

Duleek Heritage Led Regeneration Plan

JANUARY 2025



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NOTE All layouts in this document are indicative only and for illustrative purposes. They do not confer that a positive outcome in the event of planning permission being sought. Compliance with County Development Plan standards and objectives are required as well as the statutory planning process.

Cover Image overleaf and water mark on pages 3,15,43 & 52 by Copter View

***DULEEK**, a parish and village, formerly a parliamentary borough, partly in the barony of UPPER, but chiefly in that of LOWER DULEEK, county of MEATH, and province of LEINSTER, 4 1/2 miles (S.S.W.) from Drogheda, on the Nanny-water, and on the mail coach road from Dublin to Belfast; containing 4470 inhabitants, of which number, 1217 are in the village. This place derived its name signifying, a 'House of Stone,' from the foundation of a church here by St. Kiernan or Ciernan, who was baptized by St. Patrick in 450 and died in 488.*

St. Patrick is also said to have founded an abbey at this place, over which he appointed St. Kiernan abbot; the establishment was for several ages the seat of a small surrounding diocese, which ultimately merged into that of Meath. Its situation in a maritime district exposed it to the fages of he Danes, buy whom it was frequently plundered and sometimes destroyed. It was plundered in 1171 by Milo de Cogan and his forces who on the following day were attached and repulsd with severe loss by the Ostmen of Dublin. A priory for Canons Regular appears to have been founded here by one of the family of O'Kelly, a long time prior to the English invasion; and in 1182, a cell of the same order was established here by ugh deLacy, and made subject to the priory of Llanthonyy; the possessions of this priory were granted at the dissolution to Sir Gerald Moore, ancestor of the Drogheda family.

After the battle of the Boyne, James II, retreated from Donore at the head of Sarsfield's regiment, and as followed by his whole army, which poured through the pass of Duleek pursued by a party of English dragoons. On reaching the open ground, they drew up in order of battle, and after cannonading their pursuers, effected their retreat in good order.

The village comprises 240 houses. The manufacture of ticking, formerly extensive, is now very much diminished; there is an extensive corn and flour-mill in the town, and another at Beaumont, the latter recently erected and fitted up in a very complete manner with improved machinery. On the hill of Bellewstown is a course where races are held the last week in June; they are generally well attended. The market has been discontinued; but fairs are held on March 25th, May 3rd, June 24th, and Oct. 18th. A penny post to Drogheda and Ashbourne has been established; there is also a chief constabulary police station.

Samuel Lewis A Topographical Dictionary of Ireland 1837

01

Understanding Duleek

This section introduces the Heritage Led Regeneration Plan approach to Duleek Village. It identifies the overall process, study area and stakeholder engagement. Duleek village is studied and understood through its evolution, heritage, topography, character areas, townscape and challenges.

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1.1 Context

The town of Duleek occupies one of the oldest town sites in Ireland, situated to the north east of County Meath, in the heart of the triangle of three settlement areas of Drogheda, Navan, and Laytown-Bettytown. Its location provides easy access to the Irish Sea which has made it an attractive location for all new arrivals and cultures to Ireland since Neolithic times. This location also provided easy access routes abroad from Ireland. There is a rich and plentiful supply of natural, cultural and built heritage in the town:

- The town is characterised by its natural setting, including Duleek Commons to the north, a proposed Natural Heritage Area (pNHA) the river Nanny, the Paramadda river, and flood plain to the south.
- Its cultural setting is significant being proximate to Brú na Bóinne UNESCO site and the Boyne Valley to the north. The historic core dates from the early Christian period which further consolidates its cultural heritage significance.
- The town centre includes important medieval remains and street pattern, as well as a range of attractive eighteenth and nineteenth century architecture, village green and streetscape.

Despite the town's rich heritage, in recent years some of these important heritage assets have become overlooked, underutilised and underappreciated. Many have fallen into a poor state of repair and are vacant and derelict. In addition, there are modern developments with poor quality facades located at prominent sites along the main street. These negatively impact on the visual amenity and presentation of the historic core.

In certain areas of the town, issues around poor maintenance and management of buildings, poor finish of the public realm and inconsistent materials negatively impact on the quality of the local heritage. These issues cumulatively present an unmaintained and under invested appearance.

There is strong recognition of the value of the built and natural heritage of the historic core among the community and its importance to residents sense of place and connection to the town. This value that the community place on the heritage of the town is evident in the community led Duleek Heritage Trail. It has also been reflected in the level of community engagement through the preparation of this plan and particularly in the communities comprehensive understanding of the history of the town.

The study area covered by the plan is illustrated here, and consists of the historic monastic core to the north west, the new commercial street to the north east, and extending south and south west along the River Nanny.



Duleek Heritage Led Regeneration Plan Boundary



Duleek Heritage Led Regeneration Plan Boundary in context of Griffiths Valuation Town Map c1847

Planning Context

The National, Regional and Local Planning context has informed the drafting of this document. The key policy documents include the following:

The National Planning Framework—Project Ireland 2040

The vision set out under the National Planning Framework (NPF) is based on a set of values that will ensure Ireland's long term economic, environmental and social progress for all parts of our country. The NPF sets out the overarching policy and planning framework for the social, economic and cultural development of our country.

Regional Planning Policy-Regional Spatial and Economic Strategy for Dublin and Mid East Region for 2019-2031

Meath is part of the Eastern and Midlands Region, which is led by the Eastern and Midland Regional Assembly (EMRA). The EMRA Regional Spatial and Economic Strategy for Dublin and Mid East Region for 2019-2031 is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives.

The objective of a RSES is to support the implementation of the National Planning Framework (NPF), as part of Project Ireland 2040, and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the Region. The RSES is of critical importance for the delivery of Project Ireland 2040, given that it is the succeeding tier of policy delivery in Ireland.

Local Planning Policy- Meath County Development Plan 2021-2027

Duleek is identified as a 'Self Sustaining Town' in the Settlement Hierarchy for Co. Meath in the County Development Plan 2021-2027. The Meath County Development Plan sets out a vision and an overall strategy for the proper planning and sustainable development of County Meath for a six-year period. It also sets out guiding policies and objectives for the development of County Meath in terms of physical growth and renewal, economic, social and cultural activity, and environmental protection and enhancement. It aligns with the RSES and the NPF.

Regard was had to the aforementioned policy documents in the drafting of the Duleek Heritage Led Regeneration Plan. The Duleek Heritage Led Regeneration Plan is fully consistent with the policies and objectives outlined in the aforementioned statutory documents.

1.2 Heritage Led Regeneration Plan process

Meath County Council (MCC) received funding support from the Heritage Council and the Department of Housing, Local Government and Heritage (DHLGH) through the Historic Towns Initiative (HTI) 2023 grant scheme to undertake a Heritage Led Regeneration Plan for Duleek town. This document outlines the process, research and stakeholder engagement which forms the basis for the resultant Regeneration Strategy set out in Part 2 of this document. The plan was undertaken by Sheridan Woods Architects + Urban Planners on behalf of and in collaboration with Meath County Council and informed by engagement with the community.

The research and development of this plan has brought together a wide range of stakeholders and residents to shape the future direction of the town. It is evident that Duleek’s residents and stakeholders are proud and committed to ensure the heritage of the town is valued as an asset that can enhance the social, cultural, economic and environmental quality of the town for existing and future generations.

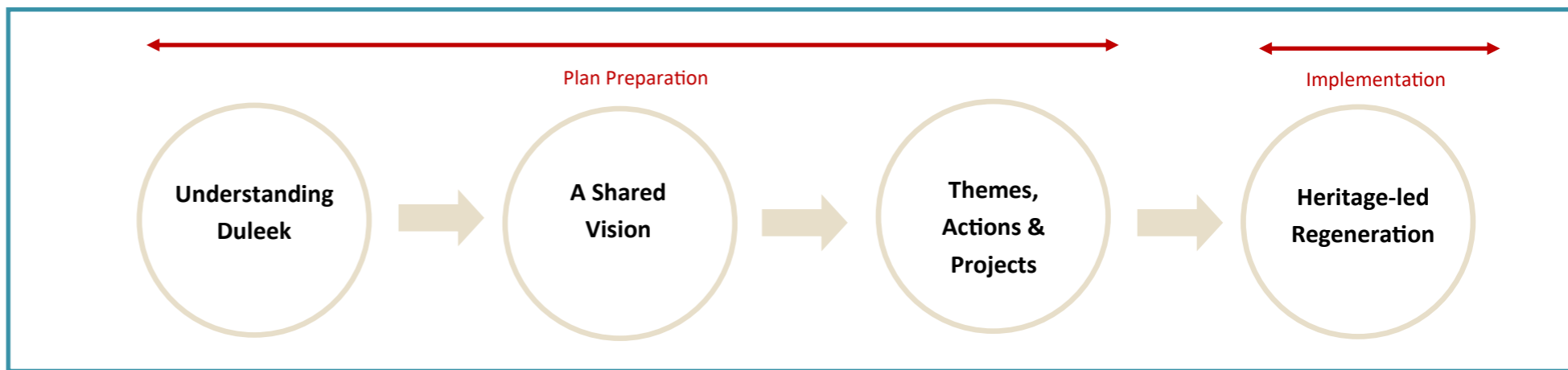
The process recognises the need to take a holistic and collaborative approach to regeneration, informed by Duleek’s history, character assets and challenges. The plan is just the starting point for the future heritage led regeneration of the town. There are four stages, the plan preparation stages (1-3) and the heritage-led regeneration implementation stage (4).

1. Understanding Duleek
2. A shared vision for Duleek.
3. Development of themes, actions and enabling projects for the future of Duleek to agree a Regeneration Strategy
4. Heritage Led Regeneration Implementation Action Plan

Why a Heritage Led Regeneration Plan?

“Regeneration is the process of bringing social, cultural, economic and environmental life back into an area. A heritage-led regeneration strategy recognises that it is the cultural heritage of a town that gives it a unique identity and which is central to the creation of a high quality of life for its inhabitants. Capitalising on the potential of the town's heritage to create an attractive, sustainable living environment requires an integrated approach that recognises the evolving needs of the town and its people now and into the future... Placing heritage at the forefront of the regeneration of our towns ensures that the local distinctiveness, community spirit, values and traditions are retained and enhanced while allowing new interventions to take place. Townspeople are an essential component of what makes the place special and their participation in the process of regeneration is critical to its success.”

*Historic Towns Initiative,
Framework for the Pilot Phase, 2022*



This Heritage Led Regeneration Plan seeks to celebrate the significance of Duleek’s past while acknowledging the issues and challenges to be addressed, through imagining a heritage led sustainable and resilient future for the town centre.

The plan recognises the unique opportunities of the natural and built heritage, and sets out a vision to ensure that Duleek town values its heritage and cultivates new legacies for future generations. The Heritage Led Regeneration Plan sets out a strategy for heritage led regeneration that will support a high quality of life for the citizens and visitors to the town now and into the future.

The Heritage—Led Regeneration Plan is a starting point to recognise, appreciate and build on Duleek’s rich past and to help guide its future.

1.3 Historic Evolution

The object of this section is not to give a detailed historical account of the development of Duleek but rather to understand the main historic periods which underpin the natural, cultural and built heritage of the town and its many character areas. The timeline below summarises the important dates in the history of Duleek. Each time period had a notable influence on the natural, built and social fabric of the town and sets the context for the regeneration plan area and its wider context.

450AD
Duleek originates as an Early Christian Monastic Settlement. St. Patrick founded a bishopric at Duleek. Duleek takes its name from the Irish word 'daimh liag', meaning house of stones and referring to an early stone-built church, St. Cianán's Church.

489 AD
St. Patrick founded the church at Duleek for St. Cianán. Cianán was the first Bishop ordained by St. Patrick.

9th C - 10th C
The Vikings raid Duleek from nearby Drogheda throughout the 9th and 10th centuries. Two Celtic crosses in the monastery churchyard date back to the 10th century.

1014
The body of King Brian Boru lay in state in Duleek on its way to Armagh after the Battle of Clontarf.

1171 - 1172 AD
Duleek was targeted by Anglo-Norman forces under Milo de Cogan. The kingdom of Mide was granted to Hugh de Lacy, Anglo-Norman Overlord of Meath. A manor and a motte castle were established. The Grange of St Michael was established in about 1172 by Augustinian monks from Llanthony in Monmouthshire; the lands between the River Nanny and the monastery were granted to them by the De Lacy family.

1180 AD
Saint Cianán's Church and lands was granted to the Augustinians by Hugh de Lacy. It was at this time the monastery was reconstituted as St Mary's Abbey.

12C
Duleek was granted a charter by Walter de Lacy. The town charter of Duleek was based on the laws of Breteuil. Burgesses were granted specific building plots and a small amount of agricultural land outside the town. The town commons to the north of the settlement have survived to the modern day.

1210 AD
Duleek developed a market & fair. Duleek was a significant settlement as it was one of the staging points for King John's visit in 1210. John's trip to Ireland was motivated by the need to limit the power of the de Lacy's and his visit to Duleek re-enforced his control of the de Lacy lands and castles.

12C
Common Green

1300's
Following the arrival of the Anglo-Normans a leper hospital, St. Mary Magdalene, was established at Duleek in the early 1200's. The hospital gave its name to the Maudlins bridge.

1400's
During the 15th century, a new church for St. Patrick's and new buildings for the grange of St. Michael's were built. The bell tower was erected adjoining the round tower at St Marys Abbey. Duleek underwent significant construction and resulted in an increase in employment. The Maudlins bridge was re-built after 1459.

1500's
The Reformation took place in Ireland to reform religious life. The dissolution of the monasteries took effect in Duleek in 1537. The grange of St. Michael's was dissolved and granted to Sir Thomas Cusack. A new bridge over Nanny river was erected in 1587.

1500's
Throughout the seventeenth century Duleek was in the centre of military activities in the region. In October 1601 Hugh O'Neill and his forces burned Duleek and its mill. The Bathe worksite cross, located on the green at the west end of town, was erected in 1601 by Jennet Dowdall, in memory of her husband, William Bathe of Athcarne Castle.

1600- Early 1700's
In 1690 Duleek was crucial to the Battle of the Boyne. King James used Duleek as a base. Connell's House is the oldest standing dwelling in Duleek and dates back to 1690. The Lime Tree in the green in the middle of the village planted in 1700 by local Huguenots to commemorate the victory of William at the Battle of the Boyne. Duleek House was built in the 1730s by Judge Thomas Trotter.

1700's
In 1788 the R.C. Bishop of Meath Dr. Plunket found three schools and one chapel when he visited the town. A parochial house was erected in 1795. It was built in three stages. The Weaving Industry was introduced to Duleek by the Huguenots in the 17th century. People in Duleek parish applied for the flax growers/spinning wheel subsidy in 1796.

1800's
The Coach House at the end of the causeway on the Ashbourne-Drogheda was originally built in 1800. St. Cianán's R.C. church was erected in 1812. Public buildings such as schools, a police station, a dispensary and courthouse were also erected around this time. A major new mill was constructed in the town in 1828. The fruit-growing industry, also located in the Larrix Street-Kingsgate area, was introduced around the turn of the 18th century. Raspberries and other soft fruits were produced.

1800's
The parochial house was re-constructed in the 1850s. Duleek railway station was opened in 1850 and served the Drogheda-Navan line. The line runs adjacent to the cement works at Platin is also used to ferry ore from Tara Mines to Dublin. A new bridge was erected and the River Nanny drained in the 1880s. The Commons of Duleek was gradually encroached upon by the poor who erected small one roomed thatched cabins. Collier the Robber, a highwayman, used the Commons on occasion as a hideout during the 19C.

1950's -
Duleek Train Station closed in 1958. St. Cianán's Church of Ireland closed in 1967 and the parish amalgamated with St. Mary's, Drogheda. The courthouse closed in 1961. St. Cianán's R.C. church was repaired and extended in 1969. From the 1970s Duleek began to serve as a dormitory town for Drogheda as well as continuing its role as a local services centre for the surrounding countryside. The Courthouse reopened as a community centre in 2016.

1.4 Topographic context

Duleek is situated on the north bank of the River Nanny in a sheltered valley.

The town is surrounded by low-lying hills, and is constructed on a ridge that runs north-east and south-west parallel to the river.

The River Nanny has two subsidiary streams that are features of the character of the town core. The Paramadda river (or Moate river) passes through the town before joining the River Nanny at the bridge to the south of the town.

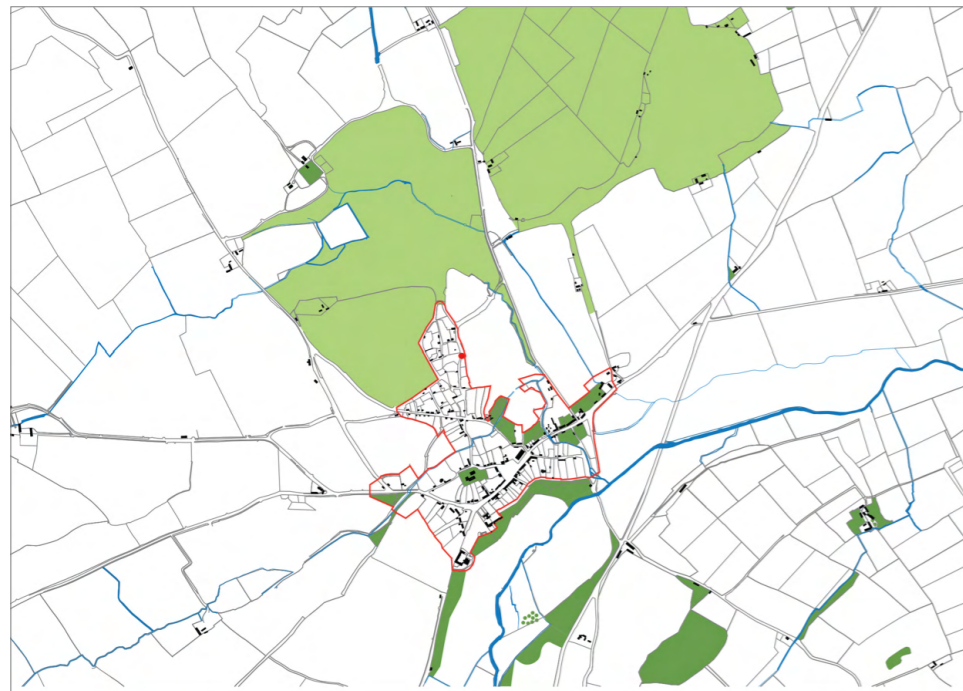
The Commons are located to the north and north east of the town, it is a low lying marshy area and a proposed Natural Heritage Area (pNHA).



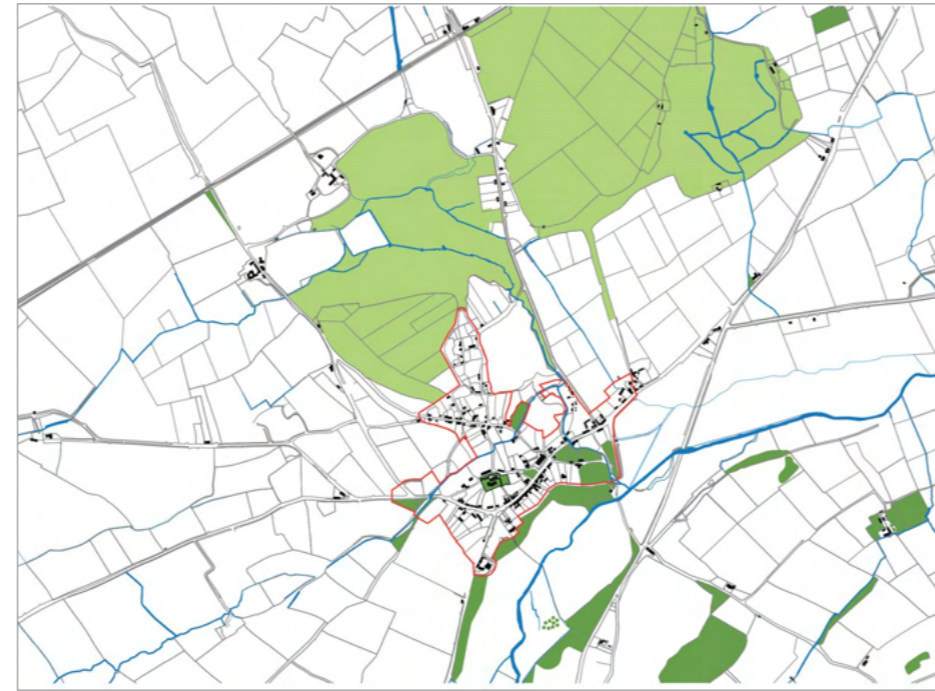
The Commons —Image source: www.geograph.ie



Bridge adjoining the river nanny plain Image source: www.geograph.ie



Settlement Evolution 1835



Settlement Evolution 1908



Settlement Evolution 2023

1.5 Urban context

The historic centre comprises the ecclesiastical core, two greens and the curvilinear main street. This reflects the historic monastic layout of the town established in 450 AD. The street plan follows the alignment of the early ecclesiastical enclosure. There are also elements of a linear settlement pattern.

The main street ran between the remains of the St. Cianán's monastery, its church, the cell of Llanthony on the west of the town and eastwards across the bridge or ford to the motte. The major streets of Main Street and Larrix Street were aligned outside the monastic enclosure.

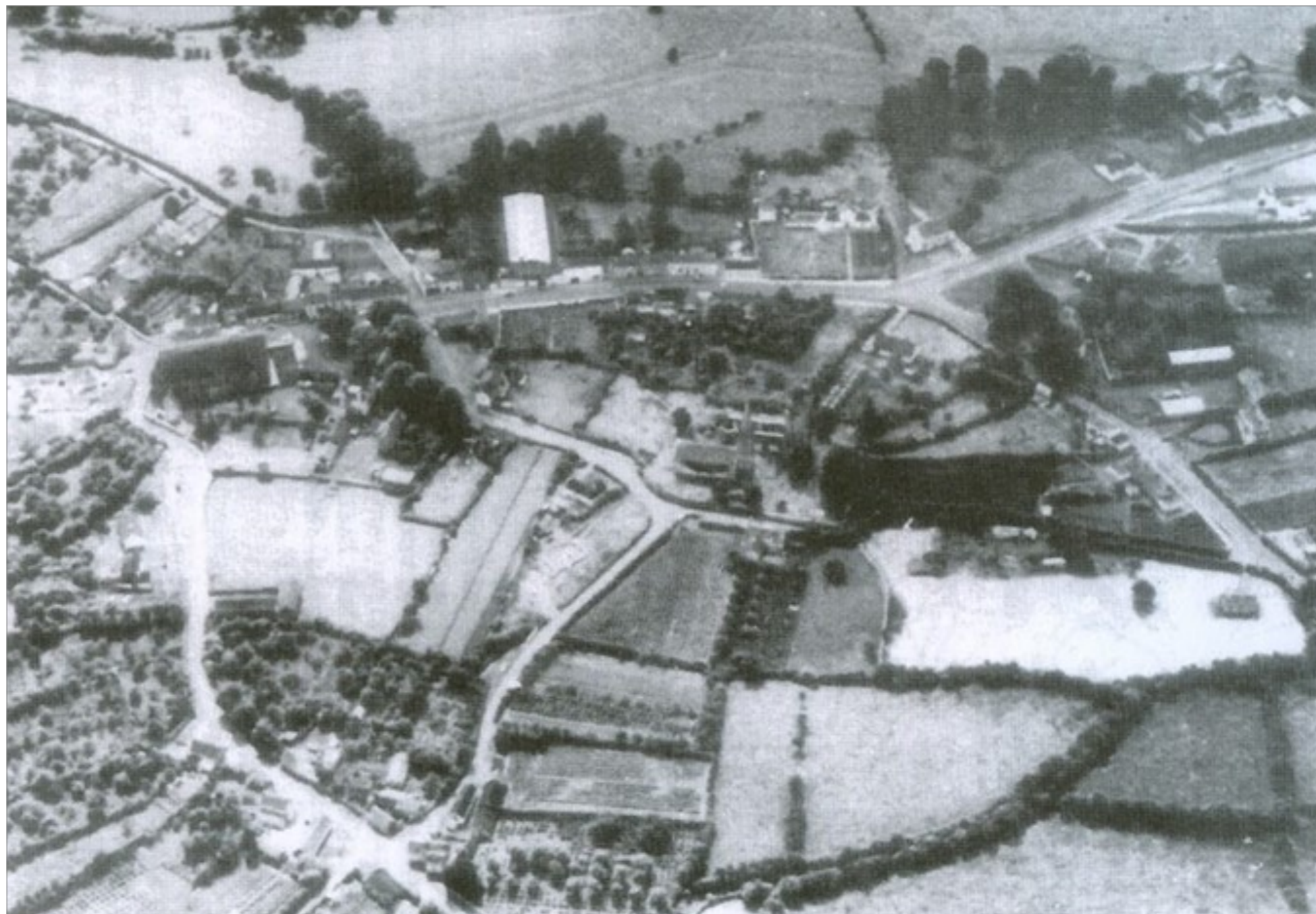
The narrow lanes that existed within the monastic enclosure continued to exist as the town evolved, but were not developed. The development of the railway did not increase the extent of urban development between the railway and town core.

The street layout of Duleek has largely remained unchanged from the Anglo-Norman period to the modern day, comprising the main street to the south of the historic core, and laneways within the monastic enclosure.

The architecture of the village today includes significant medieval remains, as well as evidence of the burgage plots in the plot boundaries. There are also some historic burgage plot boundaries remaining.

There are a range of attractive eighteenth and nineteenth century houses and public buildings along the main street, including Duleek House located to the south west of the historic core. Many contemporary structures have replaced historic structures in the village core.

The town has expanded significantly in recent years to the north east and the south west of the historic core. These extensions comprise ribbon development along approach roads, suburban residential development, business park and industrial development forms.



Aerial view of Duleek from the north-west by Leo Swan c1970 from: Swan: 'Monastic proto-towns in early medieval Ireland: The evidence for aerial photography, plan analysis and survey p79 (Image source: Meath History Hub)

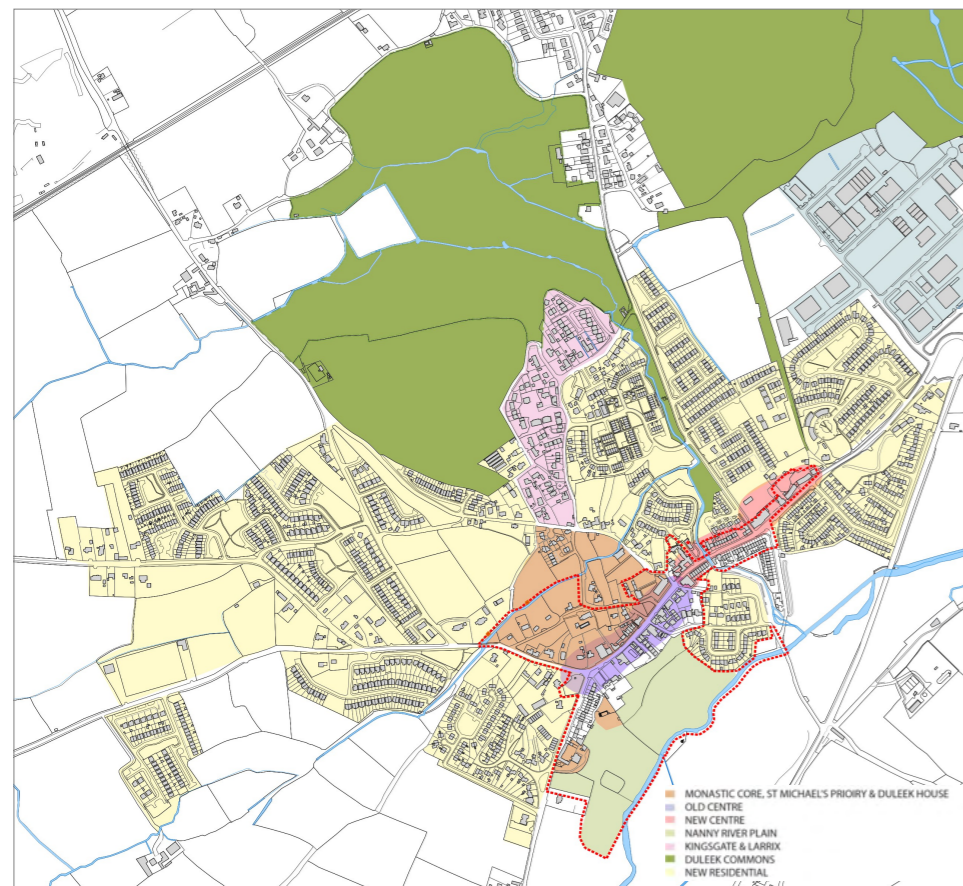
1.6 Character areas

The physical attributes of the town is defined by key character areas, the urban form and townscape qualities.

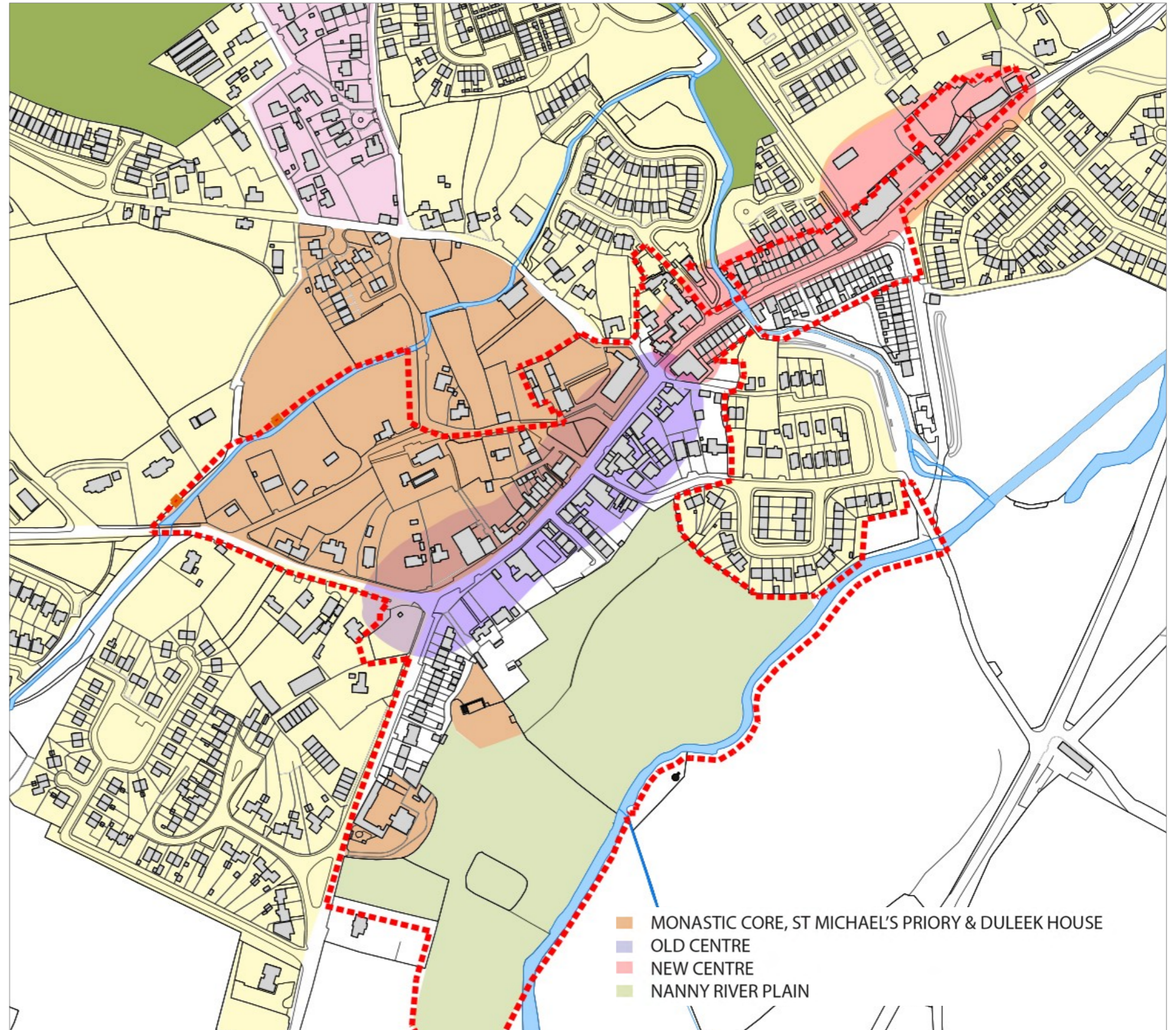
The town comprises a number of character areas; The Monastic Core, St. Michael’s Priory and Duleek House, the Old Centre historic market street, the New Centre new commercial street, the Nanny River Plain to the south, Kingsgate and Larrix historic fruit and weaving centre and Duleek Commons to the north. New Residential areas have developed to the north east and south west and the Business Park has developed to the east. Archaeological findings on the Ashbourne Road are no longer upstanding or visible, but are of historic importance and contribute to the cultural heritage of the town.

There are four character areas within the regeneration plan boundary. These comprise of the following:

- The Monastic Core, St Michael’s Priory and Duleek House
- Old Centre
- New Centre-new commercial street
- Nanny River Plain



Character Areas—Duleek Town—Heritage Led Regeneration Plan Boundary and land uses outside the regeneration plan boundary including Kingsgate and Larrix, Duleek



Character Areas—Heritage Led Regeneration Plan boundary outlined in red—Character Areas located within the Heritage Led Regeneration Plan boundary comprise 1 The Monastic Core, St Michael’s Priory and Duleek House, 2 Old Centre, 3 New Centre and 4 Nanny River Plain NOTE some properties within the Old Centre are also located in The Monastic Core

1.7 Townscape analysis

The principal built elements within the town centre that define the townscape comprise of the following:

- Major Landmarks, comprising the Duleek Abbey, the former Courthouse, O’Connell’s House, St. Cianán’s church on the village green and the County Council offices and library.
- Minor landmark buildings consist of structures that are of historic importance but less visible. These include St Patrick’s stone church and the remains of St. Michael’s Priory. The Wayside Crosses are also minor landmarks.
- There are significant stands of trees that are an important part of the townscape, including those in the town green, in the backland areas adjoining Duleek Abbey, and adjoining St. Michael’s Priory. The Lime Tree and Orators stone is a major landmark given its historic importance as well as its impressive canopy.
- The urban grain along Main Street is distinctive reflecting the historic burgage plot configuration. The 18th and 19th century town houses and terraces to the north and south of the Main Street are attractive features, as well as the outbuildings to the rear of the main street and town green to the north.
- Short distance and panoramic views from within the town centre around the town green and along the Main Street are distinctive, as well as views from the Nanny bridges, Larrix Street, and the Ashbourne Road.
- Nodes comprise of focal points around the historic core. These include nodes at the junction of Main Street and Abbey Road, at the eastern Wayside Cross, the junction at of the Main Street and Ashbourne Road, the junction at Drogheda Street and Nanny Bridges, and the Ashbourne Road. The town green is a town centre node.

The street pattern comprises laneways and linear streets.

- The laneways located within the study area include Church Lane and Carey’s Lane. Church Lane crosses the monastic enclosure from the east to the west. It is characterised by narrow shared surface route and defined by variety of stone walls and hedges. Carey’s Lane to the south of the Main Street extends east west from the historic bridges on the Ashbourne Road to the Main Street.
- The linear streets comprise Main Street and Abbey Road that extend from the south west to the north east of the town centre.

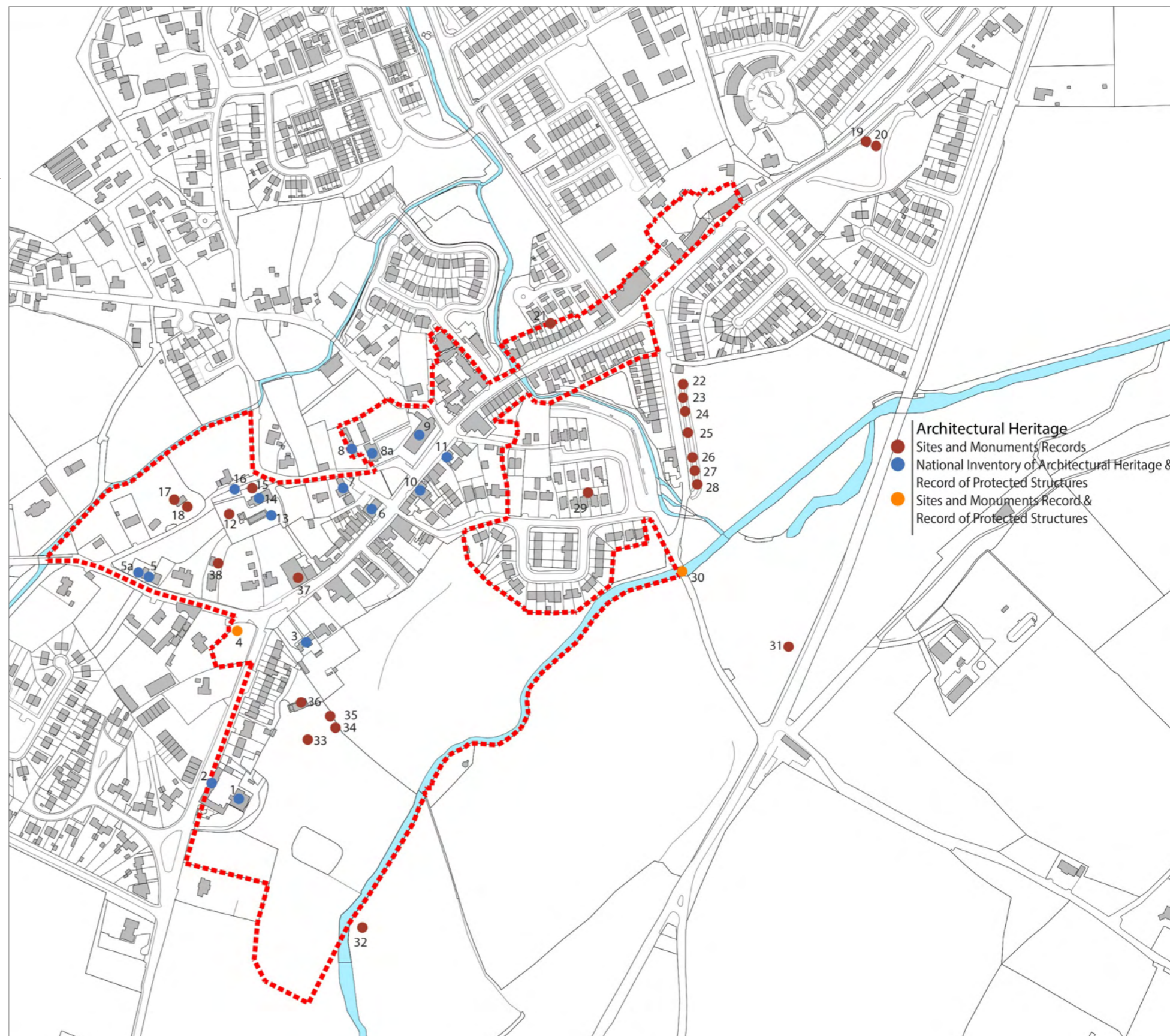


Townscape Qualities—Heritage Led Regeneration Plan boundary outlined in red

1.8 Heritage protection

The rich heritage of the town centre is evident in the number of protected structures listed on the Record of Protected Structures (RPS), structures identified in the National Inventory of Architectural Heritage (NIAH) and Record of Sites and Monuments. These are listed below and identified on the accompanying map. Heritage protection legislation is appended, and Meath County Development Plan 2021-2027 includes the county policies and objectives in relation to conservation and heritage protection (Appendix A3).

Structures	RPS	NIAH	SMR
1 Duleek House	91012	14321014	ME027-038010
2 Duleek House : Farmyard		14321015	
3 Duleek Garda Síochána Station—RIC Barracks	91016	14321013	
4 Wayside Cross	91011	-	
5 Teachers House	91009	14321012	
5a Teachers House	91010		
6 Duleek Courthouse	91019	14321008	
7 House (Connell’s House)	91017	14321007	
8 Parochial House Outbuilding	91018	14321006	
8a Parochial House	91020	14321005	
9 St. Cianan’s Catholic Church	91021	14321004	
10 Duignan’s		14321003	ME027-038030
11 House		14321002	
12 Graveslab			
Roundtower			
13 Saint Kieran’s Church of Ireland & Abbey	91015	14321009	
14 Saint Kieran’s Graveyard	91014	14321010	
15 High Cross			
16 Vent pipe	91013	14321011	
17 St. Patricks Church			
18 Graveyard			
19 Wayside Cross			
20 Souterrain			
21 Castle—motte			
22 Building			
23 Hut Site			
24 Excavation			
25 Excavation			
26 Metalworking site			
27 Hut Site			
28 Excavation - miscellaneous			
29 Burial Ground			
30 Old Nanny Bridge	91022		
31 Enclosure			
32 Bridge			
33 Field system			
34 Gatehouse			
35 Building			
36 Religious house - Augustinian canons			

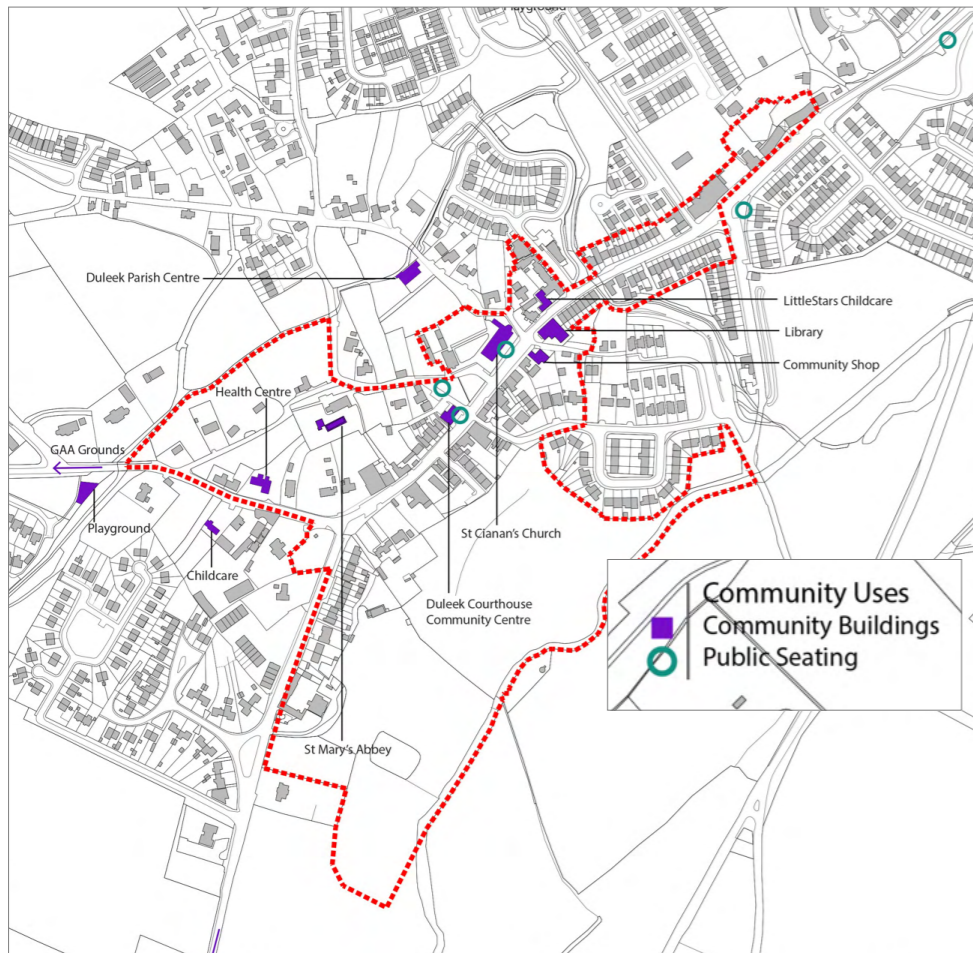


Recorded Monuments and Structures on the Record of Protected Structures and National Inventory of Architectural Heritage NIAH (Heritage Led Regeneration Plan boundary outlined in red) - Also refer to the Meath County Development Plan 2021—2027

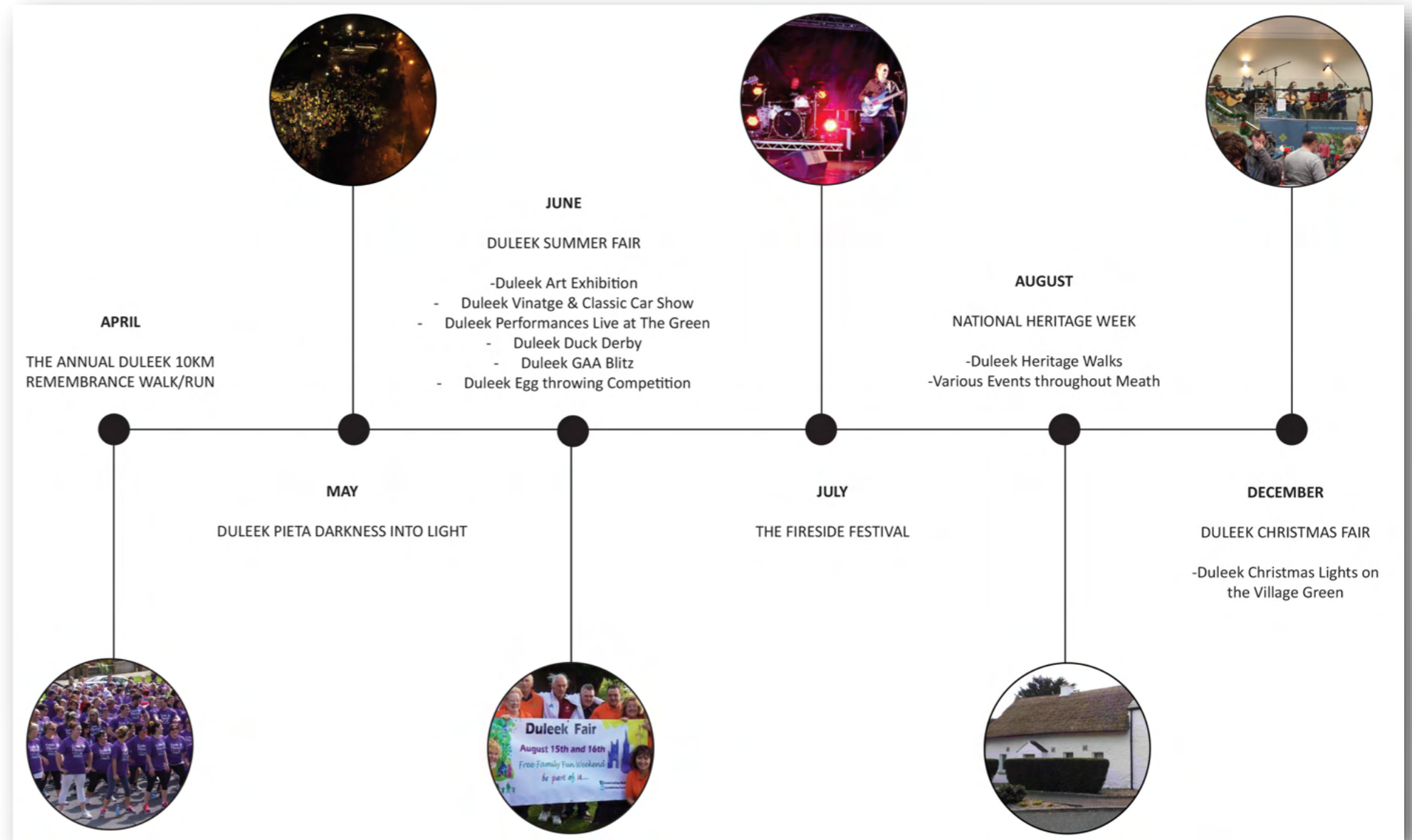
1.9 Social and cultural heritage

Duleek benefits from a number of events and activities throughout the year. The Duleek heritage trail provides a constant cultural activity and the town itself provides the setting for a number of events throughout the year. There are a number of community uses within the town centre that facilitate social and cultural heritage activities. There is potential to expand on the activities and to integrate these with activities and events in town and with the adjoining area.

The diagram highlights various activities during the year. It is recommended that social and cultural heritage activities in the town are reviewed, and that additional activities are identified that would complement and enhance the heritage appreciation and understanding of the town.



Community Uses—Heritage Led Regeneration Plan boundary outlined in red

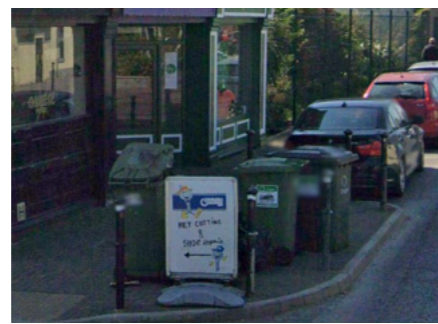


Social and Cultural Heritage Activities

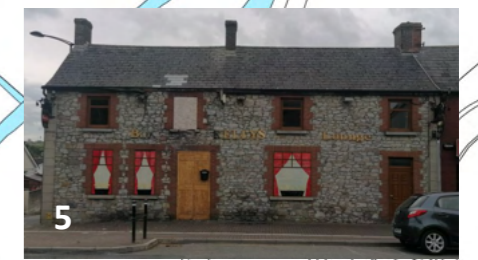
1.10 Heritage Challenges

There is a rich and plentiful supply of natural, cultural and built heritage in the town. Despite the rich heritage Duleek town has to offer, there is evidence of where this is being undermined and underutilised. These issues are apparent in the physical appearance of the town core, and also confirmed in the public engagement discussions and results of the online survey. The key challenges identified can be summarised as follows:

- There is a poor sense of arrival to the historic core arising from the treatment of the public realm and poor definition of boundaries.
- There is lack of coherence in the overall visual appearance of the historic streetscape. This undermines the overall legibility and appreciation of the historic core.
- While sections of the main street benefit from the use of high quality materials, there is an overall uncoordinated incoherent public realm treatment. In addition, the public realm treatment does not properly respond to the historic contexts of the main street and medieval lanes and streets.
- There are high levels of vacancy on the main street. This includes vacant shops at ground level, vacancy over the shop at first floor level and gap sites. This detracts from the visual appearance of the street, the vibrancy and life of the town centre. Vacancy undermines confidence in the town core, and detracts from its attractiveness as a place to live, do business or visit.



Examples of existing clutter on Main Street



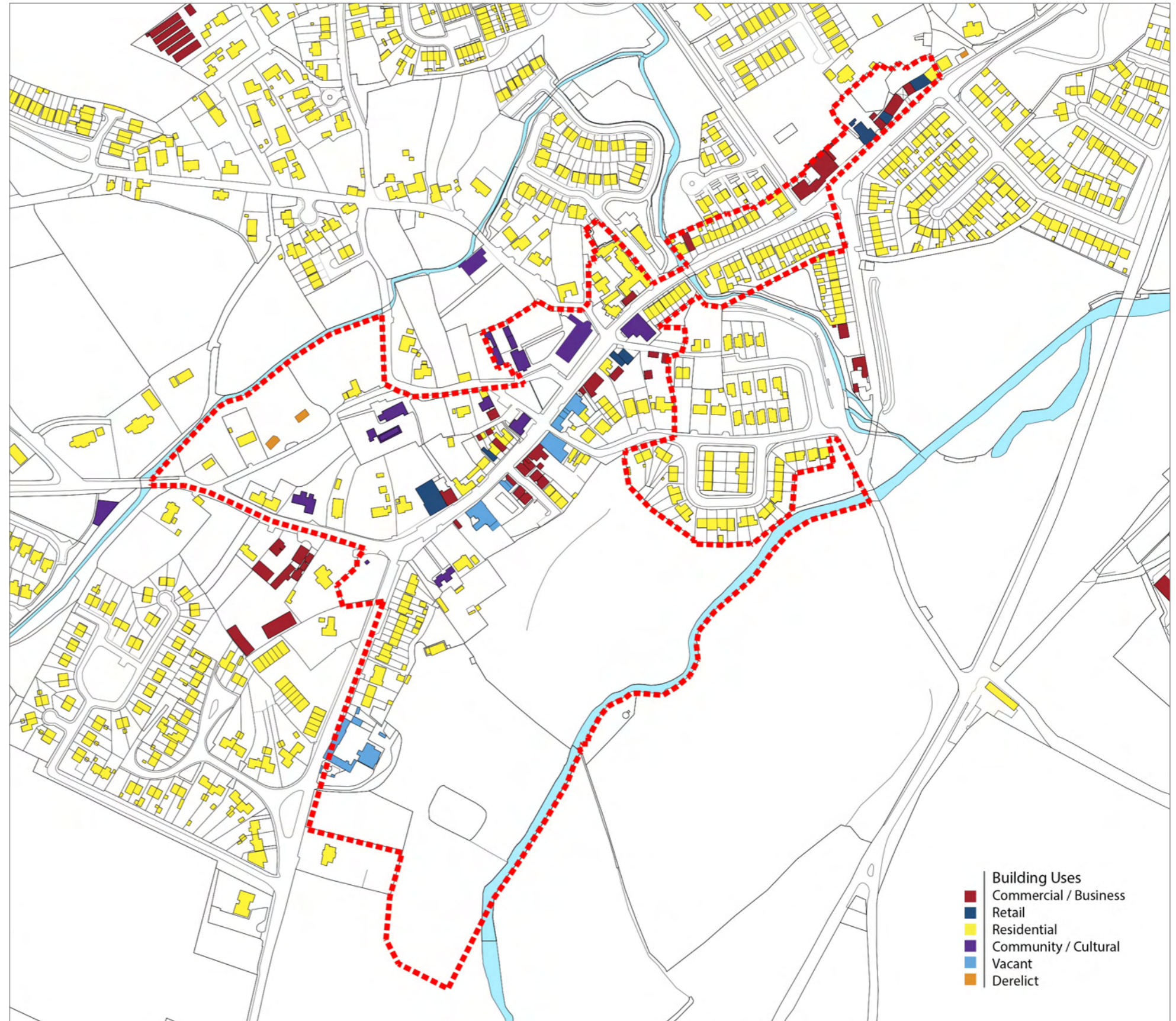
Vacancy—Vacant Properties—No. 1-8 located within the plan area—Heritage Led Regeneration Plan boundary outlined in red

Heritage Challenges Cont'd

- A number of historic structures have lost key features, including windows and doors that alters the overall façade proportions. Façade clutter including signage, redundant wires, and wirescape further undermine the visual character and appearance of the historic core.
- Contemporary infill structures feature poorly designed shopfronts and an uncoordinated design approach that results in an overall discordant visual appearance. This detracts from the overall identity and character of the historic town centre.
- The natural amenities are underutilised, including poor connections between the main street to St. Mary’s Abbey, the commons to the north, and the River Nanny to the south.
- A key underlining issue in Duleek is the extent of vehicular movements and number of heavy good vehicle passing through the historic town core and across the historic Nanny bridge in particular from the Ashbourne Road, and the resultant adverse impact on pedestrian movements as well as the enjoyment of the main street.
- There is poor pedestrian connectivity and underutilisation of complementary heritage assets in the immediate wider region to the town. This is also a lost opportunity.



Loss of historic features evident when current streetscape is compared to historic photographs—Main Street view of Duignan’s shopfront and house



Building Use—Heritage Led Regeneration Plan boundary outlined in red

Part 02

Regeneration Strategy

This section summarises Duleek's character, identity, historical significance and cultural heritage. It sets out a high level strategy which identifies specific projects for the heritage led regeneration of Duleek.

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	Theme C Sustainable use of our built heritage	34
	Theme D Community spaces for all	39
	Theme E Governance	42

2.1 Strengths, challenges, opportunities and Threats (S.C.O.T.)

There is a rich and plentiful supply of natural, cultural and built heritage in the town. Despite Duleek town's rich heritage offer, there is evidence of where this resource is being undermined and underutilised. These issues are apparent in the physical appearance of the town core and articulated by the community in the public engagement discussions, and within responses to the online survey.

It is clear from the community engagement that the community value the potential of a Heritage Led Regeneration Plan for Duleek, and the opportunity that it presents to identify key projects that the community can work towards to achieve, in collaboration with Meath County Council and other public and private stakeholders. It is understood by the community that this process will be incremental, but that building on a key set of priorities with focus has the potential to achieve the overall regeneration of the town core.

Strengths

- Strong leadership and active community groups, including the Duleek Heritage Group.
- Rich architectural heritage, vernacular and civic structures from medieval to the late 1800's.
- Rich cultural heritage from medieval period to contemporary culture.
- Rich natural heritage—The Commons and River Nanny plain and the Paramadda river.
- Significant architectural and cultural heritage including the monastic core, Duleek Abbey, St. Patrick's Church, and St. Michaels Priory.
- Town green as a focal point of the town centre, and tree stands.
- Strategic location proximate to Brú na Boinne, UNESCO site and the Boyne river valley.
- Potential infill sites, and opportunities to connect to backlands from the Main Street to the River Nanny to support consolidation, to enhance the vibrancy of the town centre and enhance access to nature.

Challenges

- Vacancy, dereliction and erosion of built heritage.
- Lack of awareness of the significance of the monastic core, poor signage, poor articulation and public realm treatment.
- Presentation of the town, streetscape clutter, and inappropriate shop fronts.
- Poor pedestrian and cycle public realm and comfort within the streets, lack of pedestrian crossings on the main street, and poor presentation of the monastic laneways.
- Underutilisation and inappropriate use of town centre infill sites.
- Poor access and signage to natural amenities including The Commons, and the River Nanny
- No dedicated car free public space to gather.
- Lack of public space for elderly and young people.
- Underutilisation and poor presentation of the Wayside Cross spaces.

Opportunities

- Potential to capitalise on the benefit from the proximity to the proposed New National Park, Brú na Boinne, The River Boyne drive and the Boyne River Walk.
- Enhance connections to the local built and natural heritage, monastic core, and St. Michael's Priory, Duleek Commons and the River Nanny from the town centre.
- Repurpose heritage, vacant and derelict buildings, and vacant infill sites.
- Improve the presentation of streetscape, and public realm.
- Introduce planting and coordinate street furniture and signage to improve attractiveness and identity of the historic town centre.
- Enhance the usability of existing public spaces at the Wayside Cross as public open space.
- Potential to maximise the benefit of Duleek Commons, the river and surrounding green space to provide recreation and leisure opportunities that complement the built heritage.
- To coordinate annual programme of events and festivals to further celebrate the heritage of the town.

Threats

- Vehicular dominance and through traffic undermining the enjoyment and appreciation of the heritage.
- Lack of maintenance of historic buildings and property boundaries.
- Incremental erosion of heritage, through vacancy and dereliction, removal of property boundaries, burgage plots and remnants of upstanding monuments.
- Loss of memory of history of the town.
- Delayed delivery of Duleek bypass.
- Climate change impact on heritage and climate adaptation; flooding, storm damage, soil movement, preservation of buried archaeological sites and monuments.

2.2 Key Themes

Key themes, strategic priorities and proposed interventions

Based on the findings from research, fieldwork, town health check, and stakeholder engagement, an overall shared heritage-led strategy has been developed to reflect where Duleek makes best use of its natural, cultural and built heritage resource now and into the future. The objective is to develop a coherent and integrated heritage-led regeneration strategy to guide the renewal and regeneration of the historic core of Duleek, with a particular focus on built and natural heritage.

Five overarching themes have emerged, and heritage-led actions are proposed within each of the themes, which outline the key priorities and interventions that will support the heritage led regeneration the of historic town centre. The underlying aim of the projects is to reuse and revive the town centre so that it supports a sustainable community, promotes town centre living, supports business and enterprise, and improves the quality of the town centre’s general sense of wellbeing and confidence in the historic village centre through investment in heritage regeneration.

2.3 The Vision

Duleek Heritage-led Regeneration Vision
To fulfil its future potential as a sustainable and vibrant place to live, work and recreate, celebrating its past, built and natural heritage and cultural identity for the benefit of all.



Theme A Celebrating our heritage

This theme is proposed to enhance the connections between Duleek and the wider regional and local area. This theme will also increase the cultural identity of Duleek, as well as the residents and visitors understanding and interpretation of the heritage of Duleek in context.



Theme B Defining our historic town centre

This theme is proposed to give a greater understanding of the extent of the historic centre of Duleek, and includes proposals to enhance the public realm, human experience and appreciation of the heritage of the historic centre. This theme will also enhance the setting and understanding of the built and natural heritage.



Theme C Sustainable use of our built heritage

This theme is proposed to promote the re-purposing of vacant and derelict buildings in the town centre. This will improve the visual attractiveness and bring vibrancy back into the historic town centre, enhance the perceived safety and reduce anti social behaviour, while also reinvigorating and providing new homes in the historic core.



THEME D Community spaces for all

This theme is proposed to enhance access to nature within and around Duleek, which will enhance the enjoyment of the built and natural heritage for residents and visitors. This will also provide valuable open space, making Duleek historic core a desirable place to live, work and visit.



THEME E Governance

This theme is proposed to ensure that the necessary leadership is established within the community to lead the heritage led regeneration of the historic core. The successful delivery and implementation of the plan is intrinsically tied to the collaborative involvement and contribution.

2.4 Heritage-led Regeneration Strategy

A Celebrating our heritage

- A1** Connecting with our regional and local area.
 - A1.1** Presentation interpretation and communication.
 - A1.2** Connecting to local looped walks.
- A2** Heritage Trail—Interpretate and animate Duleek’s unique history for locals and visitors.
 - A2.1** Heritage trail maintenance.
 - A2.2** Heritage trail enhancement.
 - A2.3** Heritage trail expansion.
- A3** Improve built and natural heritage awareness.
 - A3.1** Built and natural heritage awareness initiatives.
 - A3.2** Built and natural heritage in schools.
- A4** Built and natural heritage mentoring plan.
 - A4.1** Built and natural heritage mentoring plan.



B Defining our historic town centre

- B1** Heritage-led public realm enhancement (to include active travel)
 - B1.1** Main Street and Town Green public realm.
 - B1.2** Monastic enclosure and laneways public realm.
 - B1.3** Historic entrance nodes.
 - B1.4** Kingsgate and Larrix St public realm.
 - B1.5** Walkability Audit.
 (Projects B1.1-B1.4 can form one single project or part thereof)
- B2** Conservation plans.
 - B2.1** St. Mary’s Abbey / St. Patricks Church.
 - B2.2** St. Michael’s—The Priory / The Grange.



C Sustainable use of our built heritage

- C1** Reuse and adaptation of vacant properties.
 - Project C1.1** Revitalising historic buildings.
- C2** Infill opportunities.
 - Project C2.1** Monastic core and main street infill and backlands.
 - Project C2.2** Meath County Council Depot Site.
- C3** Building Frontage Enhancement Scheme & Reinstating Historic Character.
 - Project C3.1** Streetscape Enhancement—Duleek Main Street enhancement and reinstating character of historic structures.



D Community space for all

- D1** Proposed blueways & greenways.
 - D1.1** Greenway trails - connecting the Duleek Commons.
 - D1.2** Blueway trails - The Nanny and Paramadda Rivers.
- D2** Proposed community parks.
 - D2.1** Proposed Grange linear park.
 - D2.2** Enhancing Wayside Green east.
 - D2.3** Enhancing Wayside Green west.

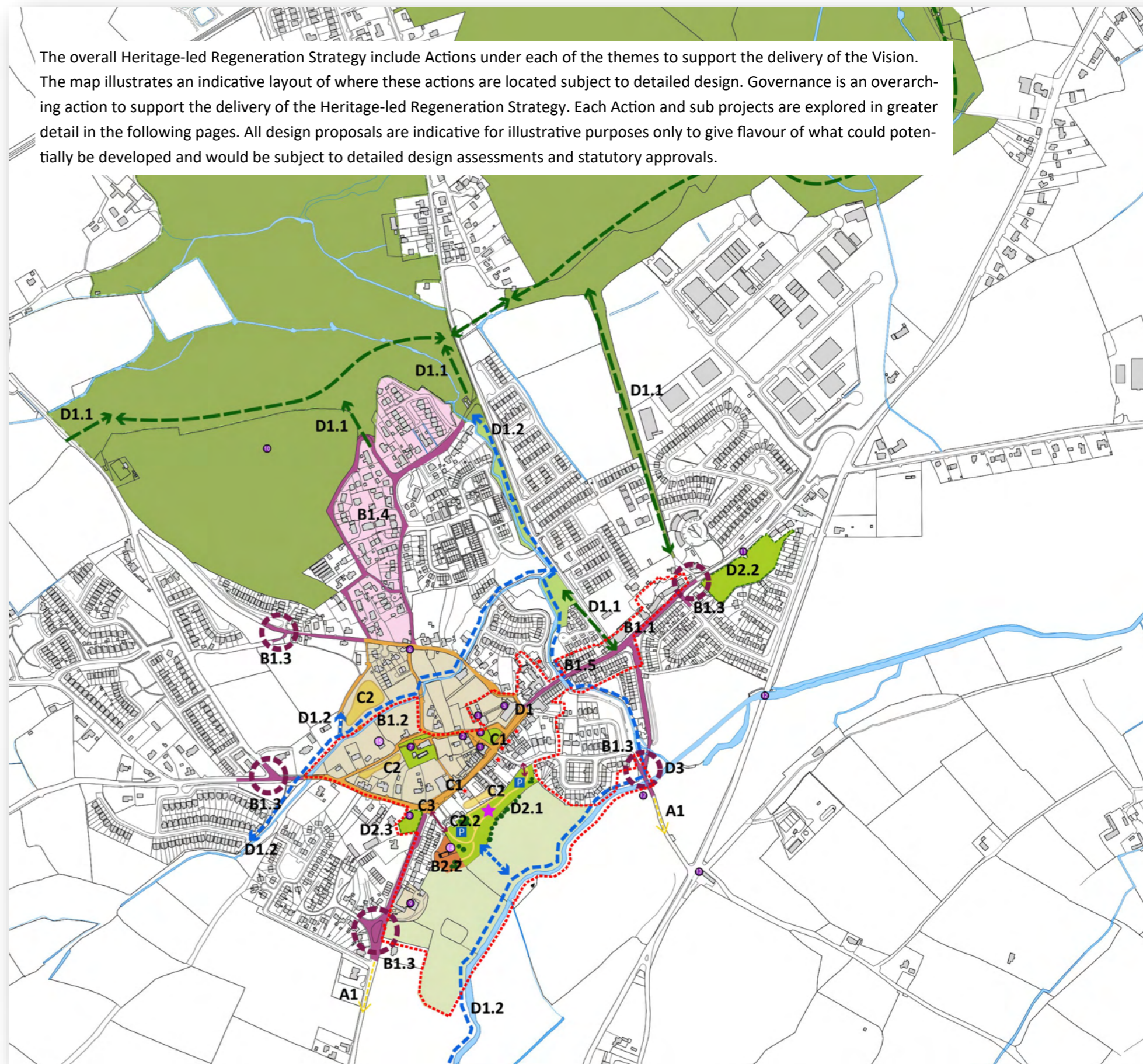


E Governance

- E1** Delivery of Duleek Heritage Led Regeneration Plan—Governance.
 - E1.1** Duleek Heritage Led Regeneration Plan Champions / Town Centre First Town Team and Core Steering Group
 - E1.2** Community Training.



The overall Heritage-led Regeneration Strategy include Actions under each of the themes to support the delivery of the Vision. The map illustrates an indicative layout of where these actions are located subject to detailed design. Governance is an overarching action to support the delivery of the Heritage-led Regeneration Strategy. Each Action and sub projects are explored in greater detail in the following pages. All design proposals are indicative for illustrative purposes only to give flavour of what could potentially be developed and would be subject to detailed design assessments and statutory approvals.



A

Celebrating our heritage



Introduction

Duleek is strategically located adjoining the Boyne Valley Drive. The aim of the proposals under this theme, is to enhance Duleek as a destination, and starting point for local areas of interest that are within driving, cycling and walking distance. There are a number of opportunities; to build on the connection with the Boyne Valley Drive, the Brú na Bóinne Visitor Centre, and regional attractions, including Slane, Mellifont, Townley Hall, and Oldbridge House. This proposal will build on local identity, fostering a sense of place and connection to Duleek and the wider region. There are four key actions under this theme, with enabling subprojects.

Actions and Enabling Projects

A1 Connecting with our regional and local area.

Project A1.1 Presentation, interpretation and communication.

Project A1.2 Connecting to local looped walks.

A2 Heritage Trail—Interpretate and animate Duleek’s unique history for locals and visitors.

Project A2.1 Heritage trail maintenance.

Project A2.2 Heritage trail enhancement.

Project A2.3 Heritage trail expansion.

A3 Improve Built and natural heritage awareness.

Project A3.1 Built and natural heritage awareness initiatives.

Project A3.2 Built and natural heritage in schools.

A4 Built and natural heritage mentoring.

Project A4.1 Built and natural heritage mentoring plan.

Actions A

Action A1 Connecting with our regional and local area

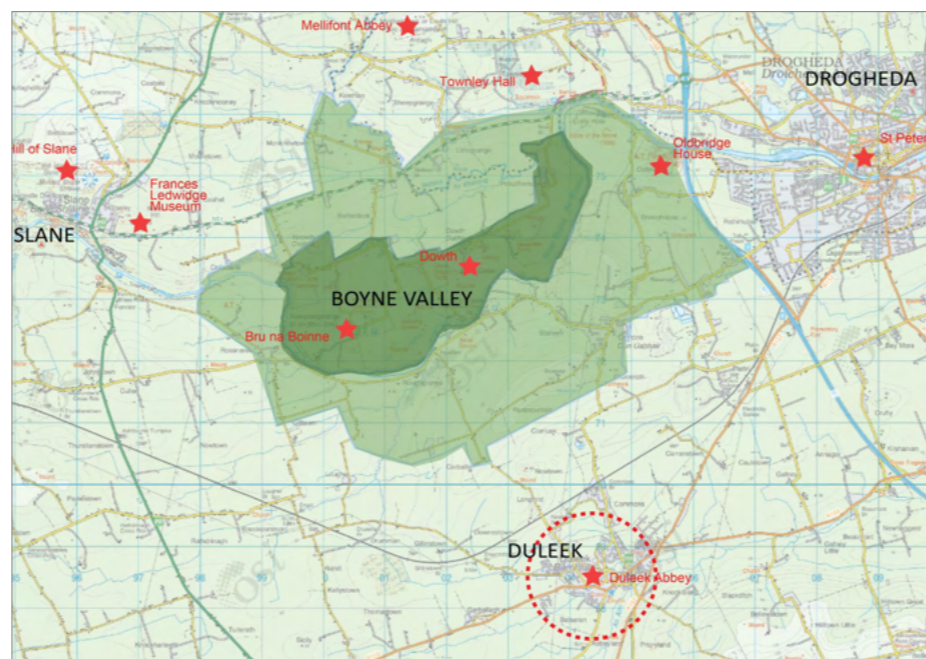
This proposal aims to achieve greater synergy between Duleek and the wider region and local area. Two enabling projects are proposed under Action A1 :

Project A1.1 Presentation, interpretation and communication

It is proposed to develop the presentation and interpretation of Duleek as a place to visit in the context of existing regional trails and activities and focusing on the potential to connect with the Boyne Valley Drive, Brú na Boinne UNESCO site, the proposed Boyne Valley National Park, and the proposed Boyne Greenway.

Project A1.2 Connecting to local looped walks

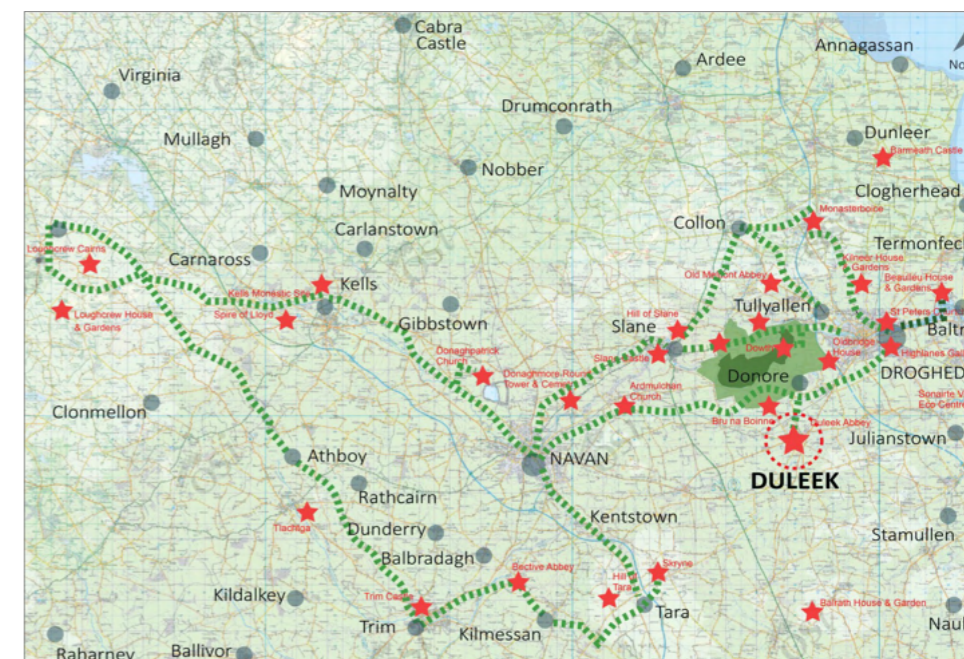
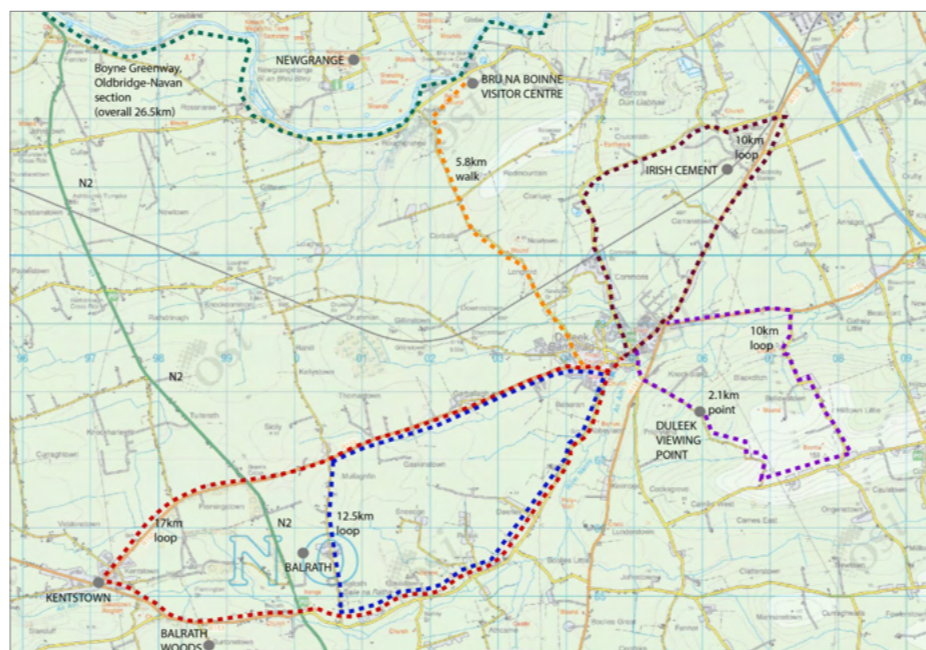
It is proposed to explore the development and enhancement of local walks that begin and end in Duleek, including walking / cycling to Brú na Boinne, the proposed Boyne Greenway, and other heritage sites at Balrath.



A1.1 Presentation, interpretation and communication, Duleek as a destination and starting point for the Boyne Valley

- UNESCO World Heritage property Brú na Bóinne
- UNESCO World Heritage property Brú na Bóinne Buffer

A1.2 Connecting to local looped walks - Duleek as a destination and starting point for existing and potential local walking routes



A1.1 Presentation, Interpretation and communication—Duleek as a destination and starting point for the Boyne Valley drive



Newgrange. Image source: irisharchaeology.ie



Athcarne Castle, Balrath. Image source: Buildings of Ireland

A

Celebrating Our Heritage



Actions A—Cont'd

Action A2 Heritage Trail—Interpretate and animate Duleek’s unique history for locals and visitors

Duleek benefits from a well informed and signposted heritage trail. This aim of this action is to enhance the existing Duleek heritage trail, and to ensure that the regeneration plan actions and enabling projects integrate, complement and enhance the heritage trail experience.

Project A2.1 Heritage trail maintenance

It is proposed to support the maintenance of the heritage trail, physical interpretation on the ground, and digital interpretation online. It is important that the App, Links to the QR Code and physical markers on the street are maintained. In addition, the heritage trail expansion proposed in this enabling project may require additional physical markers within the plan area, and update to the website information. In time physical markers may be updated to align with the overall aesthetic of street furniture and other signage associated with the overall heritage-led approach in the regeneration plan area.

Project A2.2 Heritage trail enhancement

The potential to enhance the heritage trail, through public realm enhancement initiatives should be considered. This would give a greater understanding of the heritage of the historic core including paving, signage, and developing lighting schemes to enhance the interpretation of places and structures. This evening time illumination would also complement the public realm enhancements.

Project A2.3 Heritage trail expansion

It is proposed that a review is carried out to expand the heritage trail to incorporate historic structures including St. Patricks Church in the monastic core, and The Grange / Priory to the south of the monastic core.

The Heritage trail could also include the interpretation of important remnants of the physical history of the town, including the historic property boundaries (burgage plot boundaries) structures, and street alignments. This would further enhance the understanding and importance of these elements to land owners.

In time the heritage trail could also connect with the proposed river walks, along the River Nanny and the Paramadda River.

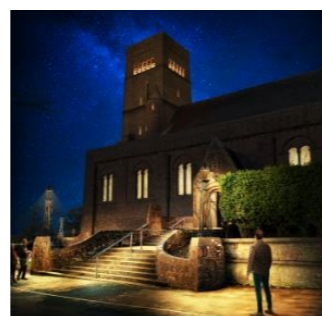
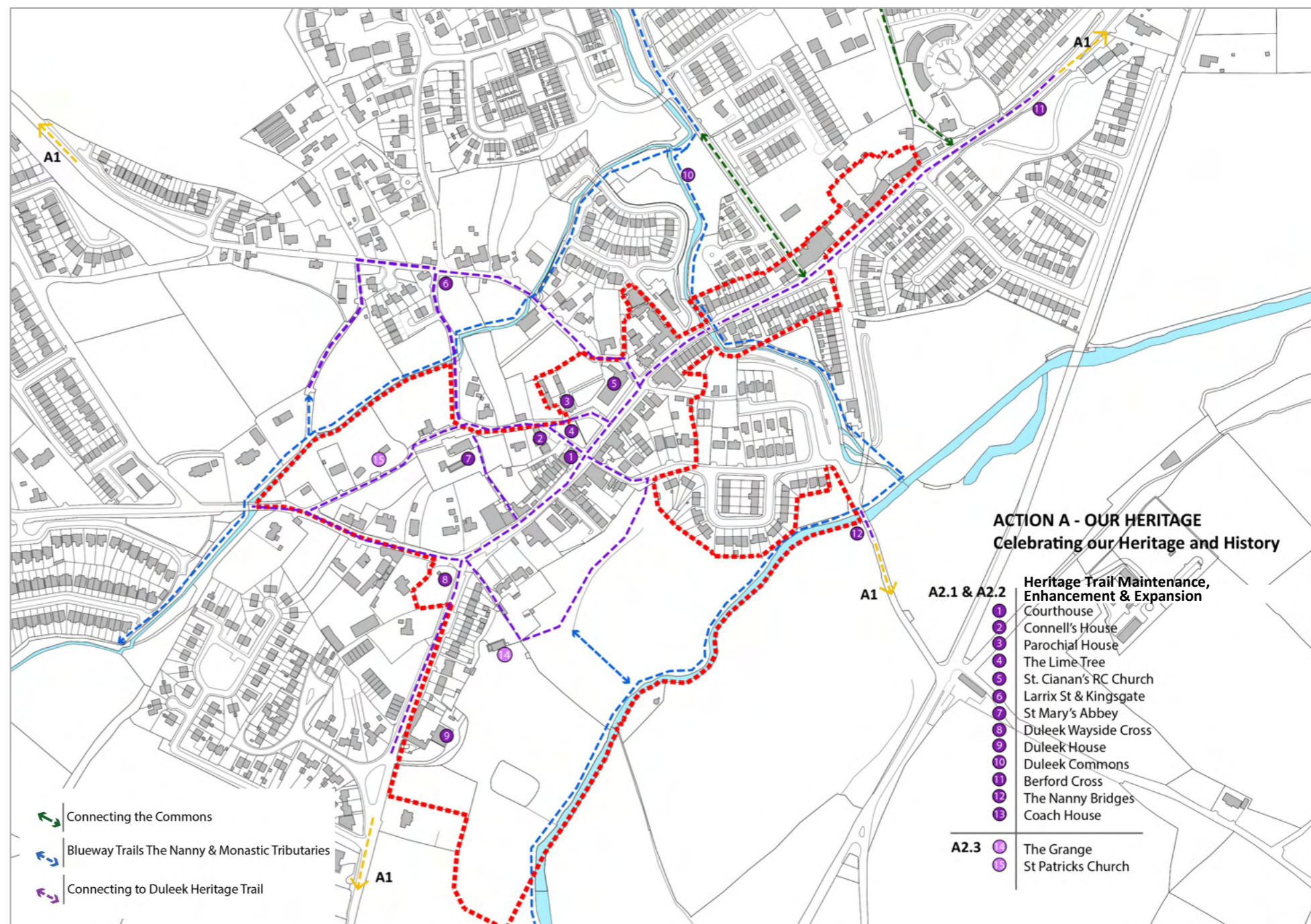


Image source: Mayo Co Co

Consideration may be given to Architectural Heritage lighting, such as the approach adopted in Newport, County Mayo Lighting Project, led by the Friends of Mayo Dark Skies Community Group, funded by DRCD under the CLAR Programme with Mayo County Council, which reconsidered lighting in the context of supporting Dark Skies.

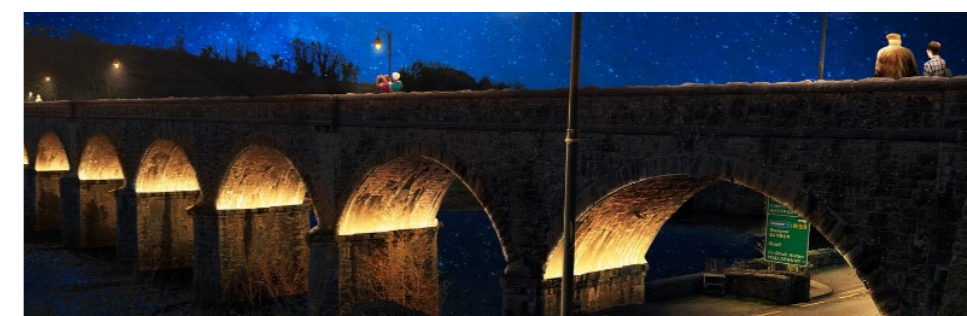


Image source: Mayo Co Co

Duleek Heritage Trail Map and Proposed Expansion and Connection to River Walks

A

Celebrating Our Heritage



Action A Cont'd

Action A3—Improve Built and natural heritage awareness

There is good awareness of the Built and natural Heritage in Duleek among the community, as evidenced by participation in the community events and the online survey response. However, there is an opportunity to enhance the awareness to a wider audience, including the younger population. There are a number of existing built and natural heritage awareness initiatives that could be used as a means to enhance Built Heritage Awareness in the town.

Project A3.1 Built and natural heritage awareness Initiatives

It is proposed to increase awareness and appreciation of the local built and natural heritage through participation in the Heritage Council initiative to include the Heritage in Schools initiative, the Adopt a Monument, Tidy Towns Heritage Awards Schemes, the RIAI Tidy Towns Challenge, the Irish Architecture Foundation Reimagine programme, and Heritage Week events and activities.

It is recommended that there is a critical appraisal of the Tidy Towns Adjudication Reports for Duleek and based on the recommendation in the reports to establish an annual programme of works and improvements for each scoring category.

It is recommended to incorporate actions in the Meath Biodiversity Action Plan that will support the local community and landowners to develop projects to record and conserve the local biodiversity of Duleek, with a view to increasing awareness understanding and appreciation of it among the community. This may also include participating in the National Biodiversity Data collections, and monitoring programmes.

Project A3.2 Built and natural heritage in schools

It is proposed that the schools initiate a school's programme to record and map built heritage as part of their curricula, developing connections with the town, sense of place, identity and engagement with the built and natural heritage and history of the town. There may be an opportunity for schools to engage with the Green Schools Initiative, the Heritage Council Heritage in Schools programme, and the Architects in Schools national programme delivered by the Irish Architecture Foundation and funded by the Arts Council of Ireland, The Department of Housing, Local Government and Heritage, and The Department of Education.

Action A4 Built and natural heritage mentoring plan

Enhancing local skills through the development of a built heritage mentoring plan.

Project 4.1—Built and natural heritage mentoring plan

It is proposed to coordinate a tailored programme of mentor and training supports to assist volunteers to implement best practice in conservation, heritage management, biodiversity, climate adaptation and mitigation. This may include the following initiatives:

- Training for property owners who intend to implement works to their own properties through the Heritage Council Guidance 'Improving your traditional building', and for those already working in the construction through the All Ireland Heritage Skills Programme (a collaboration between the The King's Foundation, The Heritage Council and the Department for Communities' Historic Environment Division (HED).)
- Develop awareness on basic building maintenance for Homeowners, such as through the Homeowner Maintenance Advice Series on basic building maintenance produced by the Heritage Council and the Society for the Protection of Ancient Buildings Ireland (SPAB).
- Training for community through the Heritage Council, as well as the National Biodiversity Data Centre, the National Parks and Nature Reserves (National Parks and Wildlife Service), Local Authority Water Programme, Irish Peatland Conservation Council Irish Wildlife Trust and others.



B Defining Our Historic Town Centre



Introduction

The historic centre of Duleek is not clearly identifiable. Defining the historic centre will give residents and visitors a better understanding and appreciation of the extent of the historic core. A number of actions are proposed to support the delivery of the Vision under this theme. The Actions and Enabling Projects outlined can be amalgamated as one overall project for potential future funding applications if appropriate.

ACTIONS and Enabling Projects

B1 Heritage-led public realm enhancement (to include active travel)

- B1.1** Main Street and Town Green public realm.
 - B1.2** Monastic enclosure and laneways public realm.
 - B1.3** Historic Entrance nodes.
 - B1.4** Kingsgate and Larrix St public realm.
 - B1.5** Walkability Audit.
- (Projects B1.1-B1.4 can form one single project or part thereof)

B2 Conservation plans.

- B2.1** St. Mary's Abbey / St. Patrick's Church.
- B2.2** St. Michael's—The Priory / The Grange.

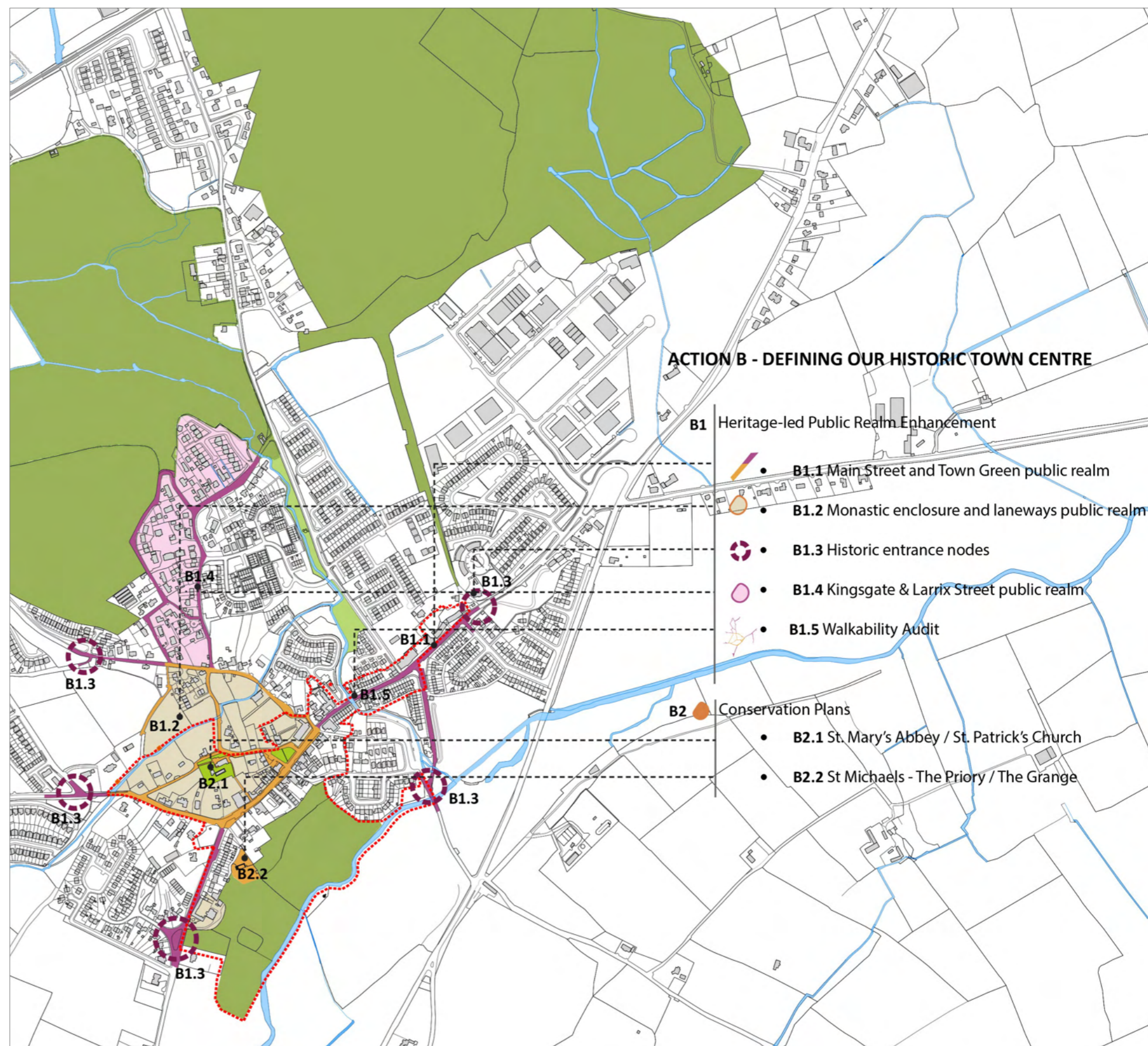
Actions B

Action B1 Heritage-led public realm enhancement (to include active travel)

This Action aims to enhance the overall public realm of the historic core through the use of high quality materials that are appropriate to the setting and historic importance of the core. This will also differentiate the historic core, creating a more appropriate setting for the historic built and natural heritage and enhance the understanding of the history of the town.

Project B1.1 Main Street and Town Green public realm

The historic main street forms the southern edge of the historic monastic enclosure. It is proposed that consideration is given to the development of a public realm enhancement programme for the area as part of an overall public realm strategy for the historic core. This is to differentiate the historic regeneration plan area from adjoining approach roads, and suburban developments. This will also allow for enhanced pedestrian movement and connections to the monastic centre to the north and the Nanny floodplain to the south.



Action B—Actions and Enabling Projects

B Defining Our Historic Town Centre



Actions B Cont'd

Project B1.2 Monastic enclosure laneways public realm

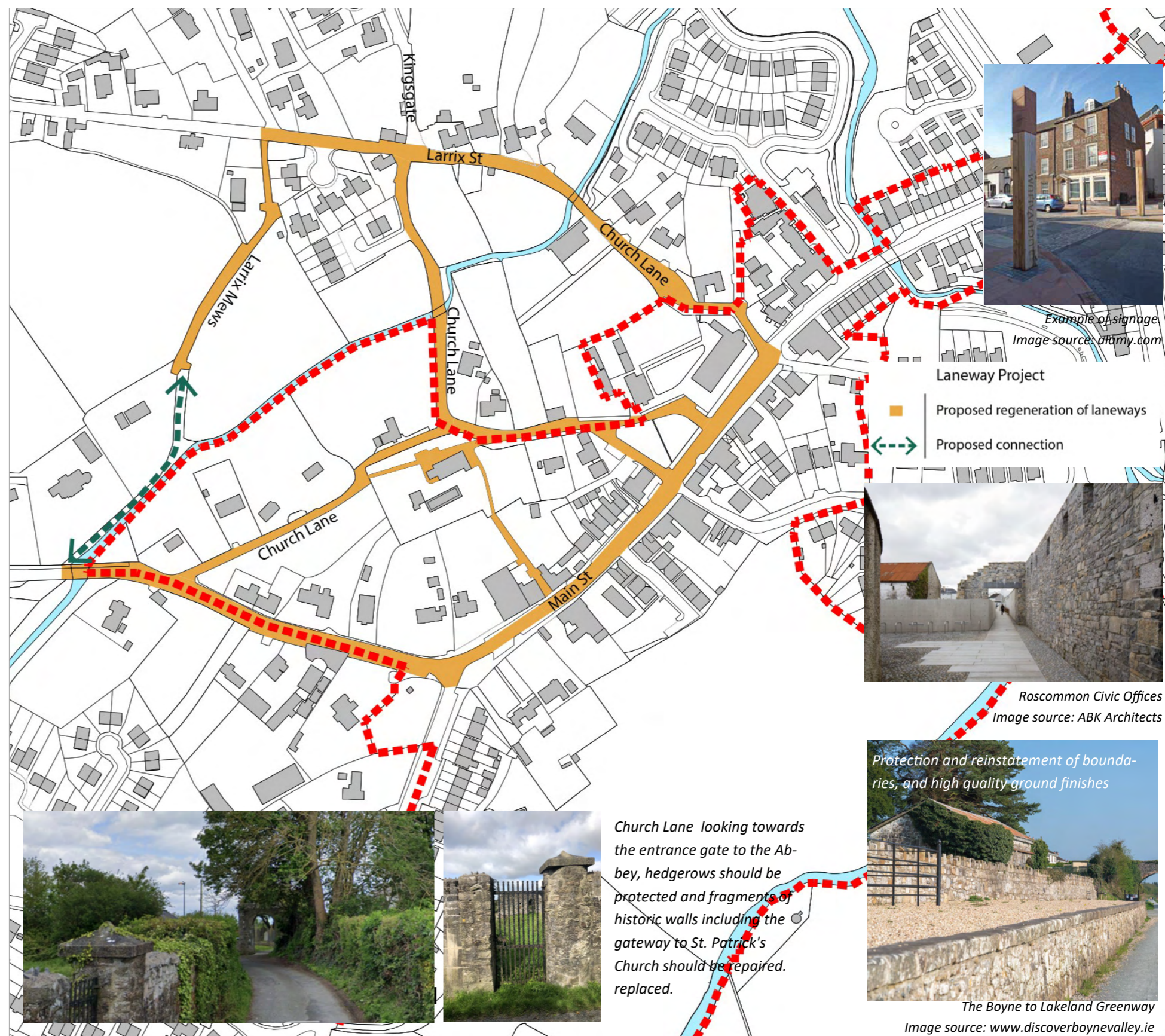
The existing streets and lanes that define the monastic core retain their early alignment that is of significant historic importance. The lanes generally retain narrow widths and hedges that give the laneways a unique character. However, black asphalt street finishes, and erosion of boundaries undermine this character.

Heritage led Approach

- Consideration should be given to undertake public realm works to support pedestrian priority. This should include a shared surface with high quality materials that clearly differentiates the narrow streets and lanes from the new streets.
- Boundaries in the monastic core should be recorded in detail to identify fragments of historic wall construction and hedgerows, extent and condition. These should be protected and reinstated as appropriate. Inappropriate boundaries should also be identified and a strategy adopted to ensure that these are upgraded to reinstate the character of the lanes. Where new developments are proposed within the monastic core, boundary treatments should ensure protection of the character and historic importance of the lane.
- A subtle lighting strategy should be adopted that provides safe routes, while also protecting the character of the lane in accordance with Meath County Council lighting strategy.
- The work should complement the setting of St. Patricks, and Duleek Abbey. Refer to outcomes and recommendations in proposed Conservation Plans if completed.



Entrance to Church Lane, illustrating appropriate hedgerows that should be protected and inappropriate palisade fence that should be replaced.



Monastic Core Laneways and streets

B Defining Our Historic Town Centre



Actions B Cont'd

Public realm Palette of Materials

Public Realm projects should adopt a consistent palette of high quality materials to ensure that there is a unified, coherent and integrated approach to the overall public realm. This should include the identification of high quality materials for paving and street finish, street furniture, lighting, wayfinding and signage, soft landscaping and vegetation, and rain gardens, or nature based solutions.

The illustrations here are indicative , any public realm plans will be funding dependent and subject to detailed design and statutory approvals.



Left The Boyne to Lakeland Greenway Protection and reinstatement of boundaries, and high quality ground finishes Image source www.discoverboynevalley.ie



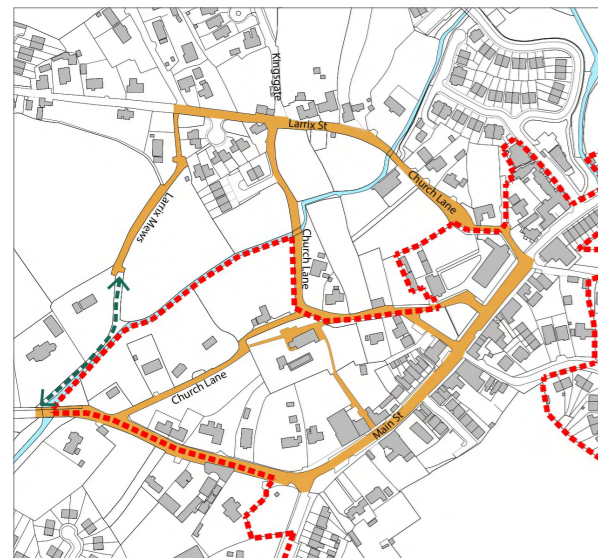
Right and Above Right—Waterford Viking Triangle / Cathedral Square—Use of a variety of high quality materials, including hoggin, natural stone, shared surfaced areas, and creation of spaces for ease of pedestrian movement, pedestrian priority, spaces to play and sit. The overall approach enhances the historic setting and creates a usable and complementary public realm. Image source: Google Street View



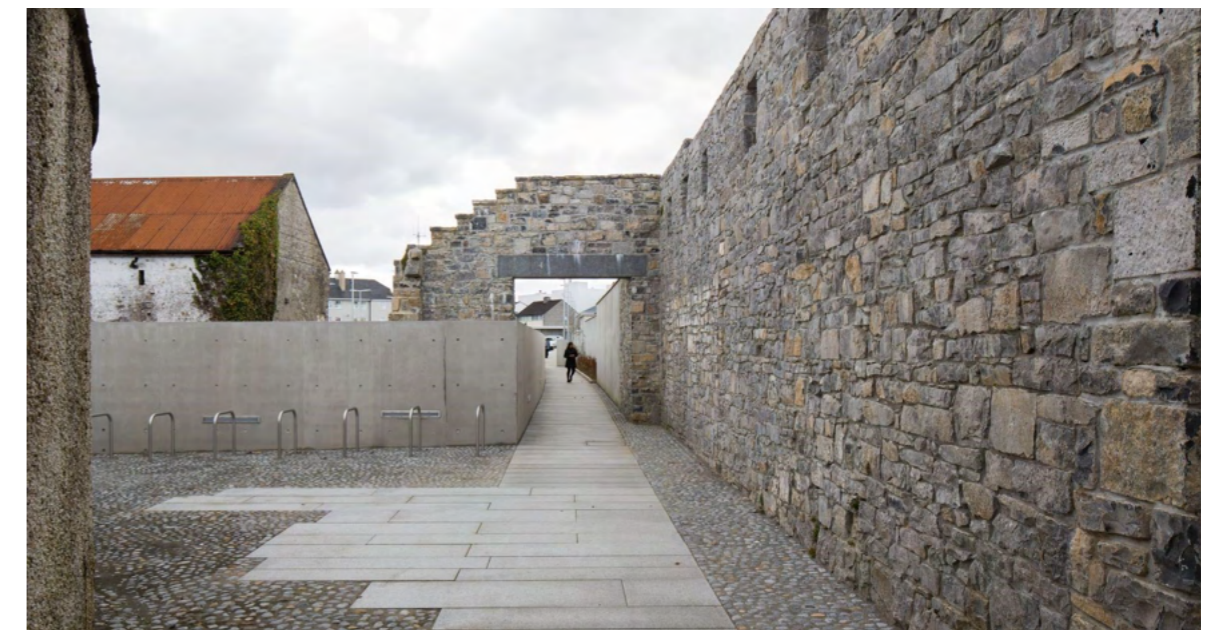
Left Example of signage, ground finishes that complement the historic structures (Image source: alamy.com)



Left Blackrock Co. Dublin Dun Laoghaire Rathdown County Council Coastal Regional nature based approach to street design.



Right Roscommon Civic Offices, protection of historic boundaries, contemporary boundaries, and appropriate used of ground finish to include paving and cobble providing a variety of texture and colour that is appropriate to the historic structure Image source: ABK Architects



B

Defining Our Historic Town Centre



Actions B Cont'd

Action B1.3—Historic Entrance Nodes

There are six suggested projects proposed at the principal entrance nodes to the historic town centre. Indicative proposals for each entrance node are indicated, which may form a project brief for potential future public realm, or street enhancement works. Layouts are indicative only to give a flavour of the potential of each of the entrance nodes. Heritage led design recommendations follow each proposal.

Project B1.3a—Entrance node at the junction of Main Street and Mill Race

This node is located at the northern entrance to the historic centre of Duleek from the R152. It comprises new shops and public houses and has become the new commercial centre of Duleek. It includes on street and off-street carparking, and adjoins new residential areas to the north and south. The new business park is located to the east.

The public realm is poor, car dominated with a poor level of pedestrian provision. The street lacks pedestrian crossings, public seating areas and places to linger. Visually and architecturally the modern pastiche commercial buildings are bland with some unattractive shopfronts and inappropriate defensive roller shutters. This detracts from the visual character of Duleek, and creates a poor entrance and presentation to the historic core.

The uses contribute to the vibrancy of Duleek outside of the historic core. There is an opportunity to enhance the pedestrian connectivity between this area and the historic core. There is also an opportunity to enhance the visual appearance of the structures, so that this area complements and presents a fitting entrance to the historic core.



Entrance node at the junction of Main Street and Mill Race

- Red Line Boundary
- Green Area/ Nature based solutions
- Traffic Calming Surface
- High Quality Surface / Pedestrian Priority
- Carparking
- Trees
- Seating

Extract from *Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas—Water Sensitive Urban Design Best Practice DHLGH*



Low Growing Planted Areas in the Urban Environment Source www.nwrm.eu

Indicative layout of the enhanced public realm on Main Street at the junction with The MillRace

B Defining Our Historic Town Centre



Actions B Cont'd

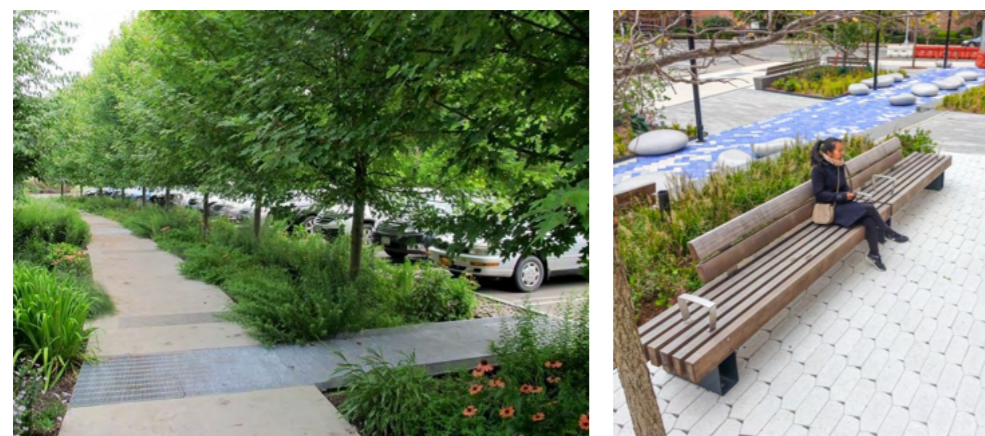
Project B1.3a—Entrance node at the junction of Main Street and Mill Race Cont'd

Heritage-led design approach

- A public realm enhancement project should be undertaken to enhance the entrance to the historic core. This should also facilitate reduced traffic speeds, promote pedestrian priority with raised pedestrian crossings and the use of good quality materials. These measures will enhance the visitor and resident experience of the area, and create opportunities for visitors and the existing community to meet, interact and create a more appropriate historic town ambience and character.
- Consideration should also be given to the provision of areas for sitting, such as along the boundary wall adjoining the bus stop, the use of nature based solutions to enhance drainage, and to support greater biodiversity at this location.
- Consideration should be given to undertake a façade enhancement project under Action C—Streetscape Enhancement, including painting facades over each shopfront from a varied and appropriate historic building colour palette selected by a design professional with conservation skills. This is a respectful approach that will reflect the historic significance of Duleek.
- Revised shopfront design, should be considered in some situations, including the removal of external roller shutters that create a very defensive and negative aspect when units are closed. The Meath County Council Shopfront and Signage Guidelines should be consulted to achieve an improved traditional and contemporary design as appropriate.



Existing context, illustrating excessive road width, inappropriate architectural expression for a historic town centre location, poor and inappropriate shop front design, defensive roller shutter, poor choice of building colour, and lack of seating.



Integrating Nature Based Solutions within the public realm, potential for seating areas associated with cafes and adjoining property boundaries



Indicative public realm enhancement on Main Street at the junction with The Mill Race—Public realm enhancement designed to slow traffic and create a more pedestrian orientat-

B Defining Our Historic Town Centre



Actions B Cont'd

Project B1.3b— Entrance node at the junction of Drogheda Road and Larrix Street to the north east of the historic monastic core.

While this is a minor entrance Node for the Historic Centre of Duleek from the Longford / Drogheda Road it enters into the very heart of the historic Monastic Core of Duleek village via Larrix Street.

This node is characterised by Larrix Court a linear suburban development to the north behind a wall and railings with a footpath and a field with an attractive well-maintained hedgerow to the south. This is a conventional roadway of circa 6m. in width, and it meets Larrix Street, a medieval lane of varying width with no footpath.

This transition is marked with a significant narrowing of the carriageway with a cottage 'Aspen' to the north and a walled compound with diminutive cottage (Eircode A92 P603) and outbuildings. Larrix Street continues with a mix of one off bungalows with a variety of hedgerow and wall boundaries. There is also an apparent dis-used laneway linking from this junction south westwards to The Steeples.

Heritage Led Design Approach

- Consideration to be given to undertake public realm works to comprise a road crossing to the dis-used laneway, with a view to re-establishing a pedestrian connection to enhance access from this location to the historic core, and also the overall permeability in the village.
- The creation of an extended table-top crossing will reduce traffic speed and prepare motorists for navigating a shared surface at a much-reduced speed that will anticipate the presence of pedestrians.
- The re-surfacing of the laneways in the monastic core with a mix of high quality paving materials and buff coloured tarmac to indicate a suggested pedestrian zone and codify the medieval core of Duleek.
- Inclusion of wayfinding and interpretation of the monastic core and the identification, conservation and protection of remaining boundary remnants.



Node at the entrance to the historic core from Larrix Street, medieval lane—opportunity to differentiate the road surface to demarcate the entrance to the historic medieval core indicative Layout only

B

Defining Our Historic Town Centre



Actions B Cont'd

Project B1.3c— Entrance node at the bridge crossing the Paramadda River and the Kentstown Road / main street to the east of the historic monastic core.

This node is at the location of a playground and path connecting Bathe Abbey and the R150, Main Street / Kentstown Road, at the bridge cross in the Paramadda River.

It is an important node defining the eastern boundary of the historic monastic enclosure. It marks the commencement of the circular street pattern around the monastic core, and junction where the Linear Street to the south of the core and the medieval lanes commence to the north of the core. It also marks the crossing of the Paramadda river and historic bridge crossing. There is a new residential development to the south east, and public open space. This area lacks a sense of place and identity, notwithstanding its historic importance.

Heritage Led Design Approach

- Consideration should be given to undertake public realm works to comprise pedestrian crossings at the junction of The Steeples, and Kentstown Road (R150), and change in road surfaces that extends from the junction across the bridge to the historic medieval streets. This demarcates the entrance to the historic core, slows traffic and enhances pedestrian movement, and enjoyment and appreciation of the importance of this location.
- There is also an opportunity to facilitate a safe pedestrian route along the Paramadda River, by providing safe access across the street at the bridge over the Parmadda River. This may be implemented as part of Action D Community Spaces for All to enjoy our heritage D1.2 Blueway Trails - The Nanny and Paramadda Rivers.



Node at the crossing of the Paramadda River the Kentstown Road / Main Street

B

Defining Our Historic Town Centre



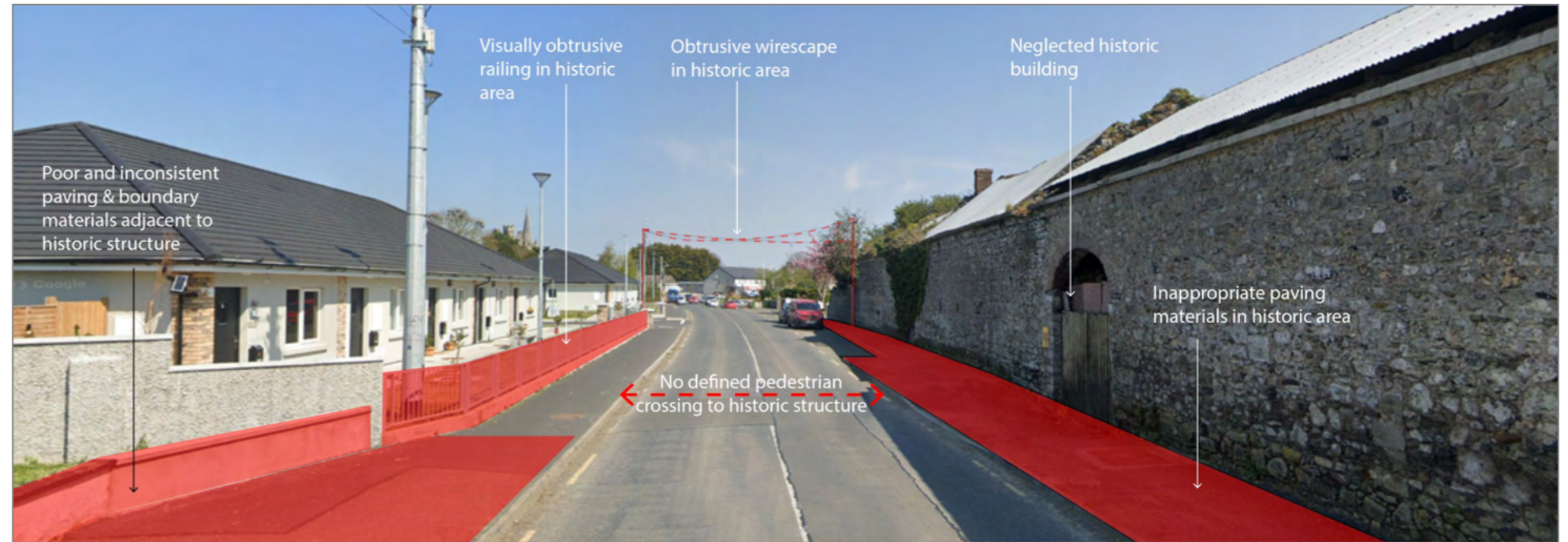
Actions B Cont'd

Project B1.3d— Entrance node at Duleek House, Abbey Road and St. Cianan's Villas

This node is at the entrance to Duleek House from Abbey Road to the south west of the historic core. The setting of Duleek House has been undermined in recent years by the erosion of boundaries on the approach and facing the entrance gate and outhouses of Duleek House on Abbey Road.

There is poor pedestrian access to the front of the historic structures facing Abbey Road, and generally poor pedestrian safety at the junction of Abbey Road and St. Cianan's Villas.

This public realm and presentation limits visitors and residents appreciation of the historic importance of Duleek House. The overall presentation detracts from the visual character and historic importance of Duleek.



Entrance Node at Duleek House entrance, St. Cianan's Villas and Abbey Road—Existing context, illustrating excessive road width, inappropriate architectural expression for an historic town centre location, poor and inappropriate shop front design, defensive roller shutter, poor choice of building colour, and lack of seating.



Example of wall illumination.
Image source: illuminationworks.com



Suggested Heritage Led approach to enhance the setting of Duleek House, to include the use of high quality materials, lighting, use of boundary treatment more consistent with the character of the historic town centre, demarcate the entrance to the historic town centre, and enhance pedestrian safety and movement.

B Defining Our Historic Town Centre



Actions B Cont'd

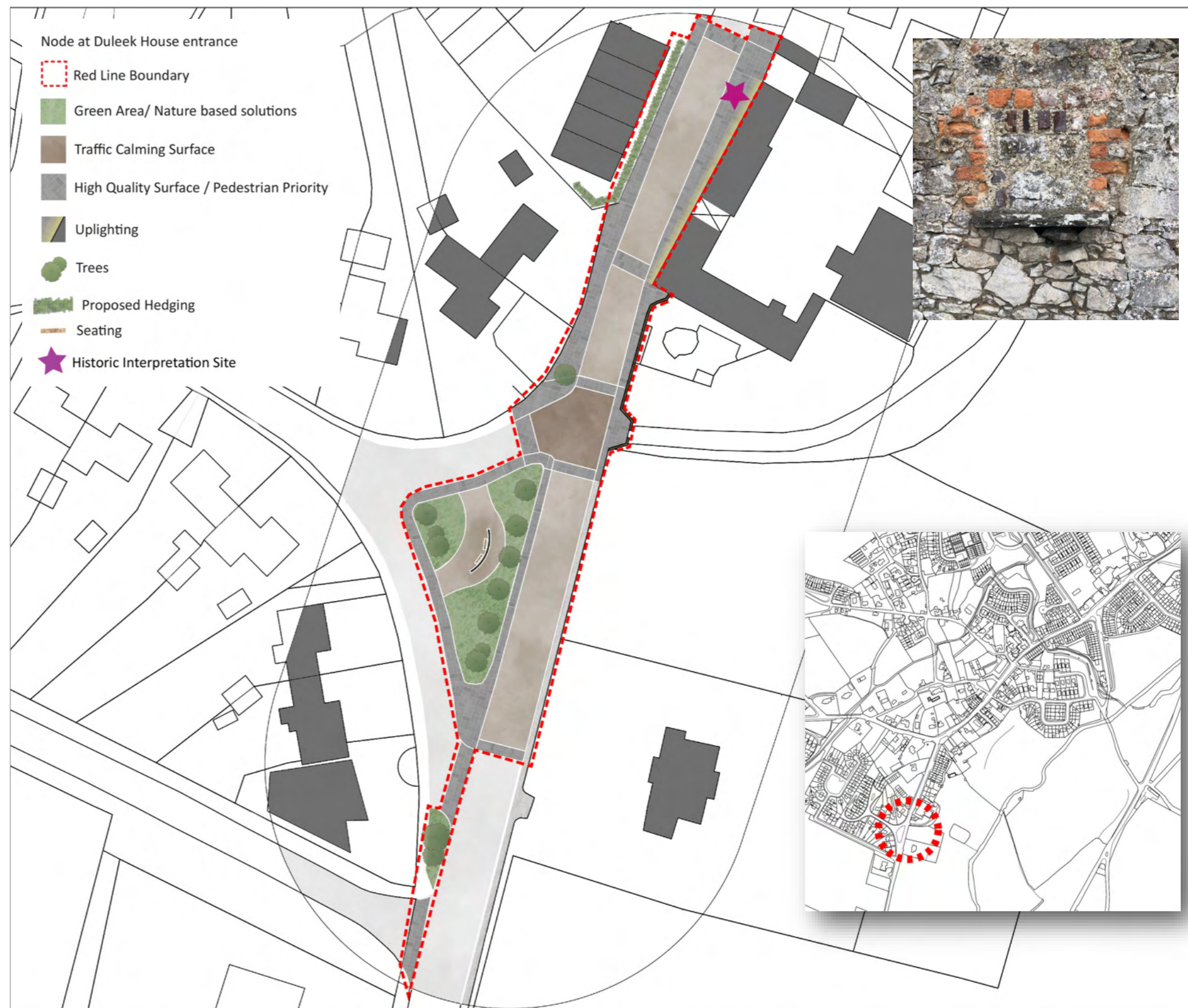
Project B1.3e— Entrance node at Duleek House, Abbey Road and St. Cianan's Villas

Heritage-led design considerations

- Consideration should be given to enhance the boundaries to St. Cianan's Villas green space, to make it safer for pedestrian movement and more usable as an amenity space.
- The boundary to the new residential development opposite Duleek House outbuildings should be enhanced, consideration may be given to boundary treatment that is more characteristic to Duleek such as low level neat hedges. This would create a better definition of the boundary to the edge of the street, create a sense of enclosure for the dwellings while maintaining visibility. It would also create a more appropriate setting for the protected structure.
- Narrowing the carriageway will facilitate the creation of footpaths, and the opportunity to provide a space to allow for the interpretation of the 'famine hatch' in the wall of Duleek House. Interpretation of the 'famine hatch' may include information panel / app or an opportunity to incorporate sculpture. This action also aligns with Action C3 Building Frontage Enhancement Scheme & Reinstating Historic Character.



Potential to integrate art / sculpture to enhance interpretation such as the Famine Memorial. Image source: www.flickr.com



Node at Duleek House entrance, St. Cianans Villas and Abbey Road—Enhancement works to include improvement of the boundary to St. Cianan's Villas,.

B Defining Our Historic Town Centre



Actions B Cont'd

Project B1.3f— The Nanny Bridges entrance node

This entrance node to the historic town centre is at the Junction of the River Nanny, the Ashbourne Road, and Carey's Lane. This is a historic junction, and an important location in the context of the history of Duleek. It is also the location of three bridges, the oldest of the three comprising three arches, reported to date from 1200, and renovated by the Bathe Dowdall family. It is mentioned in the statute rolls for 1489 and was called Bridge of the Maudelynes. The modern bridge was built in 1954, replacing an earlier one from 1884. Two overflow arches in the causeway are located east of the Maudlin Bridge and a third separate bridge.

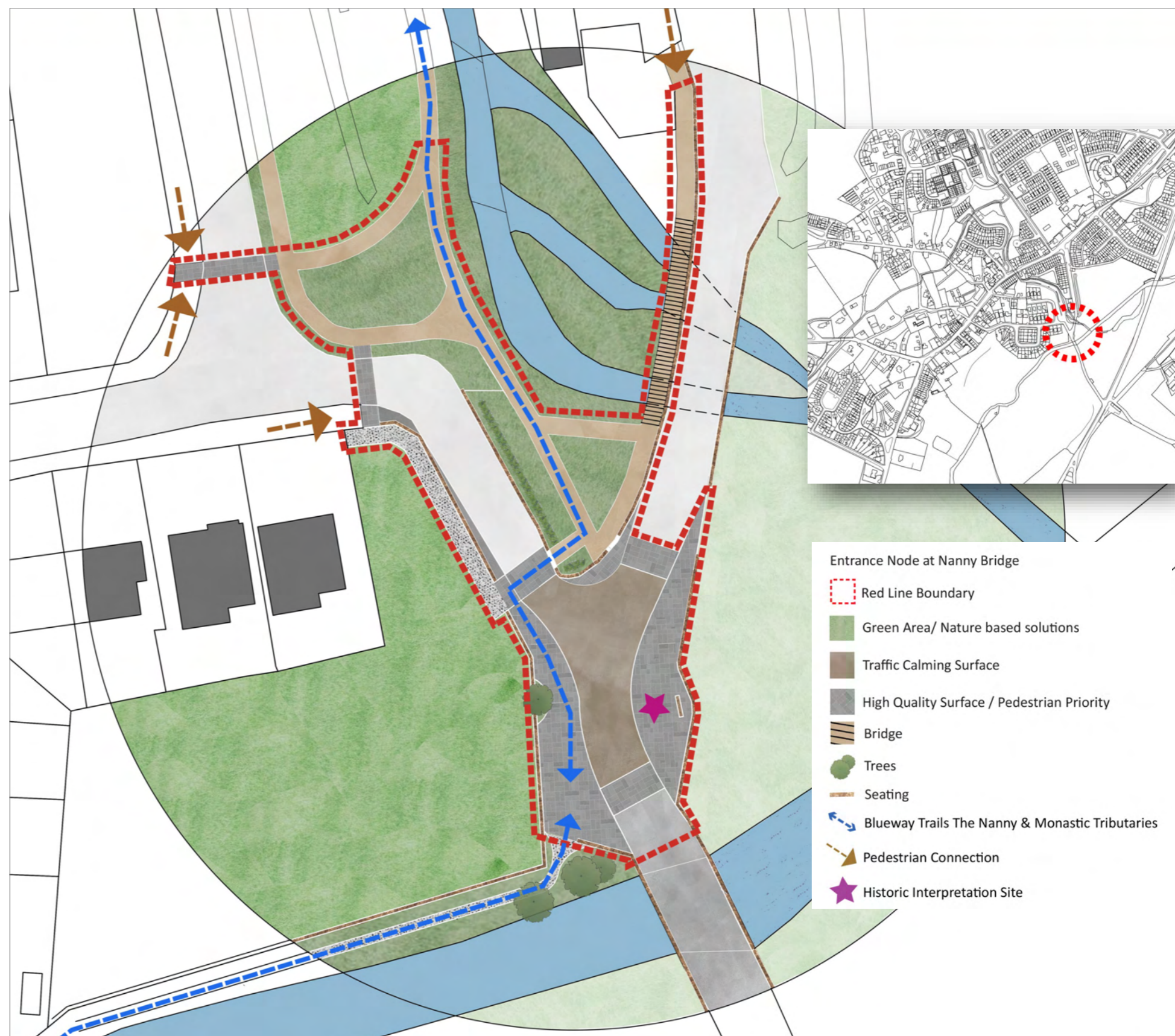
The existing context comprises set backs from the road defined by low stone walls. An interpretative board provides details of the historical importance of the location. However, there is an absence of footpath, the road is wide, and the extent and size of vehicles, and traffic speeds create a hostile environment for pedestrians detracting from the enjoyment of the location, and potential to appreciate its history.



Entrance Node at the junction of the Bridge, Cary's Lane and Ashbourne Road

Heritage-led design approach

- There is potential to create a more pedestrian friendly environment that will allow visitors to enjoy the view of the river safely, while listening to or reading the interpretation of the site. The layout facilitates the pedestrian to safely continue along the suggested blueway connecting the Par-amadda River and the River Nanny.
- Consideration should be given to limiting the size of vehicles using the bridge and junction, and consideration could also be giving to limiting the direction of traffic in one direction only.



Entrance Node at the Nanny Bridge and the confluence of the Nanny River and the Paramadda river

B

Defining Our Historic Town Centre



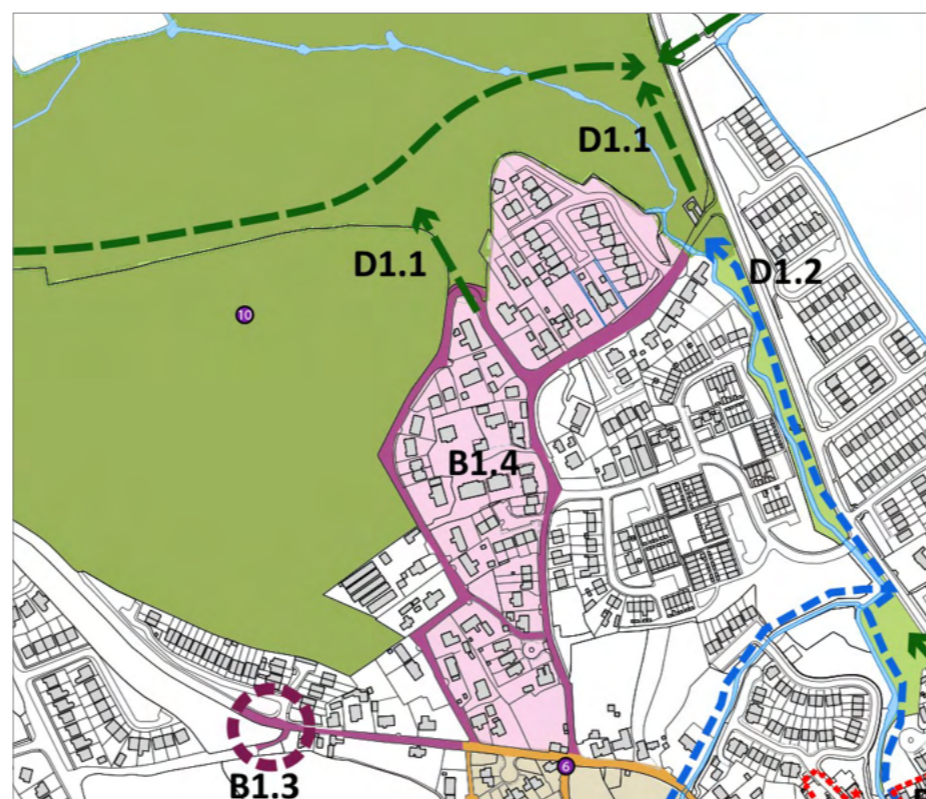
Actions B Cont'd

Project B1.4 Kingsgate and Larrix Street public realm

The Kingsgate and Larrix Street area are located outside the regeneration plan area, but considered as part of Action B1 Improving the public realm of Duleek historic core. This area is an important area in the history of the town, and location of the Duleek weaving Industry from the 17th Century and the Fruit Industry from the turn of the 18th Century. It is proposed that consideration is given to the development of a heritage-led public realm enhancement programme for this area, as part of an overall public realm strategy. This should have an objective to clearly demarcate the area as an important part of the history of Duleek, while also enhancing and support pedestrian movement within the historic town core.

Project B1.5 Walkability Audit

Enhancing the walkability of the historic core and adjoining areas would also complement the enhancement of the public realm and historic setting. It is proposed that a Walkability Audit should be carried out in the historic core to inform a future active travel public realm plan.



Kingsgate and Larrix Street Area—Proposed Public Realm Enhancement



Kingsgate and Larrix Street Area—OSI Aerial View 2013

Action B2— Conservation Plans

St. Mary’s Abbey, St. Patricks Church (St. Cieran’s original stone church) and St. Michaels, The Priory / The Grange are significant heritage sites in the monastic core. There is an opportunity to celebrate these cultural assets and to make them more widely known and accessible to the community and the public. The ambition of this action is to reanimate heritage to reflect the local pride and interest in the history of these sites, along with an aspiration to make these sites more accessible.

Project B2.1—St. Mary’s Abbey / St. Patricks Church Conservation Plan

St. Mary’s Abbey dates from the 12th century, and comprises Celtic high crosses, 16th and 17th century monuments, tombs, and St. Cieran’s Church of Ireland. The ruins of St. Cieran’s original stone church dating from 489 is an early stone church. It is proposed that a conservation and management plan is prepared for the sites, feasibility carried out to assess the building fabric, and steps to stabilise the structures if required and to make the sites accessible.



St. Mary’s Abbey and St. Patrick’s church (Proposed Conservation Plan)

B

Defining Our Historic Town Centre



Actions B Cont'd

Action B2.2 — St. Michael's—The Priory / The Grange

St. Michael's The Priory / The Grange is located to the south of the monastic core, and is of significant importance to the history and understanding of the town. The Grange is in private ownership and any proposals for the property will be dependent on collaboration with the property owners.

The Priory is of significant importance to the history of Duleek, and warrants more research and a structured conservation programme. Consideration should also be given in the longer term regarding the final presentation and visualisation of the site for the wider community benefit, also subject to the property owners agreement. The potential for funding of a community excavation should be considered as a possible option for community engagement linked to the understanding of the site, noting that the feasibility of such a project would need to be carefully evaluated, funding dependent, and subject to the agreement of the property owner.

Heritage Led Approach

- Consideration may also be given to make The Grange available for public access in the longer term, in consultation with the property owners, and / or the development of an interpretation of the layout, role, function and importance of the site in the context of Duleek.
- Consider this proposal in the context of opening up the backlands overlooking the floodplain to the Nanny river, and enhancement of permeability and the development of amenity routes through the town centre (Action D).



St. Michael's—The Priory / The Grange outlined in Green, and in the context of the proposed opening up of the backlands from the Main Street to The River Nanny floodplain. Consideration may be given to opening up St. Michael's / The Priory / The Grange and site and to provide interpretation of the site. In consultation with the property owners

C

Sustainable use of our built heritage



Introduction

Duleek’s village centre has a number of vacant sites and underutilised properties that have the potential to provide new places to live and work. The aim of the proposals under this theme is to enable the sustainable use of the existing built heritage, to include adaptive reuse and to explore infill opportunities to appropriately consolidate the historic town centre.

Actions and Enabling Projects

- C1** Reuse and adaptation of vacant properties.
 - Project C1.1** Revitalising historic buildings.
- C2** Infill opportunities.
 - Project C2.1** Monastic core and main street infill and backlands.
 - Project C2.2** Meath County Council Depot Site.
- C3** Building Frontage Enhancement Scheme & Reinstating Historic Character.
 - Project C3.1** Streetscape Enhancement—Duleek Main Street enhancement and Reinstating character of historic structures .

Actions C

Action C1 Reuse and adaptation of vacant properties

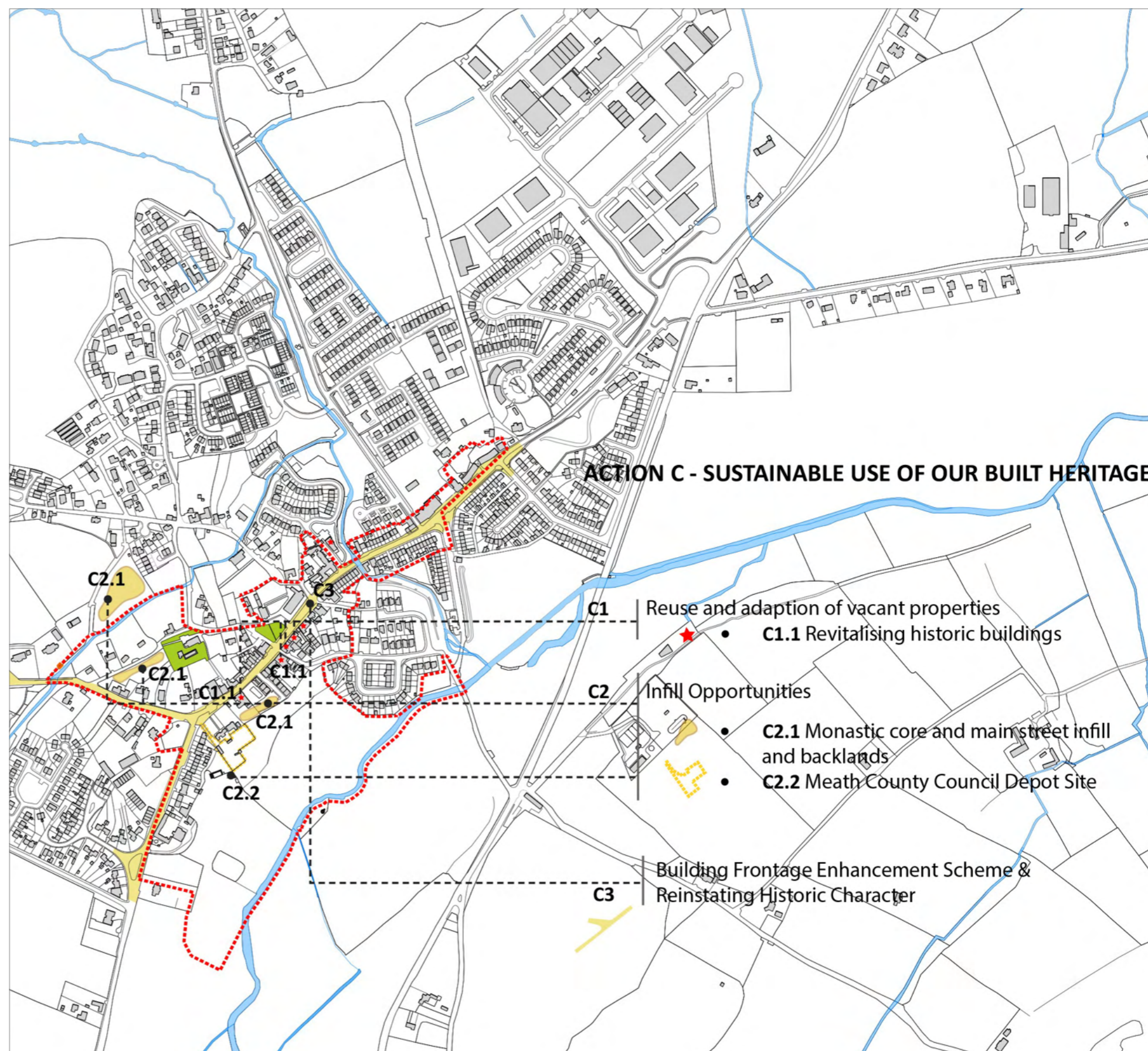
Vacancy and dereliction detracts significantly from the attractiveness, presentation and vibrancy of Duleek historic town centre. This proposal aims to promote the reuse and adaption of underutilised properties in Duleek village.

Project C1.1 Revitalising historic buildings

There are a number of former public house and town house structures that are vacant and underutilised in Duleek’s historic core. These structures, typically vernacular 18th and 19th century commercial properties lend themselves for reuse and adaption for a number of alternative uses, and can readily provide homes and businesses that meet contemporary needs and demands.

This project proposes that a base line inventory should be developed of vacant / underutilised properties, that property owners are identified, barriers to reuse identified and solutions developed to progress their reuse and repurposing.

It is proposed that ‘one stop’ consultation opportunities are developed to provide property owners with advice.



C

Sustainable use of our built heritage



Actions C cont'd

Consultation with property owners should include discussion on the potential of these properties. Examples of potential reuse and adaptation are illustrated here for information.

A good example of these structure is Duignan's property located on the historic main street. The property is currently for sale and vacant. Consideration should be given to the reuse and adaption of this and other existing commercial structures in the town centre.

The existing configuration of Duignan's comprises existing commercial and residential use. The floor plan has been extrapolated from planning drawings, however the property was only observed externally from the street. The floor plans are indicative only. Two options have been developed to illustrate the potential of these properties.

Property owners should match with potential funding and professional consultants with skills in heritage and conservation to ensure an appropriate heritage led outcome.

Heritage— led approach

- A proactive approach should be adopted to encourage shop and building owners to address the presentation and use of underutilised, vacant and derelict buildings.
- Consideration may be given to one stop shop information being provided to property owners regarding the potential of these properties, to provide guidance on funding and to match owners with professional consultants to advise on the appropriate heritage led approach.
- Property owners should be encouraged to consider reuse and adaptation in accordance with best conservation and heritage led practice.
- A baseline inventory of vacant property owners should be prepared, to measure the outcomes and success of the heritage led approach.

NOTE all layouts are indicative only and for illustrative purposes. They do not confer that a positive outcome in the event of planning permission being sought. Compliance with County Development Plan standards and objectives are required as well as the statutory planning process.



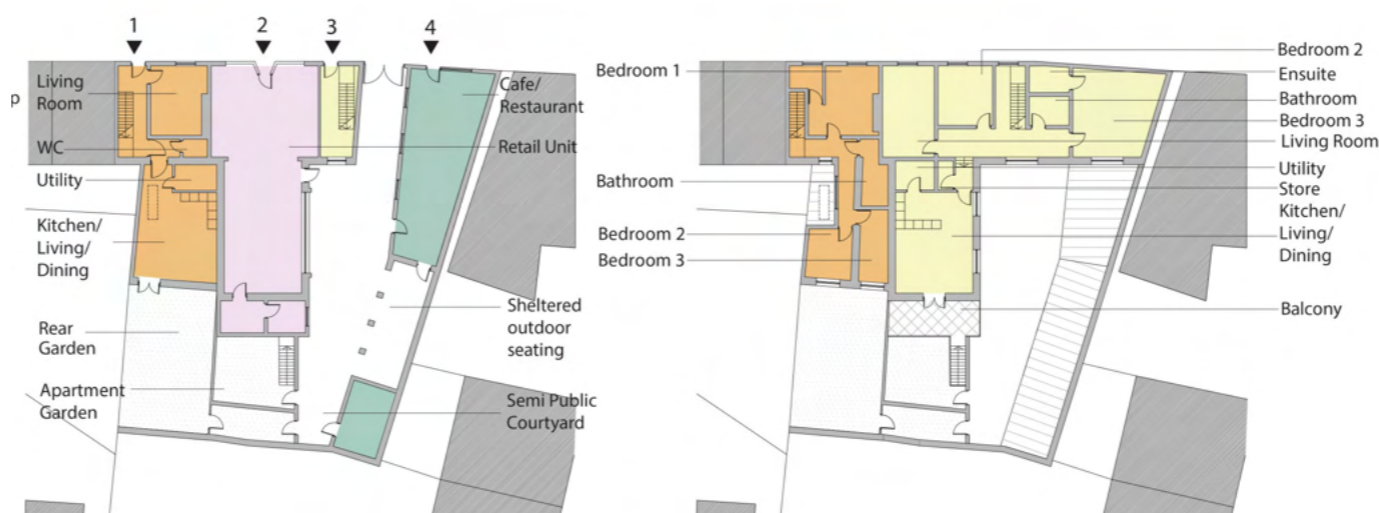
Indicative layout of Duignan's public house and dwelling—Existing Ground Floor



Proposed GF

Proposed FF

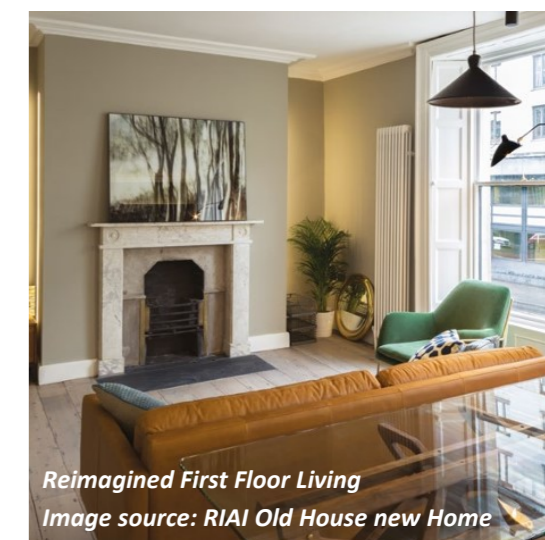
OPTION 1—Subdivision and reuse and adaptation to three units ,comprising (1) a two storey dwelling that extends at first floor across (2) a ground floor café / restaurant, and (3) a commercial two storey office. The (1) dwelling benefits from a rear garden, the (2&3) commercial uses benefit from a semi public courtyard space that can be used for outdoor eating / dining or retail display.



OPTION 2—Subdivision and reuse and adaptation to four units ,comprising (1) a two storey dwelling and garden, (3) a first floor apartment with balcony and small garden space. Both dwellings (1&3) with own door access to the main street. (2) A shop, and (4) a Café / Restaurant Use with a semi public courtyard space and outdoor seating.



Reimagined Shops
Image Source: RIAI Old House new Home



Reimagined First Floor Living
Image source: RIAI Old House new Home



Reimagined Courtyards
Image Source: Walton Court, Cork.

C

Sustainable use of our built heritage



Actions C—Cont'd

Action C2 Infill opportunities

There are a number of vacant sites in the town centre that have the potential to provide new places to live and work.

Project C2.1 Monastic core and main street infill and backlands

- There are infill and backland development opportunities to the north and south of the main street:
 - Infill and backland development to the north of the Main Street may comprise bespoke low scale terrace structures, front facing onto the main street. This could facilitate interconnections with the existing laneway network. This approach reinforces the character of the monastic enclosure.
 - Backland infill development to the south also creates the opportunity to open the village core to the Nanny River floodplain. This also creates the opportunity to create a south facing public amenity space.

C2.2 Meath County Council Depot Site

- Explore a suitable alternative site for Meath County Council Depot Site in order to facilitate potential infill opportunities and creating connections to the River Nanny flood plain and The Grange from the Main Street.

Heritage-led design approach

- Appropriate infill projects have the potential to reinstate the historic building lines and boundaries that have been lost as the town centre evolved. Better defined streetscape will enhance the character of the historic core.
- Infill sites create opportunities to achieve more sustainable and vibrant mix of uses, including new places to live in the historic core, and more sustainable use of existing infrastructure the historic town centre.
- Infilling sites adjoining historic structures also creates the opportunity to enhance the viability of reuse and adaptation of the historic structure as proposed under Project C1.1.
- Infilling will increase the perceived safety of the town, and increase in footfall, activity and businesses.
- This enabling project is also aligned with Action B—Defining our historic town centre, and Enabling project B2.2 To progress a conservation plan for St. Michaels— The Priory/ The Grange. This proposal is also aligned with Action D Community Spaces for All, Enabling Project D2.1 to create a linear park to the south of the historic core. Each of these complementary Actions and Enabling Projects, would enhance the overall identity of Duleek historic core and contribute to its positive regeneration.



Infill opportunities in the historic core, to reinforce the character of the monastic enclosures, to redefine the main street, and create opportunities to open the historic centre to the River Nanny flood plain, and creation of a linear park adjoining St. Michael's—The Priory / The Grange

C Sustainable use of our built heritage



Actions C—Cont'd

Action C3 Building Frontage Enhancement Scheme & Reinstating Historic Character

This proposal aims to reinforce Duleek as an attractive place to live, work and visit. Consideration should be given to undertake a façade enhancement project, including painting facades, and shopfronts from a varied and appropriate historic building colour palette selected by a design profession with conservation skills. The objective is to achieve a respectful approach that reflects the historic significance of Duleek historic centre. An enabling project is proposed under Action C3.

Project C3.1 Streetscape Enhancement—Duleek Main Street enhancement and reinstating character of historic structures

Duleek Main Street—Contemporary structures on the main street have reinstated the building line, however, the building proportions are inconsistent with the pattern and character of the historic structures. Architecturally the modern pastiche commercial buildings are bland with some unattractive shopfronts and inappropriate external roller shutters. While new developments such as this contribute to the vibrancy of Duleek, the overall presentation detracts from the visual character of the historic centre. The setting of the structures or public realm should also complement streetscape. The public realm actions are outlined under Action B.

Reinstating Historic Character—Adaptation of historic structures for contemporary use have resulted in loss of historic features and character. Consideration should be given to reinstate the character of these structures. Duignan’s property is a good example of where commercialisation has resulted in the loss of character. From a review of historic photographs the original characteristics are identified (A), the modifications that have been made are noted (B), and recommendations suggest how to reinstate the character (C).

Heritage-led design approach

- Consideration should be given to undertake a façade enhancement project, including painting facades, and shopfronts from a varied and appropriate historic building colour palette selected by a design profession with conservation skills. The objective is to achieve a respectful approach that reflects the historic significance of Duleek historic centre. A sample colour palette is provided for contemporary and historic facades that would give overall visual coherence to the historic core.



Duleek main street—Streetscape enhancement proposals for the historic main street to include decluttering, defining plot grains through painting scheme, and public realm enhancement



Duleek main street—Streetscape Enhancement proposals at the Main Street to the east of the historic core See Action A



Colour palette for contemporary and historic facades to give overall visual coherence to the historic core



C

Sustainable use of our built heritage



Actions C—Cont'd

Heritage-led design approach—Cont'd

- Revised shopfront design should be considered in some situations, including the removal of external roller shutters that are visually obtrusive when units are closed. The Meath County Council shopfront and signage guidelines should be consulted to achieve an improved traditional and contemporary design as appropriate.
- Under the previously discussed Theme B, Action B1, public realm enhancement projects should be undertaken to reduce traffic speeds, promote a pedestrian priority with raised pedestrian crossings and the use of good quality materials. Consideration should be given to the provision of public seating areas. Nature based solutions should also be considered in an overall public realm strategy.
- It is recommended that Building Façade Enhancement Scheme is developed in consultation with the community/property owners with a view to adopting a unified approach.
- Upgrade or restoration of existing historic / traditional shopfronts.
- Reinstate historic features such as windows, doors and shopfronts.
- Agree a lighting strategy for the town, and illuminate selective buildings and / architectural features.



c2023

c1900



c2023



Future



Analysis of Façade as interpreted from historic photos

The historic structure benefitted from up and down sash windows, a timber shopfront, with signboard, and shop windows on either side of a central entrance. Windows on the upper level are matched with windows below, creating an overall attractive balance of solid wall to window openings.

Analysis of the Façade 2023

The historic joinery has been lost, up and down sash windows and shop fronts. A ground floor window has also been blocked off. This loss detracts from the character of the structure. The new shopfronts are poorly proportioned, signage is inappropriate. Wiring is visible on the front façade which detracts from the overall appearance.

Recommendation

The suggested modifications include the reinstatement of the ground floor window. Alternate muted colours are chosen to differentiate the plot grain, and creating an identity for two potential premises. Replace the shopfronts with contemporary shopfronts that reflect the historic proportions, and concealed illumination in the fascia. Wiring and unnecessary clutter is removed from the elevation. An example of smaller hanging signage is inside the windows to not detract from the original character of the facade.

Left — Reinstating Historic Character—Duignan's to the south side of Main Street and facing the town green.

Above— Reinstating Historic Character—Historic Photo c1900, and below Contemporary Photo of property today

D

Community Spaces for all



Introduction

Duleek has attractive and valuable green spaces within the town centre. The aim of the proposals under this theme is to support the enhancement of public spaces, and to facilitate ease of access to existing and proposed public spaces in order to enhance the setting of historic structures and to connect residents, workers and visitors to quality amenity spaces within the historic core.

Actions and Enabling Projects

D1 Proposed blueways & greenways.

- Project D1.1** Greenway trails - connecting the Commons.
- Project D1.2** Blueway trails - the Nanny and Paramadda Rivers.

D2 Proposed community parks.

- Project D2.1** Proposed Grange linear park.
- Project D2.2** Enhancing Wayside Green east.
- Project D2.3** Enhancing Wayside Green west.

Actions D

Action D1 Proposed blueways & greenways

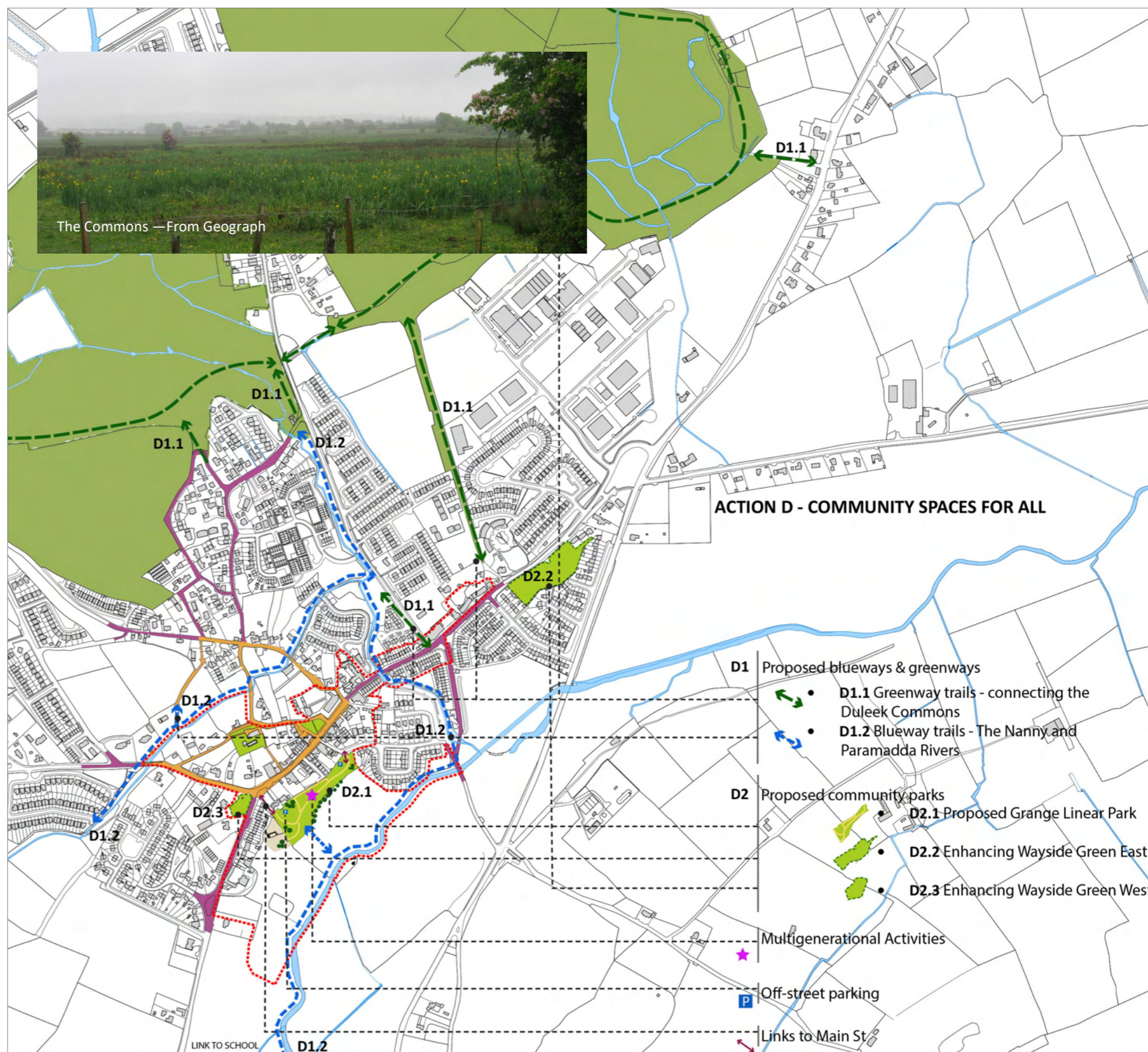
This proposal aims to explore the potential to develop and enhance pedestrian routes to the Commons and Paramadda Rivers along proposed greenways and blueways.

Project D1.1 Greenway trails—connecting the Commons

Consider the potential to connect the Commons, through public realm enhancement initiatives considered as part of a public realm strategy proposed under Action B.

Project D1.2 Blueway trails—the Nanny and Paramadda rivers

Consider the potential to develop river walks and connecting them to the historic core through public realm enhancement initiatives considered as part of a public realm strategy proposed under Action B.



The Commons — From Geograph



The River Nanny bridges and floodplain

D

Community Spaces for all



Actions D—Cont'd

Action D2 Proposed community parks

This proposal aims to achieve greater connections between the main street and open space to the south of the main street, overlooking the river Nanny floodplain in the form of a community park. This project also integrates with a number of complementary Actions; Action B Defining our historic town centre, Action C Sustainable use of our built heritage Project C1—Reuse and adaptation of vacant properties, Action D Community spaces for all, Projects D1 Proposed blueways and greenways.

Project D2.1 Proposed Grange linear park

The location of the suggested linear park is in private ownership, and the advancement and development of any proposal would include stakeholder agreement and consultation. The infill sites to the rear of the Main Street adjoining the suggested park include properties that are also in private ownership as well as lands in ownership by Meath County Council, Meath County Council Depot.

The Nanny floodplain is located to the south east of the main street. Action C2 proposes infill opportunities to the rear of the main street, which creates the potential for development to overlook the riverplain. This in turn creates the potential to open the main street to the amenity of the river, and potential to connect to the river walk proposed under Action D1. There is also potential to connect these linkages to the historic Grange site to the south east. The lands are zoned open space, and open the opportunity to consider the creation of a community park at the heart of the historic core, while connecting the town centre with the river, and The Grange.

Heritage-led design approach

- The Grange linear park creates the potential to enhance the permeability of the historic core, and to create connections between the main street to the River Nanny and access to the historic Grange Site.
- New infill development should overlook the amenity space to enhance the vibrancy of the park, and to create passive surveillance.
- New infill development may comprise residential, commercial and community and cultural use such as an interpretative kiosk or community building for the historic Grange site.
- The scale, form, siting and materials of any infill development should be sensitive to the historic context, and enhance the overall setting of the historic core.



The Grange Linear Park—The Park has the potential to integrate a number of Enabling Projects including Enabling Action B3.2—The Grange , Enabling Action C2 Infill Opportunities., and D2.2 Blueway Trails. NOTE all layouts are indicative only and for illustrative purposes.

D

Community Spaces for all



Actions D—Cont'd

Project D2.2 Enhancing Wayside Green East

The existing open space is a prominent but underutilised green space at the western entrance to the historic core. It provides a bleak setting for the Wayside Cross, a national monument. This space is an opportunity to create a multi-use community space in the historic town centre.

There may be opportunity for amenities such as a community garden, a farmers market/event space, adult active exercise machines, active children’s play area and green areas for children. This also provides an enhanced setting for the historic Wayside Cross structure.

Heritage-led design approach

- The proposal is to reimagine the open space surrounding the Wayside Cross, to enhance its setting and to create a more user friendly and multi generational public open space that would complement the historic core.
- The design approach may form part of an historic heritage led public realm strategy as proposed under Action B.

Project D2.3 Enhancing Wayside Green West

The existing open space is a prominent but underutilised green space at the eastern entrance to the historic core, near Duleek House. This space would also benefit from enhancement, to improve the setting of the historic cross and to create a usable amenity space.



D3.2 Enhancing Wayside Green East—Wayside Cross Community Park NOTE all layouts are indicative only and for illustrative purposes

E

Governance



Introduction

It is proposed that governance structures are put in place to support the implementation of the strategy, actions and enabling projects which are subject to funding.

A partnership approach between the community and the council will be adopted when funding arises.

It is proposed that an overarching community led structure is evolved from one/some of the existing groups or developed with the agreement of the community. This may include Heritage Regeneration Plan Champions/ Town Centre First Town Team and a core steering group (which will comprise Meath County Council personnel)

Actions and Enabling Projects

E1 Delivery of Duleek Heritage Led Regeneration Plan—Governance.

Project E1.1 Duleek Heritage Led Regeneration Plan Champions / Town Team town Team and Core Steering Group.

Project E1.2 Community training.

Actions E

Action E1 Delivery of Duleek Heritage Led Regeneration Plan—Governance

Project E1.1 Duleek Heritage Led Regeneration Plan Champions / Town Centre First Town Team and Core Steering Group

It is proposed that Duleek Heritage Led Regeneration Plan Champions / Town Centre First Town Team and a core steering group is formed.

This should be formalised to coordinate and lead the implementation the Heritage Led Regeneration Plan in conjunction with the Council.

This should comprise of representatives of existing groups that will oversee the implementation of the Regeneration Plan.

The potential approach and makeup of the overarching community leadership structure will be agreed with representatives of the existing community groups.

It is not expected that the overarching community leadership structure will be constituted or will have a direct role in the delivery of actions/project set out in the regeneration plan. Its role will be to:

- Lead the implementation of the Duleek Heritage Led Regeneration Plan actions.
- Co-ordinate the work of a range of local community organisations.
- Communicate with public bodies to help facilitate or resource the implementation of the Duleek Heritage Led Regeneration Plan.
- Establish partnerships, where required, to implement projects detailed in the Heritage Led Regeneration Plan.
- Communicate the progress against the action plans to wider Duleek community and consult and engage on specific projects as required.

The Heritage Led Regeneration Plan Champions / Town Centre First Town Team and core steering group should seek to formally adopt the UN Sustainable Development Goals to measure progress. The Sustainable Development Goals should be integrated with all local project developments and initiatives, and progress on implementation and achievements should be reported annually.

Project E1.2 Community training

The Duleek Heritage Led Regeneration Plan Champions / Town Centre First Town Team and Core Steering Group should seek to improve community groups’ capacity to support or put in place a capacity building programme.

This would also support the community and help individuals and groups to apply for funding for heritage led and other funding streams that complements the ambition of this plan.

SDG symbols

Image Source: sdgactioncampaign.org



03






Implementation Action Plan

This section is focussed on the steps to implement the proposals. It is noted that the Implementation of the Strategy is funding dependent. Further studies and detailed plans are required for many of the identified projects, including Part 8 Planning applications, environmental, archaeological assessments and other assessments as required to facilitate the implementation of projects. Governance structures will need to be put in place such as a Duleek Heritage Led Regeneration Plan Champion / Town Centre First Town Team and core steering group to assist the Council to advance projects if funding becomes available.

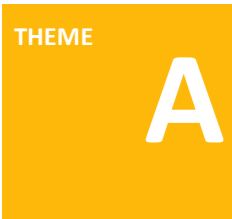
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3.2	Regeneration Plan Leaders and Partners—Funding Opportunities	50
3.3	Next Steps	51

3.1 Process and Delivery

Duleek has a strong base to help deliver the aim of the Heritage Led Regeneration Plan. The focus should initially be on the formation of Heritage Led Regeneration Plan Champions / Town Centre First Town Team and Core Steering Group to lead the projects as set out under Theme E. Actions, and Enabling Projects are designed to support key stakeholders to progress projects that will lead towards the achievement of the aims, ambition and vision for the sustainable heritage-led regeneration of Duleek. A summary of the Themes, Actions, and Enabling Projects are set out in the following pages. Further detail elaborates on potential projects, and sub projects, potential lead partners, groups and agencies, as well as suggested timescale and funding streams.

	Themes	Actions	Enabling Projects
	Theme A Celebrating our heritage	A1 Connecting with our regional and local area A2 Heritage Trail—Interpretate and animate Duleek’s unique history for locals and visitors A3 Improve Built and Natural Heritage Awareness A4 Built and Natural Heritage Mentoring Plan	A1.1 Presentation Interpretation and Communication A1.2 Connecting to local Looped Walks A2.1 Heritage Trail Maintenance A2.2 Heritage Trail Enhancement A2.3 Heritage Trail Expansion A3.1 Built and Natural Heritage Awareness Initiatives A3.2 Built and Natural Heritage in Schools A4.1 Built and Natural Heritage Mentoring Plan
	Theme B Defining our historic town centre	B1 Heritage-led public realm enhancement (to include active travel) NOTE B1 Enabling Projects can be amalgamated as one project in potential future funding opportunities B2 Conservation plans	B1.1 Main Street and Town Green public realm. B1.2 Monastic enclosure and laneways public realm. B1.3 Historic Entrance nodes B1.4 Kingsgate and Larrix St public realm. B1.5 Walkability Audit (Projects B1.1-B1.4 can form one single project or part thereof) B2.1 St. Mary’s Abbey / St. Patricks Church B2.2 St. Michael’s—The Priory / The Grange
	Theme C Sustainable use of our built heritage	C1 Reuse and adaptation of vacant properties C2 Infill Opportunities C3 Building Frontage Enhancement Scheme & Reinstating Historic Character	C1.1 Revitalised historic buildings C2.1 Monastic core and main street infill and backlands C2.2 Meath County Council Depot Site C3.1 Streetscape Enhancement—Duleek main street enhancement and reinstating character of historic structures
	Theme D Community spaces for all	D1 Proposed Blueways & Greenways D2 Proposed Community Parks	D1.1 Greenway Trails - Connecting The Commons D1.2 Blueway Trails - The Nanny and Paramadda Rivers D2.1 Proposed Grange Linear Park D2.2 Enhancing Wayside Green east D2.3 Enhancing Wayside Green west
	Theme E Governance	E1 Delivery of Duleek Heritage Led Regeneration Plan—Governance	E1.1 Duleek Heritage Led Regeneration Plan Champions / Town Centre First Town Team and Core Steering Group E1.2 Community Training

The following section outlines each Theme, Action and Enabling Project, Lead Partner Groups and Agencies, a potential time scale and Potential Funders. These are followed by indicative place based actions. NOTE The implementation of Actions and Enabling Projects are resource and funding dependent. Enabling Projects can be combined as one project in future funding applications or where funding is available.



Celebrating our heritage



Action A Our Heritage—Celebrating our heritage			
Enabling Projects & Sub Projects	Lead Partner Groups and agencies	Timescale	Potential Funder
<p>A1 Connecting with our Regional and Local Area</p> <p>A1.1 Presentation Interpretation and Communication Develop the presentation and interpretation of Duleek as a place to visit, in the context of existing regional trails and activities, focusing on the potential to connect with the Boyne Valley Drive, Bru na Boinne UNESCO site, the proposed Boyne Valley National Park, and the proposed Boyne Greenway. € Scoping</p> <p>A1.2 Connecting to local Looped Walks Explore the development and enhancement of local walks that begin and end in Duleek, including walking / cycling to Bru na Boinne, the proposed Boyne Greenway, and other heritage sites at Balrath, € Scoping</p>	<p>DHRC/ Town Team MCC Heritage Officer Conservation Officer Tidy Towns / Heritage Group Property Owners Failte Ireland / Discover Ireland</p>	<p>Short</p>	<ul style="list-style-type: none"> • Leader • NTA Active Travel Grants Programme • Outdoor Recreation Infrastructure Fund (ORIF) • Heritage Council • Town Centre First
<p>A2 Heritage Trail—Interpret and animate Duleek’s unique history for locals and visitors</p> <p>A2.1 Heritage Trail Maintenance Support the maintenance of the Heritage Trail, physical interpretation on the ground, and digital interpretation online.</p> <p>A2.2 Heritage Trail Enhancement Consider the potential to enhance the heritage trail, through public realm initiatives including street surface, street furniture and lighting schemes that would complement enabling projects under Action B.</p> <p>A2.3 Heritage Trail Expansion Review the potential to expand the heritage trail to incorporate historic structures (St. Patrick’s Church and The Grange). Also emphasise other remnants of the physical history of the town including historic boundaries (Burgage Plot boundaries) structures, and street alignments that reflect this historic street pattern. € Scoping €€ Implementation</p>	<p>DHRC/Town Team MCC Tidy Towns Heritage Group Property Owners Failte Ireland NTA</p>	<p>Medium / Long</p>	<ul style="list-style-type: none"> • Rural Regeneration Development Fund • Town Centre First
<p>A3— Improve Built and Natural Heritage Awareness</p> <p>A3.1 Built and Natural Heritage Awareness Initiatives Increase awareness and appreciation of the local built heritage through participation in the Heritage Council initiative to include the Heritage in Schools initiative, the Adopt a Monument, Tidy Towns Heritage Awards Schemes, RIAI Tidy Towns Challenge. (Critically appraise the Tidy Towns Adjudication Reports for Duleek and based on the recommendation establish an annual programme of works and improvements for each scoring category.</p> <p>A3.2 Built and Natural Heritage in Schools Initiate a school’s programme to record and map built heritage as part of their curricula, developing connections with the town, sense of place, identity and engagement with the built heritage and history of the town. € Cost Dependent on community voluntary capacity</p>	<p>DHRC/Town Team MCC Community Groups Tidy Towns Heritage Group Heritage Officer / Conservation Biodiversity Officer Creative Ireland National Biodiversity Data Centre NPWS Irish Green Schools Initiative</p>	<p>Short</p>	<ul style="list-style-type: none"> • Leader • Town and Village Renewal • Heritage Council • Irish Architecture Foundation • RIAI • Arts Council Funding • Culture Ireland • Tidy Towns / RIAI • LEO • Failte Ireland • DHLGH—Local Biodiversity Action Fund • Town Centre First
<p>A4— Built and Natural Heritage Mentoring Plan</p> <p>A4.1 Built and Natural Heritage Mentoring Plan —Coordinate a tailored programme of mentor and training supports to assist volunteers to implement best practice in conservation, heritage management, biodiversity and climate adaptation and mitigation. The training could also be extended to property owners who intend to implement works to their own properties. € Cost dependent of community voluntary capacity.</p>	<p>Heritage Officer / Conservation Officer Biodiversity Officer MCC Heritage Council</p>	<p>Short / Medium</p>	<ul style="list-style-type: none"> • Architecture Universities • Heritage Council • Culture Ireland • Arts Council • Failte Ireland • Town Centre First

Costs are indicated as follows: € up to €10,000 , €€ from €10,000 - €50,000, €€€ from €50,000—€100,000 , €€€€ >€100,000

THEME
B

Defining our historic town centre



Action B Defining our historic town centre			
Enabling Projects	Lead Partner Groups and agencies	Timescale	Potential Funder
<p>B1 Heritage-led public realm enhancement (to include active travel)</p> <p>B1.1—Main Street and Town Green public realm Public realm enhancement to differentiate the historic regeneration plan area from adjoining approach roads, and suburban developments, allowing for enhanced pedestrian movement and connections to the monastic centre to the north and the Nanny floodplain to the south. € Scoping Feasibility €€ Design €€€€ Implementation</p> <p>B1.2 Monastic enclosure and laneways public realm Public realm enhancement to create appropriate shared surface that clearly defines the historic monastic enclosure with high quality materials, that clearly differentiate the narrow streets and lanes from linear streets in the historic core, and suburban roads and streets. This is to enhance the setting and connections to St. Mary’s Abbey, and St. Patricks Church (the stone church). € Scoping Feasibility €€ Design €€€€ Implementation</p> <p>B1.3 Historic Entrance Nodes Public Realm enhancements to define the entrance to the historic core, to include narrowing of street to slow traffic, paths to facilitate pedestrian movement, and integration with proposed blueway and greenway networks. € Scoping Feasibility €€ Design €€€€ Implementation</p> <p>B1.4 Kingsgate and Larrix Street public realm —Located outside the regeneration plan area, but considered as part of Action B2 Monastic enclosure laneways and outer enclosure: public realm enhancement to enhance legibility and identity as an historic area, and enhance and support pedestrian movement € Scoping Feasibility €€ Design €€€€ Implementation</p> <p>B1.5 Walkability Audit—Undertake a Walkability Audit to inform a future active travel/public realm plan € Scoping Feasibility €€ Design €€€€ Implementation (Projects B1.1-B1.4 can form one single project or part thereof)</p>	<p>DHRC/Town Team MCC Heritage Officer Conservation Officer MCC Active Travel Team Tidy Towns / Heritage Group Property Owners Failte Ireland / Discover Ireland NTA OPW MCC</p>	<p>Short / Medium / Long</p>	<ul style="list-style-type: none"> • Leader • NTA Active Travel Grants Programme • Outdoor Recreation Infrastructure Fund (ORIF) • Heritage Council Rural Regeneration Development Fund • NTA Active Travel Grants Programme • Community Monument Fund DHLGH • Town Centre First <p>NOTE Public realm works should also integrate Biodiversity considerations, and nature based solutions. NOTE B1 Enabling Projects can be amalgamated as one overall project in potential future funding applications</p>
<p>B2 Conservation plans</p> <p>B2.1 St. Mary’s Abbey / St. Patricks Church Review any previous plans prepared for St. Mary’s Abbey and St. Patricks Church. Preparation of Conservation Plan for St. Mary’s Abbey and St. Patrick’s Church, and explore potential to enhance interpretation and access to St. Patrick’s Church. € Scoping Feasibility €€ Conservation Plan €€€€ / €€€€€ Implementation</p> <p>B2.2 St. Michael’s—The Priory / The Grange. Progress a Conservation Plan for The Priory / The Grange / St. Michael’s. Explore the feasibility and appropriateness of making The Priory / The Grange / St. Michael’s available for public access, and /or develop an interpretation of the layout, role, function and importance of the Grange in the context of Duleek. Consider this in the context of opening up the backlands enhanced permeability works, and opening to the River Nanny floodplain (Action C) and amenity routes through the town centre (Action D) € Scoping Feasibility €€ Conservation Plan €€€€ / €€€€€ Implementation</p>	<p>DHRC/Town Team MCC Heritage Officer Conservation Officer OPW Tidy Towns / Heritage Group Property Owners Failte Ireland / Discover Ireland NTA</p>	<p>Short / Medium</p>	

Costs are indicated as follows: € up to €10,000 , €€ from €10,000 - €50,000, €€€ from €50,000—€100,000 , €€€€ >€100,000

THEME

C

Sustainable use of our built heritage



Action C Sustainable use of our built heritage			
Enabling Projects	Lead Partner Groups and agencies	Timescale	Potential Funder
<p>C1 Reuse and adaptation of vacant properties</p> <p>C1.1 Revitalising historic buildings</p> <p>A baseline inventory of vacant property owners should be prepared to measure the outcomes and success of the heritage led approach. Liaise with property owners to identify barriers and solutions to adaptation and reuse.</p> <p>Match property owners with potential funding and professional consultants / Architect / Conservation Architect / Surveyor / Engineer. Property owners should be encouraged to consider reuse and adaptation in accordance with best conservation and heritage led practice. Consider potential uses such as homes, tourist accommodation, temporary use, such as pop up shops, café, to coincide with local festivals market days. A proactive approach should be adopted to encourage shop and building owners to address the presentation and use of vacant and derelict buildings. Consideration may be given to ‘one stop shop’ information being provided to property owners regarding the potential of these properties, and to provide guidance on funding and matching owners with professional consultants to advise on the appropriate heritage led approach.</p> <p>€ Scoping €€ Detail Design €€€€ Implementation</p>	<p>DHRC/Town Team MCC Heritage Officer Conservation Officer / Vacant Homes Officer Tidy Towns / Heritage Group Property Owners Failte Ireland / Discover Ireland IGBC</p>	<p>Short</p>	<ul style="list-style-type: none"> • Leader • Town and Village Renewal • Heritage Council • Outdoor Recreation Scheme • RRSF • CLAR • Housing For All (Including Croi Coinithe) • Irish Architecture Foundation • Culture Ireland • Failte Ireland • RIAI Simon Open Door (Annual) • Town Centre First
<p>C2 Infill Opportunities</p> <p>C2.1 Monastic core and main street infill and Backlands</p> <p>Develop and inventory of potential infill sites, identify property owners, the barriers to development and identify solutions to progress as places / sites for new home in the town centre. Consider delivery of homes in a private capacity, developer led, part of a community led initiative / or in collaboration with an Approved Housing Body, or by the Local Authority through the delivery of serviced sites. Dwelling typology should be bespoke, place based and respond to the historic context. They should integrate with the existing street network, and create integrated street and paths in accordance with the Design Manual for Urban Roads and Streets (DMURS) and forthcoming Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.</p> <p>C2.2 Meath County Council Depot Site</p> <p>Explore a suitable alternative site for Meath County Council Depot Site in order to facilitate potential infill opportunities and creating connections to the River Nanny flood plain and The Grange from the Main Street.</p> <p>€ - €€ Scoping / Feasibility / Preliminary Design</p>	<p>DHRC/Town Team MCC Tidy Towns Heritage Group Property Owners Failte Ireland NTA MCC AHB Community Led</p>	<p>Medium / Long</p>	<ul style="list-style-type: none"> • Rural Regeneration Development Fund • CLAR • Housing For All (Including town centre funding to support the delivery of serviced sites in towns) • Town Centre First
<p>C3 Building Frontage Enhancement Scheme & Reinstating Historic Character</p> <p>C3.1 Streetscape Enhancement—Duleek main street enhancement and reinstating character of historic structures</p> <p>Duleek Main Street—Develop a streetscape enhancement programme for contemporary and historic structures. Consider decluttering facades from redundant wires, and review signage. Develop a coordinated approach for the whole town centre considering shop fronts and colour palettes.</p> <p>Reinstating historic character—Adopt an understated historic colour palette and complementary colours for shop fronts, and hall doors for accent colours to give coherence within the historic core.</p> <p>€ - €€ for Scoping / Feasibility</p>	<p>DHRC/Town Team MCC Tidy Towns / Heritage Group Property Owners Heritage Council</p>	<p>Short / Medium</p>	<ul style="list-style-type: none"> • Town and Village Renewal • Town Centre First

Costs are indicated as follows: € up to €10,000 , €€ from €10,000 - €50,000, €€€ from €50,000—€100,000 , €€€€ >€100,000

THEME

D

Community Spaces for all



Action D Community Spaces For All

Enabling Projects	Lead Partner Groups and agencies	Timescale	Potential Funder
<p>D1 Proposed Blueways & Greenways</p> <p>D1.1 Greenway Trails — Connecting the Duleek Commons Explore potential to develop and enhance pedestrian routes to The Commons along streets, Greenways and Blueway's. (Aligned with Action D Enabling Project D3). € Scoping Feasibility €€ Design €€ Implementation.</p> <p>D1.2 Blueway Trails — The Nanny and Paramadda rivers Explore Potential to create walkways along the Paramadda River through the monastic core, north to The Commons and south to the River Nanny, and along the River Nanny. Explore potential to connect with proposed Greenway trails, including the Boyne Greenway (Aligned with Action A Enabling Project A1). € Scoping Feasibility €€ Design €€€€ Implementation</p>	<ul style="list-style-type: none"> • DHRC/Town Team • MCC • Heritage Officer Conservation Officer • Tidy Towns / Heritage Group • Property Owners • Failte Ireland / Discover Ireland • NTA 	<p>Short / Medium / Long</p> <hr/> <p>Short / Medium / Long</p>	<ul style="list-style-type: none"> • Leader • NTA Active Travel Grants Programme • Outdoor Recreation Infrastructure Fund (ORIF) • Heritage Council Rural Regeneration Development Fund • NTA Active Travel Grants Programme • Town Centre First
<p>D2 Proposed Community Parks</p> <p>D2.1 Proposed Grange linear park Explore potential to create a Community Park to the south of Main Street overlooking the River Nanny floodplain, and connecting Carey's Lane to The Priory / The Grange / St. Michael's. This also aligns with potential infill development to the rear and connecting to the Main Street, creating passive surveillance of the proposed park. (Aligned with Action C Enabling Projects—Infill development). Consider multigenerational use of the park, and potential interpretative area for The Priory / The Grange / St. Michael's (Aligned with Action B Enabling Projects). € Scoping Feasibility €€ Design €€€€ Implementation</p> <p>D2.2 Enhancing Wayside Green east Public Realm Enhancement to create a more appropriate setting for the monument and to create a community amenity space that will allow for multiple uses. Potential uses include a market area, community gardening, play space, and interconnected paths linking the main street to adjoining residential estates. This will enhance the connections between the existing residential areas and the town centre (Aligned with Action B).</p> <p>D2.3 Enhancing Wayside Green west Public Realm Enhancement to enhance the setting of the Wayside Cross monument, to create a community amenity space, to allow for seating area and interpretation of the monument. This should interconnect with public realm enhancements of the Main Street, and facilitate ease of pedestrian movement from St. Mary's Abbey, Main Street and across Abbey Road, with potential for future connections to The Priory / The Grange / St. Michael's (Action B Enabling Projects). € Scoping Feasibility €€ Design €€€€ Implementation</p>		<p>Short / Medium / Long</p>	<p>NOTE Public realm works should also integrate Biodiversity considerations, and nature based solutions.</p>

Costs are indicated as follows: € up to €10,000 , €€ from €10,000 - €50,000, €€€ from €50,000—€100,000 , €€€€ >€100,000

THEME
E
Governance



Action E Governance—Delivery of Duleek Heritage Led Regeneration Plan			
Actions	Lead Partner Groups and agencies	Timescale	Potential Funder
<p>E1 Delivery of Duleek Heritage Led Regeneration Plan—Governance</p> <p>E1.1 Duleek Heritage Led Regeneration Plan Champions / Town Centre First Town Team and Core Steering Group</p> <p>Establish and formalise Duleek Heritage Led Regeneration Plan Champions / Town Centre First Town Team and core steering group to coordinate and lead the implementation the Heritage Led Regeneration Plan (comprising representation of existing groups) that will oversee the implementation of the Regeneration Plan.</p> <p>It is proposed that an overarching community led structure is evolved from one/some of the existing community groups or developed with the agreement of the community.</p> <p>The potential approach and makeup of the overarching community leadership structure will be agreed with representative of the existing community groups. It is not expected that the overarching community leadership structure will be constituted or will have a direct role in the delivery of actions/project set out in the Action Plan. Its role will be to:</p> <ul style="list-style-type: none"> • Lead the implementation of the Duleek Heritage Led Regeneration Plan Actions • Co-ordinate the work of a range of local community organisations • Communicate with public bodies to help facilitate or resource the implementation of the Duleek Heritage Led Regeneration Plan • Establish partnerships, where required, to implement projects detailed in the Heritage Led Regeneration Plan • Communicate the progress against the action plans to wider Duleek community and consult and engage on specific projects as required. <p>The Heritage Led Regeneration Plan Champions / Town Centre First Town Team and Core Steering Group should seek to formally adopt the UN Sustainable Development Goals to measure progress. The Sustainable Development Goals should be integrated with all local project developments and initiatives, and progress on implementation and achievements should be reported annually.</p> <p>€ Scoping</p>	<p>DHRC / Town Team</p> <p>MCC</p> <p>Heritage Officer Conservation Officer</p> <p>LEO</p> <p>Meath Town Regeneration Officer</p>	<p>Short</p>	<ul style="list-style-type: none"> • LEO • SICAP • Town Centre First
<p>E1.2 Community Training</p> <p>DHRP Champions / Town Centre First Town Team and Core Steering Group should seek to improve community groups' capacity to support or put in place a capacity building programme, and to help them apply for funding, as community groups all have to match fund.</p> <p>€ Scoping</p>		<p>Short</p>	<ul style="list-style-type: none"> • LEO • SICAP

3.2 Regeneration Plan Leaders and Partners—Funding Opportunities

Acronyms – Leaders and Partners

DHRPC	Duleek Heritage-led Regeneration Plan Champion (To be established)
TCFTT	Town Centre First Town Team
MCC	Meath County Council
MLCDC	Meath Local Community Development Committee
LEO	Local Enterprise Office
PPN	Public Partnership Network
SICAP	Social Inclusion Community Activation Programme
AFI	Age Friendly Ireland
MSP	Meath Sports Partnership
CNG	Comhairle na Óg
CMNTT	Co. Meath Network of Tidy Towns
LCDC	Local Community Development Committee (Leader)
HSE	Health Service Executive
NTA	National Transportation Authority
IGBC	Irish Green Building Council
RIAI	Royal Institute of Architects of Ireland
IAF	Irish Architecture Foundation
OPW	Office of Public Works

Acronyms – Funding (Details Appendix B)

GENERAL Community Funds

HCHW	Heritage Council Heritage Week
HISS	Heritage in Schools Scheme (Heritage Council)
IPI	Irish Pollinator Initiative (Heritage Council)
AAM	Adopt a Monument (Heritage Council)
TTHA	Tidy Towns Heritage Award
TTC	Tidy Town Challenge—RIAI
SnS	Sli Na Slainte (Irish Heart Walking Routes)
CCEAF	Creative Communities Action Fund
CCI	Connected Community Initiative
SEAI OSS	SEAI One Stop Shop
CEF	SEAI Community Enabling Fund
IAF	Irish Arch Foundation/ Creative Ireland Reimagine Placemaking
ATG	Active Travel Grants—National Transportation Authority
ATGS	An Taisce Green Schools
FIMS	Failte Ireland Mentoring Support

Acronyms – Funding

DHLGH FUNDING

LBAFPF	Local Biodiversity Action Fund Project Funding
RVP	Refurbishing Vacant Property
RLS	Repair and Leasing Scheme
VHS	Vacant Homes Schemes
HTI	Heritage Towns Initiatives

DRCD Funding

RRDF	Rural Regeneration Development Fund
CLÁR	Ceantair Laga Árd Riachtanais Small scale rural projects
TVRS	Town and Village Renewal Scheme
LEADER	In partnership with Action Group
LIS	Local Improvement Scheme
ORF	Outdoor Recreation Facilities
ORF Coillte	Outdoor Recreation Facilities and Coillte
CCIF	Community Centres Investment Fund
CEP	Community Enhancement Programme

3.3 Next Steps

The Heritage Led Regeneration Plan champions and Town Team

As set out under Theme E Governance, it is proposed that a team (i.e. Town Centre First Town Team / Town Champions) is established to assist Meath County Council to lead the implementation of the Heritage Led Regeneration Plan.

It is proposed that the team will have a continuous role in overseeing the delivery of projects, communicating with stakeholders and reviewing the implementation of this plan.

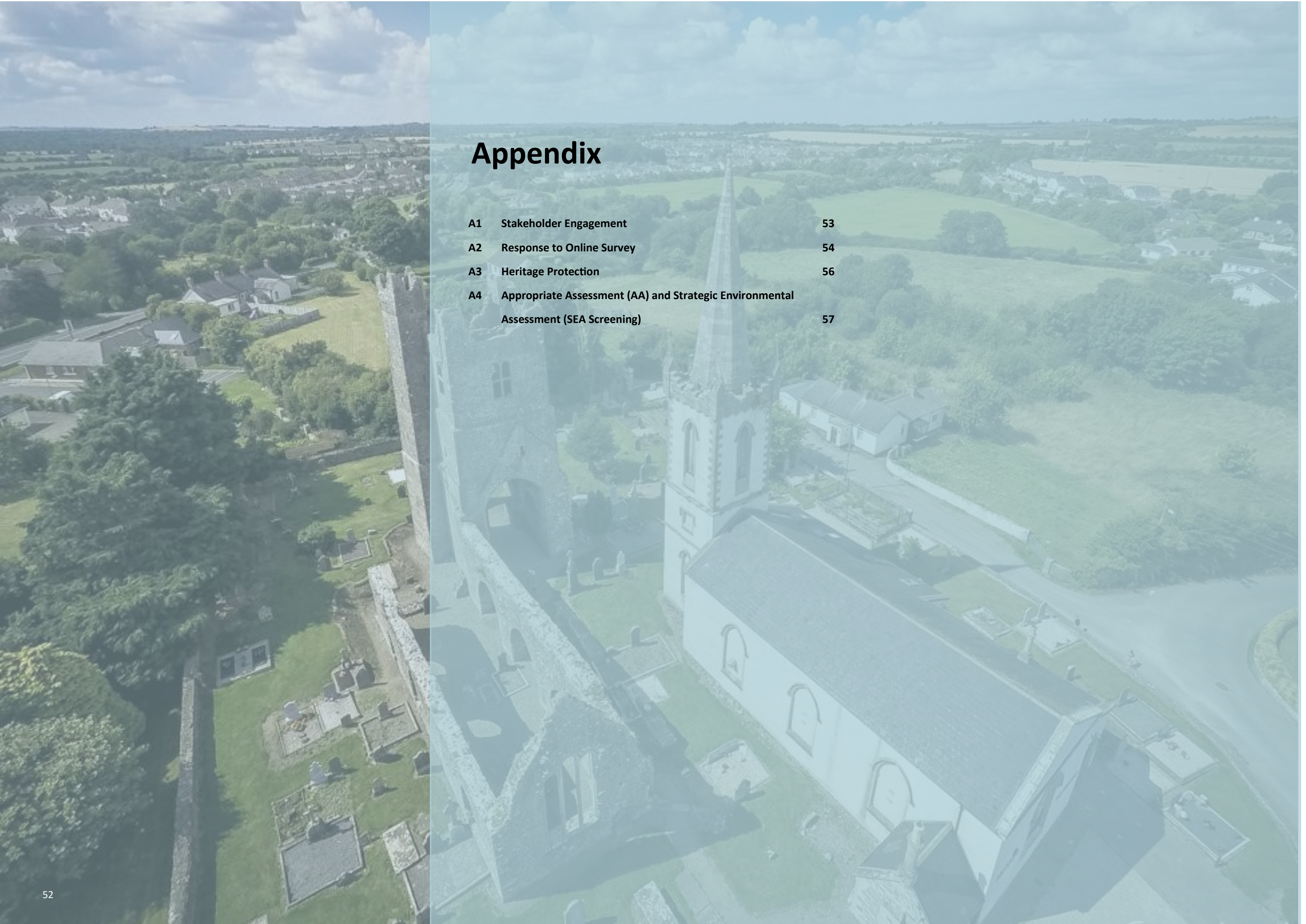
Monitoring the Plan

In order to ensure delivery of the aspirations of this plan it is imperative that the Heritage Led Regeneration Plan champion or Town Centre First Town Team and steering group regularly assess the progress of the Heritage led Regeneration Plan. This will depend on achieving funding to support the implementation of Actions and Enabling Projects.

Assessing progress include measuring outcomes of achievement in progressing proposals set out in the plan.



Duleek village centre green
Image Source: i.pinimg.com

An aerial photograph of a church with a tall, pointed spire, surrounded by green fields and residential areas. The image is overlaid with a semi-transparent blue filter. The church is the central focus, with its spire reaching towards the top of the frame. The surrounding landscape includes rolling green hills, scattered houses, and a road in the distance. The sky is blue with some light clouds.

Appendix

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A1 Stakeholder engagement

There is a strong demand for and recognition of the need for substantial change in the quality of the built fabric of the town of Duleek among the local community, in particular the active community groups. The plan represents a partnership between the community, private landowners, traders, the Local Authority and The Heritage Council. In order to co-create this Heritage Led Regeneration Plan, the process included engagements with stakeholders and citizens through a variety of methods during August, September and October 2023. This included the following activities:

Steering Group Workshops and Executive Engagements

The project commenced with the project steering group workshop to ensure the involvement of key stakeholders, and to enable discussions to identify the key challenges, opportunities and priorities for the town centre. During the course of the project the team engaged with the regeneration and economic unit, planning, heritage, conservation and transportation teams of Meath County Council.

Community Engagement Workshop

The Community engagement workshop was held in the Library, and provided an opportunity to showcase early findings to date and to hear from the community of their concerns and their ambition for Duleek. This also provided an opportunity to raise awareness and invite the community to take part in the online and print version of the survey.

Online Survey

An online survey was created with a print version which was shared publicly across Meath County Council’s network, key partners, residents and stakeholders. The aim of this was to understand the level of awareness of the heritage of the town, the current challenges, the future ambitions and opportunities as well as to identify any unique stories. The results of the online survey follow.

Heritage Week Engagement

During Heritage week a collaborative presentation was made to to inform the community of the Heritage Led Regeneration Plan process, and to outline preliminary findings. This followed with a presentation from MESH Architects of the works being undertaken at Duleek House.

Town Centre Walkabout

Duleek Heritage Group afforded the design team the opportunity to walkabout the town core, to visit and discuss the key sites along the Duleek Heritage Trail. This provided an invaluable opportunity to understand the key challenges that the town is facing and the opportunities that the town centre has to offer.

Public Consultation

The **Draft Duleek Heritage Led Regeneration Plan** was available to view from Monday October 28th to Monday December 9th, 2024 (inclusive) at the following locations during normal opening hours:

- Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291.
- Duleek Library, Main Street, Duleek, Co. Meath A92 CR33

Online

The **Draft Duleek Heritage Led Regeneration Plan** was also available on Meath County Council’s online consultation portal <https://consult.meath.ie>.

Submissions were invited on the Draft Plan over a six-week period. Five submissions were received. Upon receipt, each submission was reviewed.

A submissions report was prepared and presented to the Laytown/Bettystown M.D on January 16th 2025.

The MD members considered the submissions report and raised no objection to the recommendations included therein.



Heritage Week Duleek—Sheridan Woods Architects, giving a background and an overview of the Duleek Heritage Led Regeneration Plan funded by the Heritage Council Historic Town Initiative 2023 and how it will lead to enhancing the heritage, streetscape and public realm in Duleek Village.



Community Engagement Workshop



Community Engagement Workshop



Community Engagement Workshop

A2 Response to Online Survey

The survey was made available online and hard copies were available during the Heritage Week event, in the county council office in Duleek, as well as in local shops. A total of 76 responses were received, 60 online responses and 16 received on the evening of the event.

Age Profile

There was a good range of age groups, the highest participation rate was between the 45-54 age group. A higher proportion of women participated.

Where Do you Live?

The participants primarily live in Duleek, and 25% of the respondents live in Duleek Historic Core, as defined by the Regeneration Plan boundary.

Reason for Visiting Duleek

The reason for visiting Duleek is primarily as a place to live, followed by Shopping, Cultural Heritage, and Food and Drink. This is followed with as a place for Active Recreation and Work and passing through.

Favourite Heritage Place

The favourite heritage place is the Courthouse, followed by The Lime Treen, The RC Church and St. Marys Abbey. O’Connells House and Duleek Comon. The Nanny Bridges, and the Parochial House Follow, with Larrix and Kingsgate, Duleek House, and Duleek Wayside Cross.

How Do You Travel

Respondents primarily travel by Private Car followed by Walking. Public Transport is used more extensively than cycling.

What is Special About Duleek

When asked what is special about Duleek, the respondents noted the Built and Natural Heritage, and Historic Buildings. This followed with the value that the respondents place on the community, and people in the village. Others referred to the green space, the importance of retaining a village feel, the Abbey and Shops.

What do you think could be Improved?

Key topics identified were as follows:

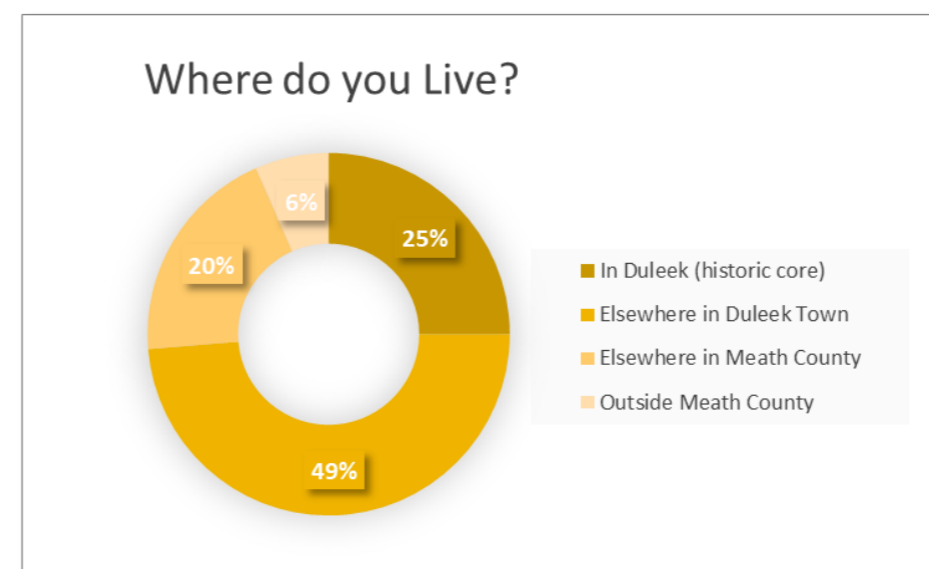
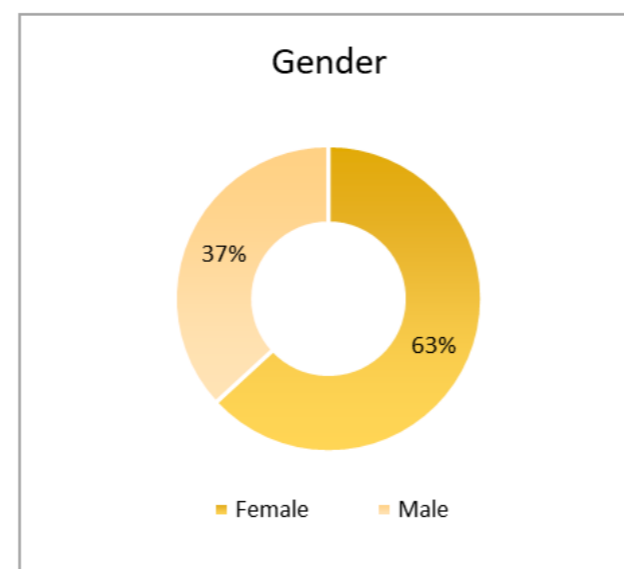
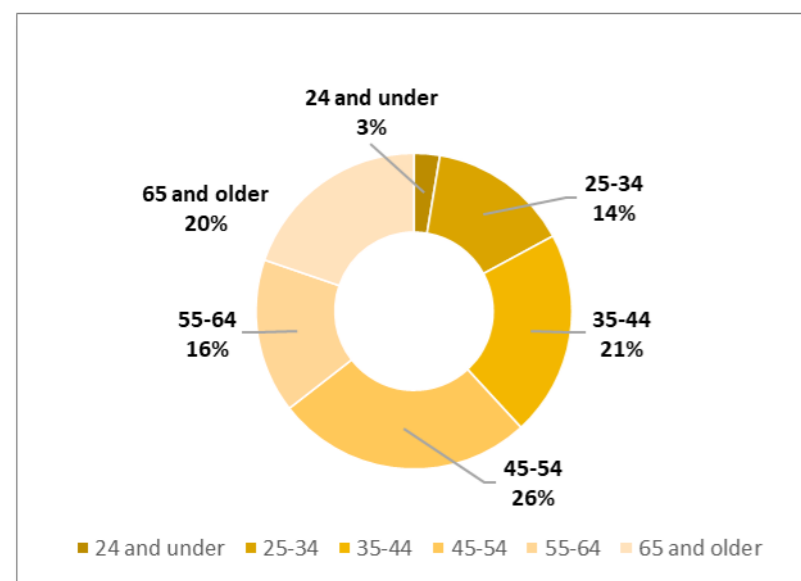
- Traffic and Parking
- Regeneration and Dereliction
- Pedestrian and Walkability
- Presentation and appearance of the village
- Places for the youth, garda presence

Heritage places to celebrate / improve

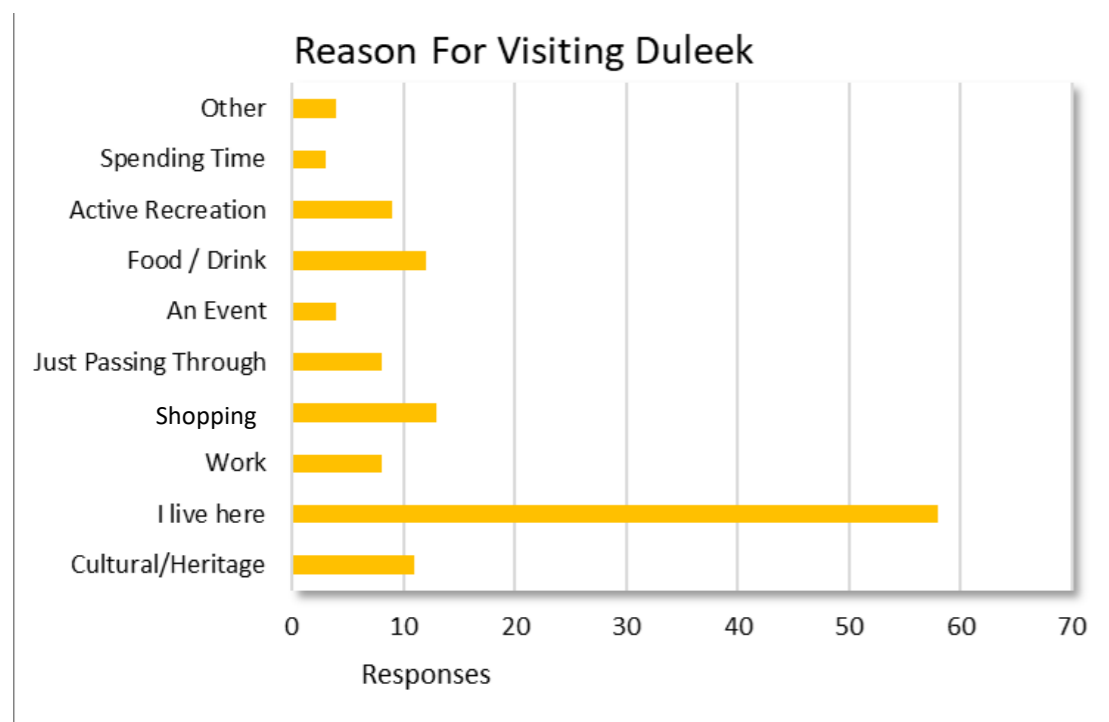
The Abbey, The Square, The Battle of the Boyne, Courthouse, The Commons, The History, Duleek House, Lime Tree, The Bridge, Connells House, and former Post Office, St. Peters, First Stone Church, Orators Stone, Michael Coleman,

Top Priorities for Duleek

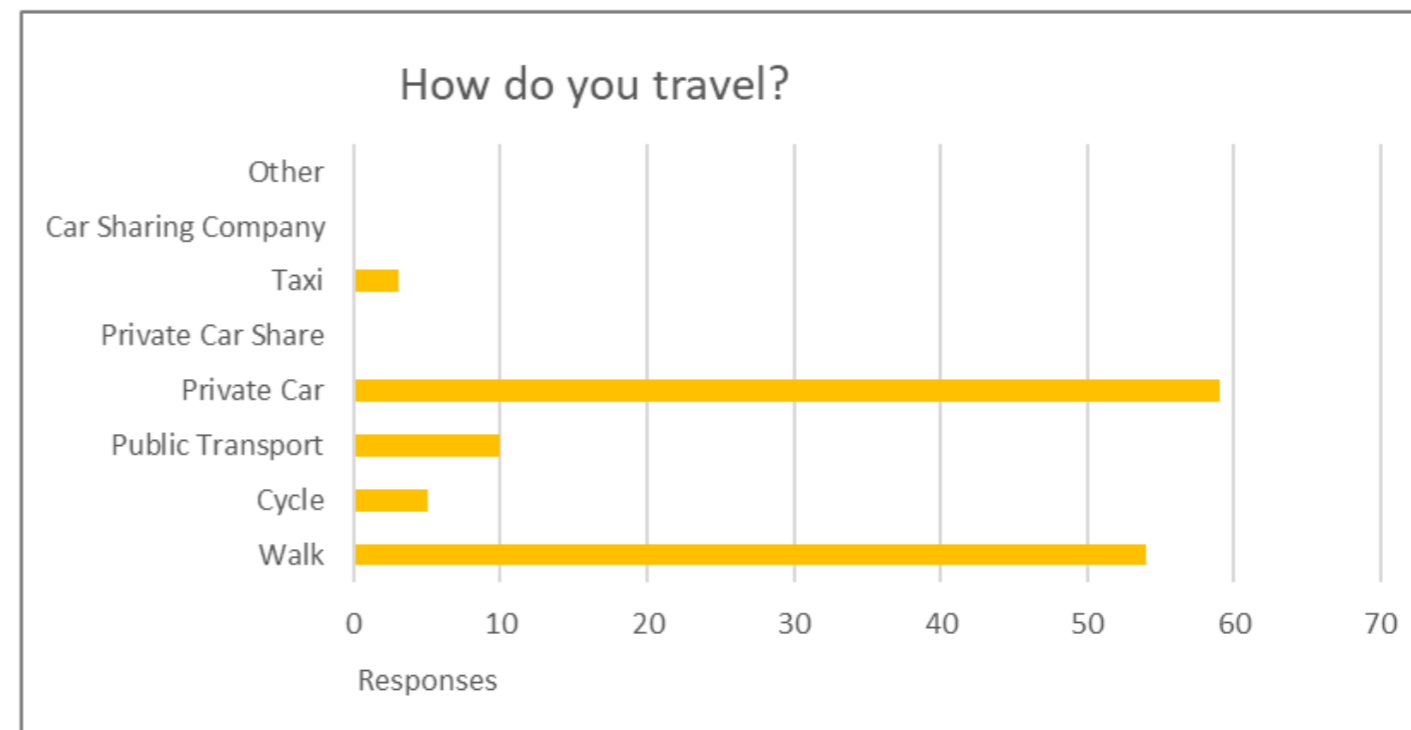
The Top priorities show that the 1st priority is to Improve the Heritage Sites and spaces. The 2nd priority show walking and cycling, the 3rd related to making Duleek a walkable town, Followed by Tackling Climate Change and Improving access to Nature and amenity space.



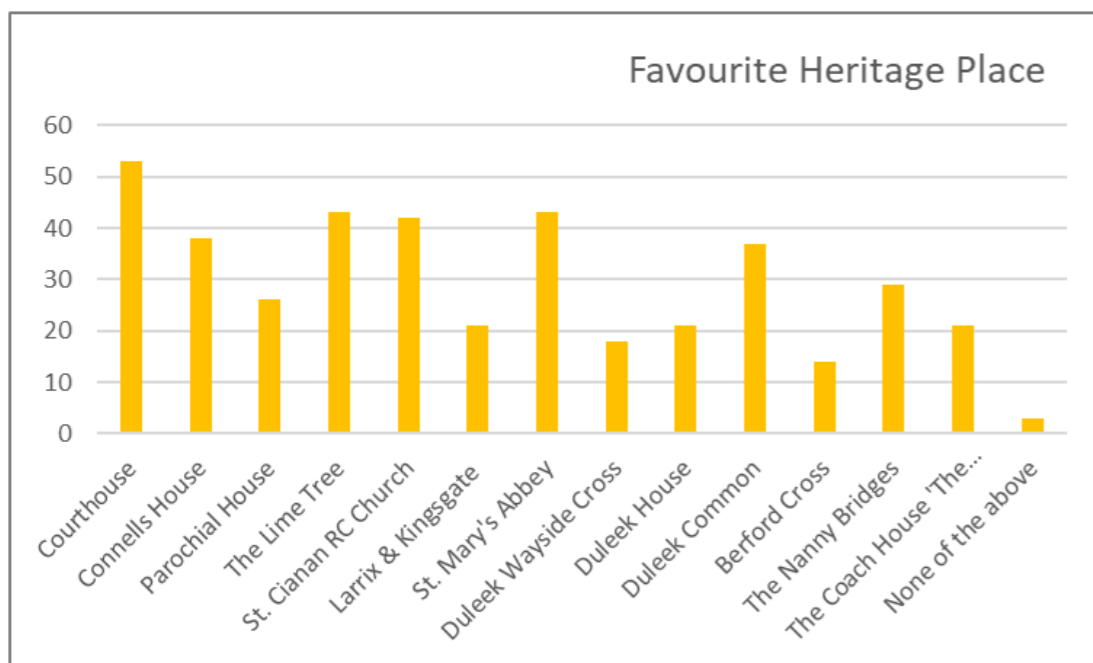
A2 Response to Online Survey Cont'd



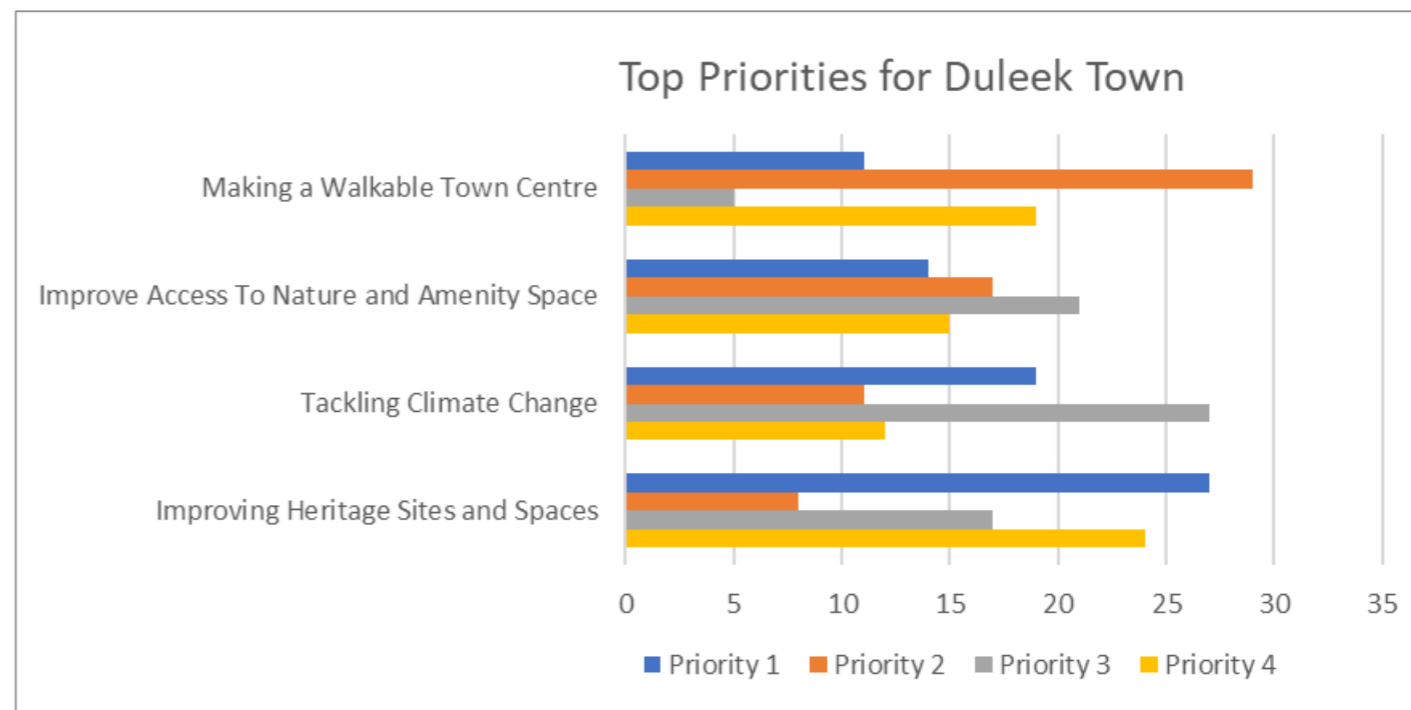
The reason for visiting Duleek is primarily as a place to live, followed by Shopping, Cultural, Heritage, and Food and Drink. This is followed with as a place for Active Recreation and Work and passing through.



Respondents primarily travel by Private Car followed by Walking. Public Transport is used more extensively than cycling.



The favourite heritage Place is the Courthouse, followed by The Lime Tree, The RC Church and St. Marys Abbey. O'Connells House and Duleek Common. The Nanny Bridges, and the Parochial House Follow, with Larrix and Kingsgate, Duleek House, and Duleek Wayside Cross



The Top priorities show that the 1st priority is to Improve the Heritage Sites and spaces. The 2nd priority show walking and cycling, the 3rd related to making Duleek a walkable town, Followed by Tackling Climate Change and Improving access to Nature and amenity space

A3 Heritage protection

Heritage Protection

There are a number of existing measures in place to ensure the protection of Duleek's historic structures, sites and places. Varying permissions must be sought, notifications made, and criteria met for consideration of approval of proposals within the heritage area. Potential proposals that would fall under these requirements may include regeneration and conservation efforts, reuse and adaptation, new buildings and services. These need to be reviewed on a case by case basis.

Record of Monuments and Places (RMP), The National Monuments Act

Duleek's sites and monuments listed in the statutory RMP, established under the National Monuments Acts (1930-2004), are legally protected, and generally referred to as 'Recorded Monuments'. In Duleek town, this currently includes St. Mary's Abbey, St. Michael's Priory, The Castle Motte, and the Wayside Crosses to the east and west of the town, as well as archaeological finds to the north east of Ashbourne Road approaching the Nanny River.

The National Monuments Acts require that Ministerial Consent be obtained from the Department of Housing, Local Government and Heritage prior to any works to any monument which is in Local Authority ownership. Privately owned structures and other monuments are also subject to this requirement.

Developments are subject to the normal planning process. For those monuments, in Local Authority ownership, Ministerial Consent must also be obtained for repairs and interventions which may normally be classed as exempted development.

Zone of Notification

The context of an archaeological site is important and every archaeological monument is surrounded by a Zone of Notification. These zones do not completely exclude the possibility of development, but can indicate areas for particular consideration in relation to possible impacts on the site or monument in question. Any works intended on or close to a recorded monument, or within a Zone of Notification, requires two months prior notice in writing to the Minister of Housing, Local Government and Heritage, even if planning permission is not required. For National Monuments in the ownership or guardianship of the Minister or local authority, or subject to a preservation order under the National Monuments Acts, prior consent of the Minister is required for works at or in proximity to the monument.

National Policy on the Protection of Archaeological Heritage

National policy emphasises the non-renewable nature of the archaeological heritage and that there needs to be a presumption in favour of its preservation

in-situ. This is emphasised in the case of St. Mary's Abbey, and St. Michaels Priory - a listed National Monument .

Record of Protected Structures (RPS), The Planning and Development Act 2000 (as amended)

Many of Duleek town's historic buildings are listed for protection in the RPS, as set out in the Meath County Development Plan 2021-2027. It is the policy of the Council in general to seek the preservation and protection of structures on the RPS, to safeguard the character of the setting of these structures and to ensure that proposals for new uses are compatible with both the character and the setting of a protected structure.

The National Inventory of Architectural Heritage (NIAH)

The NIAH is a state initiative under the administration of the Department of Housing, Local Government and Heritage, and established on under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS). The NIAH recommendations were assessed for the County Development Plan 2022-2028.

Each owner and occupier of a Protected Structure must ensure that a protected structure, or any element of a protected structure that contributes to its special interest, is not endangered through harm, decay or damage, or neglect. The protection applies to all parts of the structure that contribute to its character and special interest, including its interior, surrounding land or 'curtilage' any other structures on that land, and interiors. Exempted development provisions are removed in respect of protected structures, apart from minor works that do not materially affect the character of the structure, and unless a declaration is in place to re-exempt such works.

Architectural Conservation Area (ACA)

Meath County Council have designated a number of Architectural Conservation Areas in towns in Meath. There is no designation for an ACA in Duleek.

The primary objective of the formation of an ACA is to protect the architecture and landscape character of an area, but does not mean it is compulsory to alter any features that existed when the ACA was designated. There is however a duty to protect the historic fabric, and in the event of proposed

change all historic fabric should be retained and repaired and any replacement features should be historically appropriate. It is particularly important that any new development within the ACA is carefully planned and implemented with a full appreciation and understanding of area's significance.

There are a number of locations in the regeneration plan area where there is historic fabric, that is not protected by protected status of properties, such as a number of boundary walls facing the streets, as well as burgage plot boundaries defining the plots to the south of the main street. It is recommended that Meath County Council consider the designation of the historic core of Duleek as an ACA.

Natural Heritage Protection—pNHA

Not only is Duleek steeped in medieval history, it is rich in natural heritage too. The Commons to the north of the regeneration plan area is designated as a proposed Natural Heritage Area (pNHA). This is outside of the Regeneration Plan area, however, proposals within the Regeneration Plan area are required to be assessed in the context of any potential impacts on the pNHA.

Tree Protection

Meath County Development Plan 2021-2027 Heritage Map for Duleek identifies a number of locations where trees are to be protected, in the town green, to the rear of the main street at Carey's Lane, adjoining St. Michaels Priory and Duleek House, and the approach road to the town from the east. Trees are an important part of the townscape. Any development needs to be considered in the context of the protection of these trees.

A4 Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA) Screening

Introduction

The study area of the Duleek Heritage Led Regeneration Plan focuses primarily on the centre of Duleek. Duleek is designated as Self Sustaining Town in the Meath County Development Plan 2021-2027. The Heritage Led Regeneration Plan is fully consistent with the policies and objectives in the County Development Plan. The heritage-led regeneration aims, objective and strategies outline broad strategies and actions, and are all located within the development plan settlement boundary. The projects are indicative only, and subject to more detailed development. The strategies and actions conform with the land use zoning objective.

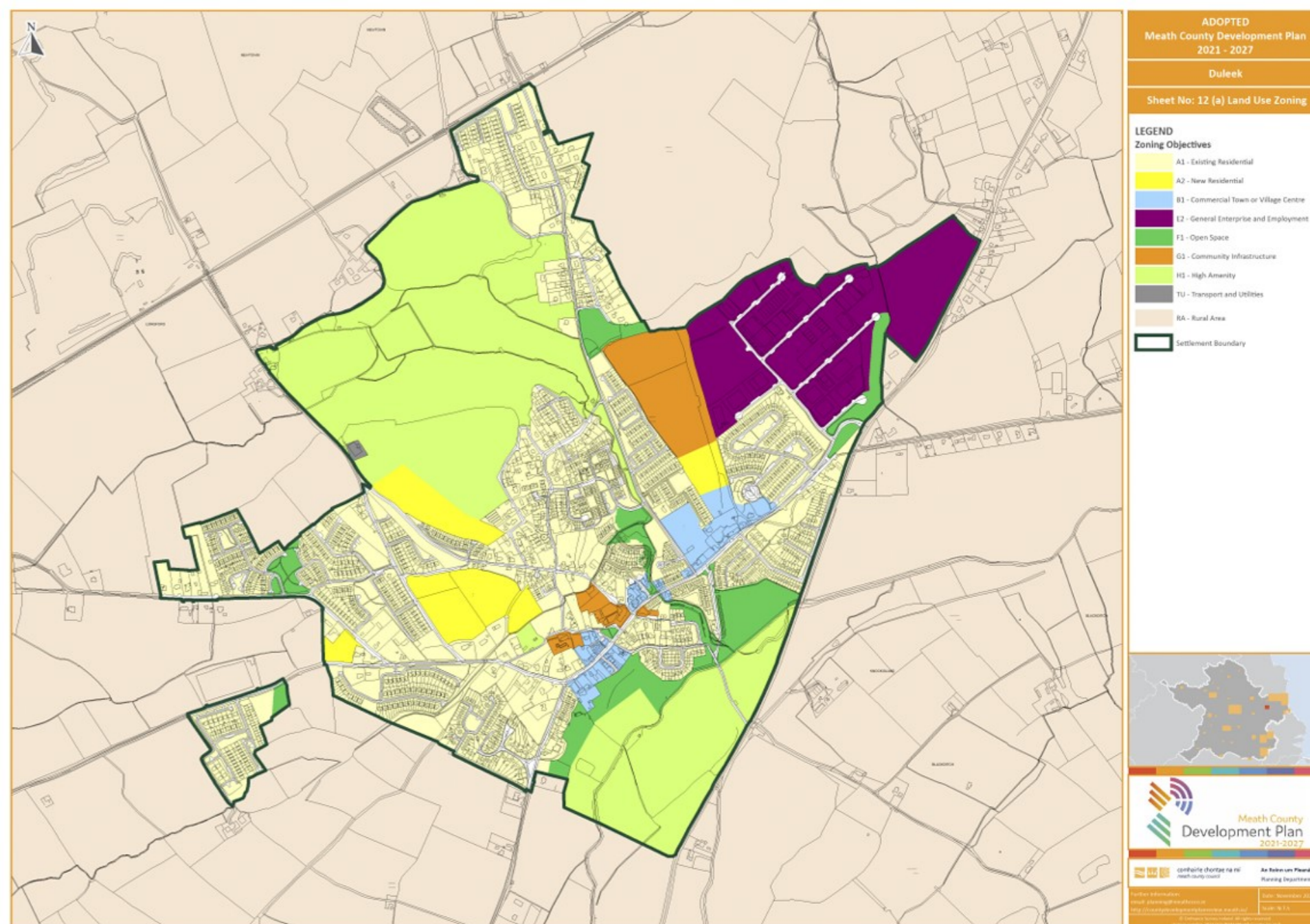
As part of the review of the Meath County Development Plan 2021-2027 Meath County Council carried out a Strategic Environmental Assessment (SEA), in line with the SEA Directive and an Appropriate Assessment (AA) under the Habitats Directive in accordance with European and National Legislation. This informed the preparation of the Development Plan. These assessments were undertaken to ensure that the potential impacts of the objectives contained in the Plan on the environment can be evaluated. This process informs the content of the Plan and ensures that the built environment responds appropriately to sensitivities and requirements of the wider natural environment.

Ecofact Environmental Consultants prepared an Appropriate Assessment Screening Report and a Strategic Environmental Assessment Screening Report on the Heritage Led Regeneration Plan on behalf of Meath County Council.

The AA screening report concludes that *'the proposed development does not pose a risk of significant effects on the integrity or conservation objectives of any Natura 2000 sites and that the proposed development does not require progression to a Stage 2 Appropriate Assessment or the production of a Natura Impact Statement.'*

The SEA Screening Report indicates next steps, and recommends *'the Duleek Heritage Led Regeneration Plan should proceed to the next stage of the SEA, known as the scoping stage. During the scoping stage, the 'environmental issues are identified, and the level of detail to which they should be assessed is agreed, so that the relevant issues can be given the necessary emphasis in the Environmental Report' (DHLGH 2022). Scoping is a mandatory requirement of the SEA process and requires consultation with the relevant environmental authorities. Alternatively, the screening could be completed again when a more detailed plan is available.'*

On the basis that the Heritage Led Regeneration Plan proposes broad strategies and actions, it is noteworthy that Appropriate Assessment and Environmental Impact Assessment screening will be required as development proposals are brought forward as projects in the future and where necessary Stage 2 Appropriate Assessment and full Environmental Impact Assessment completed.



Meath County Development Plan Land Use Zoning Map—Duleek (Meath County Development Plan 2021—2027)

As part of detailed project development and subsequent planning applications various environmental assessments will be required for certain development proposals. Such assessments include Flood Risk Assessment, Archaeological Impact Assessment, Architectural Heritage Impact Assessment, and Ecological Assessment, and such assessments in relation potential roosting spaces for bats, and nesting habitats for birds, as well as aquatic ecological which may also occur in the area.

