	Tobacco & Snuff Manufacturer
Martin Gallivan	Tobacco & Snuff Manufacturer	Henry Bennett	Flour Dealer
Daniel O'Sullivan	Fancy Repository		

The Square

George Hickson	Gentry/Clergy	Maurice O'Connor	Gentry/Clergy
Francis Crumpe	Physician	Jeremiah Lawlor	Apothecary
James Hayes	Boot & Shoe Maker	Elizabeth Walsh	Boot & Shoe Maker
John McCarthy	Baker	Thade Moriarty	Baker
Henry Riordan	Cabinet Maker & Ironmonger	John Carrique	Glass, China & Earthenware Dealer
Johanna Lynch	Glass, China & Earthenware Dealer	Richard Donovan	Grocer/Spirit Dealer
Thomas Stack	Grocer & Spirit Dealer	Margaret Butler	Ironmonger & Hardware
Michael Carroll	Ironmonger	Gerald FitzGibbon	Linen & Woollen Draper
Timothy O'Brien	Linen & Woollen Draper	James Tidmarsh	Linen & Woollen Draper
John Donovan	Merchant (General & Timber)	William Collis	Spirit Store & Public House
Jeremiah Hurly	Spirit Store & Public House	Fergus McKenna	Tallow Chandler
Brian Sheehy	Tallow Chandler	Thomas FitzGerald	Tobacco & Snuff Manufacturer
James Knox	Watch Maker	H. Butler	Toy Dealer & Haberdasher

Upper Castle Street

Reverend Cornelius Eagan	Gentry/Clergy (P.P.)	Thomas O'Connor	Gentry/Clergy
Thomas Quill	Gentry/Clergy (J.P.)	Thomas Dee	Academy
Thomas Eagar	Grocer, Spirit Dealer	Arthur O'Leary	Professor of Music
Edward Spring	Leather Cutter & Seller	Jeremiah Flynn	Spirit Store and Public House
John Healy	Spirit Store and Public House	Eugene McSweeney	Watch Maker
Daniel Bower	Gunsmith & Cutler	Mrs. Julia Jeffers	Fancy Repository
Edmund Purcell	Fire Office – agent to the Globe Insurance Company & Merchant (corn & wool)		

Appendix Two: Excerpt from Slater's Commercial Directory of Ireland, 1846

Abbey Street

Michael Galivan	Blacksmith	John Caler	Butcher
Edmund Casey	Butcher	Andrew Coffey	Butcher
Edward Crowley	Butcher	Gerald Fitzgerald	Butcher
Jeremiah Hanlon	Butcher	Thomas Higginson	Butcher
Maurice Lynch	Butcher	John McDonnell	Butcher
Patrick McElligott	Butcher	John McEllistrum	Butcher
John Sheehy	Butcher	Edmund Slattery	Butcher
Edward Slattery	Butcher	Jeremiah Slattery	Butcher
Jeremiah Slattery (jun)	Butcher	John Sweeny	Butcher
Matthew Sweeny	Butcher	Richard Sweeny	Butcher
Thomas & Patrick Reale	Cabinet Maker	John Connor	Carpenter
John Hayes	Shopkeeper & Dealer in Sundries	John Donohoe	Stone Mason & Builder
George & William Raymond	White & Locksmith		

Bridge Street

Jane Leggett	China, Glass etc Dealer	John Barrett	Clothes Dealer
Jeremiah Coffey	Clothes Dealer	Connor William O'Leary	Coal Merchant
Patrick Cahill	Public House	Thomas Leary	Public House
William Cahill	Public House	Garrett McEllistrum	Public House
John Finn	Public House	Patrick McGillicuddy	Public House
Catherine Flynn	Public House	Michael Murphy	Public House
Michael Galivan	Public House	Thomas O'Kelly	Public House & Grocer
John Crosbie	Public House	Maurice Foley	Saddle & Harness Maker
James Reidy	Salt Manufacturer and Dealer	John Brien	Shopkeeper & Dealer in Sundries
Thomas Connor	Shopkeeper & Dealer in Sundries	John Donovan	Shopkeeper & Dealer in Sundries
Catherine Flynn	Shopkeeper & Dealer in Sundries	Joshua Kennington	Shopkeeper & Dealer in Sundries
Timothy McGillicuddy	Shopkeeper & Dealer in Sundries	John O'Flaherty	Shopkeeper & Dealer in Sundries

William Savage	Shopkeeper & Dealer in Sundries	Michael Crosbie	Spirit Dealer
Gerald FitzGibbon	Spirit Dealer	Whelan & Burke	Royal Oak Hotel/ Spirit Dealer
Cornelius Cahill	Tobacconist, China & Glass Dealer	Timothy Cahill	Tobacconist
Nicholas Quirk	Tobacconist	William Galvin	Wool-comber
Brian O'Connor	Wool-comber	J. Hurley	Clerk of the Crown
Robert Williams	Shoe & Boot Maker	Michael Crosbie	Grocer
Whelan & Burke	Grocer & Livery & Stable Keeper	William Hilliard	Feather Merchant, Paper & Rag Dealer
Michael Healy	Public House	Morgan O'Brien	Public House
William Manson	Post Master & Oil & Colourman		
John Tuomy	Baker, Public House/Grocer/Rag Dealer, Corn Merchant/ Feather Merchant & Paper Dealer		

Castle Street

Arthur Chute	Gentry/Clergy	Catherine Stack	Milliner & Dress Maker
Rev Patrick Foley	Gentry/Clergy	Rev. John Gerald McEnery	Gentry/Clergy
Thomas Savage	Painter & Glazier	Mrs. C. Blackhall	Gentry & Clergy
Rev. John Mawe	Gentry/Clergy	Rev. Edmund O'Flaherty	Gentry/Clergy
Power d'Alton	Agent (mail coach)	Catholic School	John Griffin & Jeremiah O'Connor
Michael FitzGerald	Agent (flour)	Edward Day Stokes	Attorney
Daniel Supple	Attorney	John Morris	Auctioneer
Anthony Flynn	Baker	Stephen Huggard	Baker
Patrick McGillycuddy	Baker & Public House	Patrick O'Sullivan	Baker & Public House
John Parker	Baker	Michael Lawler	Blacksmith & Public House
Thomas Hill	Boot & Shoe Maker	Cornelius O'Neill	Boot & Shoe Maker
John Nolan	Brazier & Timman	Mary Farrell	China, Glass etc Dealer
Robert Walpole	China, Glass etc Dealer	Edmund Purcell & Son	Corn Merchant & Fire & Office Agent
Daniel Browne	Grocer & Public House	Maurice Tuohy	Grocer & Public House
Robert Bailey	Gunsmith	Daniel Bower	Gunsmith
Joseph Jeffcott	Ironmonger, Hardwareman, Nail Maker	Thomas Jeffcott	Nail Maker
John Ruttle	Pawnbroker	William Boles	Public House

Richard Bourke	Public House	Elizabeth Brick	Public House
Edward Casey	Public House	Bryan Connor	Public House
Edmund Counihan	Public House	Margaret Daly	Public House
Thomas Delahunt	Public House	Denis Galivan	Public House
Morto Hurly	Public House	Alexander Thompson	Tailor
Thomas Mulcahy	Public House	Martin Pembroke	Public House
John Shea	Public House	John Sheahy	Public House
Daniel O'Sullivan	Saddler & Harness Maker	John O'Sullivan	Saddler & Harness Maker
John Stack	Saddler & Harness Maker	Michael Connor	Shopkeeper & Dealer in Sundries
Jeremiah Hartley	Shopkeeper & Dealer in Sundries	William O'Brien	Shopkeeper & Dealer in Sundries
Francis Phelan	Grocer, Spirit Dealer	Mary Hill	Straw Bonnet Maker
Cornelius McGillycuddy	Tallow Chandler & Tobacconist	Elizabeth Williams	Tobacconist
John Morris	Confectioner	Edmund Purcell	Exchange & Globe
Robert Benner	Blennerhassett Arms Hotel	Jonathan Walpole	Walpole's Hotel
Robert Ryall	Ironmonger & Hardware	John Hill	Leather Cutter
William Bain & Co	Linen Woollen Drapers & Haberdashers	John Carbery	Pawnbroker
Michael Lawlor	Public House	Patrick McGillycuddy	Public House
Roman Catholic Chapel		Temperance Hall	
Constabulary Station			
Patrick Lynch	Public House & Spinning- Wheel Maker & Turner		

Denny Street

Miss Connor	Gentry/Clergy	Miss Mary Ann Foley	Gentry/Clergy
John Hilliard	Gentry/Clergy	Jeremiah King	Gentry/Clergy
Miss Bridget Lauder	Gentry/Clergy	Mrs. John Neligan	Gentry/Clergy
Capt. Oliver Day Stokes	Gentry/Clergy	James English	Architect
Arthur Benner	Attorney	Huggard & Magill	Attorney
Michael Fitzgerald	Confectioner	Charles McGrath	Britannia (Insurance) & Standard
Richard Huggard	British Commercial (Insurance)	Jeffery Eagar	Church of England
William John Neligan	Attorney	Arthur Benner	Imperial (Insurance) & Victoria Arthur
Attridge	Hairdresser		
Michael Kelly	Hairdresser	Edward Pitts	Ironmonger & Hardware

Julia Rourke	Milliner & Dress Maker	John & Jeffrey Eagar	Kerry Evening Post
Patrick O'Loughlin Byrne	Kerry Examiner	Richard Huggard	Notary
William Alton	Physician & Surgeon	Francis Crumpe	Physician & Surgeon
Nicholas King	Physician & Surgeon	Jeremiah Leyne	Physician & Surgeon
Arthur O'Leary	Professor & Teacher (Music)	Benjamin Smith	Tailor
John Mills	Watch & Clock Maker	Mary Attridge	Stay Maker
Thomas Benner	Deputy Clerk of Peace & Clerk of the Petty Sessions		
John Lumsden & Co	Linen & Woollen Drapers & Haberdashers		
Bank of Ireland		National Bank of Ireland	
Provincial Bank of Ireland		Wesleyan Methodist Chapel	
County of Kerry Club		Ecclesiastical Court	

Lower Abbey Street

William McAuliff	Bookseller & Stationer & Library		
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The Mall

John Drummond	Gentry & Clergy (stipendiary magistrate)	Robert Sheehy	Agent (Flour)
Franklin Donovan	Apothecary	John Eagan	Apothecary
O'Sullivan & Roche	Apothecary	John Poyntz	Apothecary
Thomas Payne	Architect	Edward Morphy	Attorney
Patrick Hallinan	Baker	Maurice Harrington	Baker
John Leahy & Son	Baker	John McCarthy	Baker
Jas. D Coggin	Bookseller & Stationer (& printer)	Jane Purcell	Bookseller & Stationer
Daniel McCarthy	Boot & Shoe Maker	Marquis Magrath	Boot & Shoe Maker
Edmund Stack	Corn Merchant/ Salt Manufacturer and Dealer	William Wright	Boot & Shoe Maker
Maurice Harrington	Grocer	James Huggard	Grocer
John Day Surfien	Grocer	Sarah Benner	Ironmonger & Hardware

William Quilter	Ironmonger & Hardware	Jane Purcell	Library
John & Samuel Downing	Linen & Woollen Draper & Haberdasher	John O'Sullivan	Physician & Surgeon
John Whelan	Public House	Maurice Harrington	Spirit Dealer
James Huggard	Spirit Dealer	John Day Surfen	Spirit Dealer
Elizabeth Murphy	Straw Bonnet Maker	William Coffey	Tobacconist
Thomas O'Reilly	Tallow Chandler & Tobacconist/Manufacturer	Jane Purcell	Toy Maker
Pembroke & Mulchinock	Ironmonger & Hardware, Linen & Woollen Draper & Haberdasher		
John Hanrahan & Co	Linen & Woollen Draper & Haberdasher		
McSwiney & Co	Linen & Woollen Draper & Haberdasher		
Prudence Bunton	Shopkeeper & Dealer in Sundries		
Timothy Riordan	Shopkeeper & Dealer in Sundries & Spirit Dealer		
Chamber of Commerce			

The Square

Michael & Robert Lawlor	Apothecary	John Clarke	Grocer
Dennis Talvey	Carpenter	Margaret Turner	Leather Cutter
James Mahony	Grocer & Spirit Dealer	William Poyntz	Painter & Glazier
David Savage	Painter & Glazier	James Morony	Pawnbroker
Christopher Ruttle	Pawnbroker	Maurice Fitzgerald	Public House
James Lunney	Stone Mason & Builder	Dennis Talvey	Stone Mason & Builder
John Kenniffick	Tallow Chandler & Rope Maker	Patrick McKenna	Tallow Chandler
John Turner	China, Glass etc Dealer, Tallow Chandler	Richard White	Tobacconist
James Knox	Watch & Clock Maker		
Thomas Cooke Stack	Butter & Provision Merchant, Coal Merchant, Corn Merchant		
John Stephen Walsh & Co.	Auctioneer & Cabinet Maker, Ironmonger & Hardware		
John Donovan & Sons	Coal & Iron Merchants, Timber Merchants		

Appendix Three: List of Protected Structures in the ACA

Street	RPS No.	Building Number	Extent of Protection	NIAH No	Rating	Reason
Bridge Street	83	Val's Public House, 6 Bridge Street	Facade	21006314	Regional	AT
	84	Caballs 9 Bridge Street	Building	21003474	Regional	AT
	85	Kerry Bookshop	Building	21003476	Regional	AT
	86	Caballs, 12 Bridge Street	Building	21003477	Regional	AT
	87	G. Connolly's, 13 Bridge Street	Facade	21003478	Regional	AT
	88	Carraig Donn, 17 Bridge Street	Building	21003520	Regional	AT
Denny Street	127	Thomas Ashe Memorial Hall	Building	21006373	National	AT/H/S O
	128	Boundary of Town Park	Railings	21006372	Regional	AT
	129	Gate Lodge, Denny Street	Building	21007029	Regional	AT
	130	17 Denny Street	Building	21007031	Regional	AT
	131	16 Denny Street	Building	21007032	Regional	AT
	132	15 Denny Street	Building	21007033	Regional	AT
	133	13-14 Denny Street	Building	21007034	Regional	AT
	134	12 Denny Street	Building	21007035	Regional	AT
	135	11 Denny Street	Building	21007036	Regional	AT
	136	9-10 Denny Street	Building & Archway	21007037/ 21007038	Regional	AT
	137	8 Denny Street	Building	21007039	Regional	AT
	138	7 Denny Street	Building	21007040	Regional	AT
	139	6 Denny Street	Building	21007041	Regional	AT
	140	5 Denny Street	Building	21007042	Regional	AT
	141	4 Denny Street	Building	21007043	Regional	AT
	142	3 Denny Street	Building	21007044	Regional	AT
	143	2 Denny Street	Building	21007045	Regional	AT
	144	Post Box	Post Box			H
	145	The Pikeman, Denny Street	Monument	21006030	Regional	H
	146	33 Denny Street	Building	21007013	Regional	AT
	147	The Pikeman Bar, Denny Street	Building	21007014	Regional	AT

	148	Grand Hotel, Denny Street	Building	21007015/ 21007016	Regional	AT
	149	29 Denny Street	Building	21007017	Regional	AT
	150	28 Denny Street	Building	21007018	Regional	AT
	151	The Imperial Hotel, Denny Street	Building	21007019/ 21007020	Regional	AT
	152	The Imperial Hotel, Denny Street	Building & Archway	21007021	Regional	AT
	153	24 Denny Street	Building	21007022	Regional	AT
	154	23 Denny Street	Building	21007023	Regional	AT
	155	22 Denny Street	Building	21007024	Regional	AT
	156	21 Denny Street	Building	21007025	Regional	AT
	157	20 Denny Street	Building	21007026	Regional	AT
	158	19 Denny Street	Building	21007027	Regional	AT
	159	18 Denny Street	Building	21007028	Regional	AT
Lower Castle Street	185	A.I.B., Lower Castle Street	Building			AT
	186	Bureau de Change, A.I.B., Lower Castle Street	Building	21006029	Regional	AT
	187	Ross' Jewellers, 4 Lower Castle Street	Facade	21006028	Regional	AT
	188	Centra, 5 Lower Castle Street	Facade	21006027	Regional	AT
	189	Kennelly's Pharmacy, 6 Lower Castle Street	Building	21006026	Regional	AT
	190	Allegro Restaurant, 7 Lower Castle Street	Building	21006025	Regional	AT
	191	Bank of Ireland, 8 Lower Castle Street	Building	21006024	Regional	AT
	192	Lee Records/Rusk's, 9 Lower Castle Street	Building	21006023	Regional	AT
	193	Naughton's, 10 Lower Castle Street	Facade	21006022	Regional	AT
	194	Ryle Woman, 11 Lower Castle Street	Facade	21006021	Regional	AT

	195	World Choice, 14 Lower Castle Street	Facade	21006018	Regional	AT
	196	Presbytery	Building	21006015	Regional	AT
	197	Presbytery	Building	21006014	Regional	AT
Park Lane	229	Wall on Park Lane and to rear of Denny Lane East	Wall	21006388	Regional	AT
The Mall	287	Martin Cleary's, 1 The Mall	Building	21003483	Regional	AT
	288	New Gents, 1 The Mall	Building	21003482	Regional	AT
	289	First Active, 2 The Mall	Building	21003481	Regional	AT
	290	FitzGerald's, 4-6 The Mall	Building	21003523/ 21003524	Local	AT
	291	Irish Nationwide, 7 The Mall	Building	21006003	Regional	AT
	292	Kelly's Pharmacy, 9 The Mall	Building	21006004	Regional	AT
	293	Vero Modo, 10 The Mall	Building	21006005	Regional	AT
	294	(Revington's) 11-13 The Mall	Building	21006006	Regional	AT
	295	Supernacs, The Mall	Building	21007046	Regional	AT
The Square	305	FitzGerald's Jewellers, 20 The Square	Building	21007052	Local	AT
	306	Cardphone Warehouse, 19 The Square	Building	21007053	Local	AT
	307	Burnsworth's, 18 The Square	Building	21007053	Local	AT
	308	Roxy Records, 17 The Square	Building	21007055	Local	AT
	309	Roxy Records, 16 The Square	Building	21007055	Local	AT
	310	Vodafone, 15 The Square	Building			AT
	311	O2, 14 The Square	Building			AT
	312	Hogan's, 13 The Square	Building	21007059	Local	AT
	313	Restaurant, 12 The Square	Building			AT
	314	Mick McCarthy's, Hairdresser, 11 The Square	Building	21007061	Regional	AT
	315	Young Scene, 10 The Square	Building	21007062	Local	AT
	316	The Red Herring, 9 The Square	Building			AT
	317	Willie Darcy, 8 The Square	Building	21007064	Local	AT
	318	Subway, 7 The Square	Building	21007065	Local	AT
	319	She, 6 The Square	Building	21007066	Local	AT
	320	Celtic Cabs, 5 The Square	Building	21003522	Regional	AT
	321	Ruairis, 4 The Square	Building	21003521	Local	AT

	322	Old Market House, 1 The Square	Facade	21003519	Local	AT
	323	Old Market House, 2 The Square	Facade	21003519	Local	AT
	324	Old Market House, 3 The Square	Facade	21003519	Local	AT
Upper Castle Street	325	St. John's R.C. Church	Building	21006155	National	AT/T/S O/AG
	326	Presentation Convent Chapel	Building	21006156	Regional	AT/AG
	327	Presentation Convent	Building	21006157	Regional	AT
	328	Presentation Primary School (Single storey)	Building	21006161	Regional	AT
	329	Presentation Primary School (Single storey annex – sandstone)	Building	21006160	Regional	AT
	330	Presentation Primary School (Two storey)	Building	21006158	Regional	AT
	331	Presentation Entrance Gateway	Building			AT
	332	Brick Arch, 6 Upper Castle Street	Archway	21006149	Regional	AT/H
	333	11 Upper Castle Street	Facade			AT
	334	16 Upper Castle Street	Building	21006139	Regional	AT
	335	17 Upper Castle Street	Building	21006138	Regional	AT
	336	18 Upper Castle Street	Facade	21006137	Regional	AT



TRALEE TOWN COUNCIL

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DENNY STREET, THE SQUARE & ENVIRONS
Architectural Conservation Area.

Mr. G. O'DONNELL (UR KILK) Designated By:
Town Engineer: Denis By: K. Morgan

No	Section	Date