



OPW

Oifig na
nOibreacha Poiblí
Office of Public Works

Proposed Extension and Refurbishment at
Trim Market House, Trim, Co. Meath

Part 8 Planning Application

Planning Report

September 2023

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Meath

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1.0 INTRODUCTION

1.1 PROJECT OUTLINE

Meath County Council intend to publish a Part 8 Planning Notification for the development of Trim Market House located on Castle Street, Trim, Co. Meath. The site location is at the existing Trim Visitor Centre, Castle Street, Trim Co. Meath C15 TXA5. The Market House building is located beside the Trim Castle entrance, which features a causeway ramp, leading to the Castle. The curtain walls and entrance ramp of Trim Castle, National Monument bound the site.

In accordance with Part 8 of the Planning and Development Regulations 2001 (as amended), it is proposed to extend and refurbish the existing Trim Market House in Trim town centre. The site of the proposed development measures approximately 0.03 hectares.

1.2 OVERVIEW OF PROPOSED DEVELOPMENT

The proposed works include the conservation and refurbishment of Trim Market House, Protected Structure (TT036-049 - NIAH 14328036) and extension to rear within the curtilage of the existing Dance Hall to create a modern Visitor Centre for Trim Castle, National Monument (No.514).

This will also include part demolition of selected elements of the extensions to the original five bay Market House, the registered projected structure, (TT036-049 - NIAH 14328036). "Extensions" include the dance hall, stage area, fly tower, public entrance area, public toilet facilities, and the service areas to the rear and side of the building. This will open up views of the castle from the street.



Fig 1. 2022 MARKET HOUSE View from Castle Street

The development will include soft and hard landscaping measures at the site as illustrated on the plans. The stone walls currently forming the boundary to the east (and curtain wall to Trim Castle), north and south of the site will be retained.

The proposal for the existing Market house building will be to conserve the original fabric where applicable (approximately 400m²) and construction of a new 2 storey extension to the rear, (approximately 200m²). The refurbishment of the existing property will be to a high standard which is both sensitive to the remaining original features of the protected structure and will bring the building up to current building standards where practicable.

The visitor centre will be used by members of the public as a tourist hub and gateway to the Castle and wider Heritage Town. The spaces will include a reception area, exhibition spaces, offices, toilet facilities, a new lift, and stairways. The new Visitor Centre will also include a staff canteen and toilet.

The project will be designed to universal accessibility standards and will include a Changing Places facility. The new lift and stairways will provide a universal accessible route for visitors to view the castle and its environs from the visitor centre.

The moat area to the rear of the Market House will be landscaped with reflecting pools, tall grasses and medieval plants to provide a contemplative area for visitors to appreciate the Trim Gate and curtain walls of the castle. The area to the south of the Market House will be used for outdoor performance and interpretation. A covered walkway will connect the Market House to the base of the causeway ramp which will bring visitors up to the castle. The public area at the base of the causeway ramp at the junction of Castle Street and Frenchs Lane will be landscaped to provide an enhanced public realm.

1.3 DEVELOPMENT DESCRIPTION

The description of the development as it appears on the public notices for this Part 8 Planning Notification is:

Meath County Council

PART 8

Planning Notice

Planning and Development Act 2000-2022

Planning and Development Regulations 2001-2023

In accordance with the above, Meath County Council proposes to carry out development at the existing Market House building (a Protected Structure RPS Reference 91253) and surrounds at Castle Street, Trim, Co. Meath.

The proposed development will consist of:

- Demolition of existing 1950's Dance Hall, Entrance, Public Toilets and Fly Tower to the rear and sides of the Market House Building.
- Demolition and reinstatement of sections of current access ramp to Trim Castle.
- Erection of a covered access walkway between the Market House and the main access ramp to Trim Castle.
- Erection of a two storey, rear extension to the Market House, with a roof terrace at first floor level
- Conservation and restoration works to the existing Market House Building
- External signage.
- Removal of bus stop
- Provision of temporary construction compound
- Services and on-site renewables to be placed within grounds.
- All ancillary site works

The Development has been the subject of an Appropriate Assessment screening in accordance with Article 6 (3) of the EU Habitats Directive (92/43/EEC) and the Planning and Development Acts 2001-2022.

In accordance with Article 81 of the Planning and Development Regulations 2001-2023, Meath County Council has concluded from a screening determination under Article 120 (1)(b)(i), that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

Any person may, within 4 weeks from the date of this notice apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Local Authority as follows:

- Planning Department, Meath County Council, Buvinda House, Dublin Road, Navan, C15 Y291 (Opening Hours 9:00am to 1:00pm and 2pm to 4pm Monday to Friday) **(Inspection and purchase)**
- Trim Library, High Street, Town parks South, Trim, Co. Meath (during normal opening Hours) **(Inspection only)**
- <https://consult.meath.ie> **(Inspection only)**

from **12 October 2023** to **09 November 2023**.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to the Local Authority : Planning Department, Meath County Council, Buvinda House, Dublin Road, Navan Co. Meath, C15 Y291 or emailed to planning@meathcoco.ie on or before **23 November 2023**.

1.4 STATUTORY RESPONSIBILITIES

The Market House and site is owned by Meath County Council.

The completed building will be designed and constructed to comply with all technical requirements of the brief, the requirements of the current building regulations, the Safety, Health & Welfare at Work (Construction) Regulations 2013 and with any statutory provisions as defined under the relevant Acts.

The completed building will be constructed in accordance with OPW Accommodation Design Standards, OPW's sustainability policy, with the aim to achieve optimal value for money in the context of the whole life of the building as a complete asset including its constituent parts.

The OPW is conscious of its heritage, environmental and conservation responsibilities. It has carried out a series of investigations into the history of the site and the environmental impact of the development on the surrounding area. The detailed design of the building will be of high architectural and urban design quality, taking into account appropriate architectural conservation measures. The completed building will be fully accessible and designed in accordance to the requirements set out in TGD Part M (2010) of the Building Regulations 1997 (as revised to 2020), and be energy efficient with a low environmental impact.

The new extension will be designed to achieve Near Zero Energy Building (NZEB) compliance through the use of sustainable materials of high thermal value and renewable technologies. Please refer to Section 2.2 Submission Documents for details of the assessments that accompany this Part 8 Planning Notification.

1.5 DESIGN STRATEGY OVERVIEW

This project comprises, construction of a new flexible exhibition space, new public amenities and refurbishment of the existing Visitor Centre on the subject site.

It will enable the provision of a modern visitor centre facility and a much needed improvement of staff facilities for Trim Castle.

The project will also remove visual clutter from the elevation of Trim Castle, via the removal of the existing dance hall and fly tower. The brief dictates that the new visitor centre must have a strong civic presence, while also being able to accommodate, new exhibition areas internally and a link to Trim Castle to the rear.

Anticipated project outcomes include:

- The provision of a contemporary, fit for purpose, value for money accommodation premises for the staff and visitors of Trim Castle.
- The rejuvenation of the historic Market House building to accommodate a new functionality as a modern Visitor Centre Experience for Trim Castle, taking a sensitive approach to all elements and features of the existing protected structures on site – in accordance with architectural conservation principles and measures;
- Refurbished Visitor Centre with the public realm scheme envisaged by Meath County Council for Trim town generally.

The design approach to the site layout and massing has been carefully considered to provide a building that will accommodate the brief requirements, while also addressing the need to provide a Tourism focussed building integrated into Meath County Council's 2021 – 2027 Development Plan. The Visitor Centre will provide a key piece of urban fabric required for the success of the Development Plan objectives for Trim town.

The proposed rear extension form is a two-storey block incorporating a glazed viewing balcony to Trim Castle.

The brief for the building is organised around the civic nature of its location and the building's relationship to Trim Castle. The ground floor of the building fronting Castle Street, will form a new public plaza, realigning the existing streetscape and forming a new threshold between the Castle ramp entrance and the street.

The visual connection between the Market House, Trim Castle and the public plaza is critical to providing a clear and strong visual identity for Trim Market House as the main visitor centre for Trim Castle, improving the view and appreciation of the national monument whilst also providing a strong civic presence and public space.

Exhibition areas, a main Reception, Changing Places facilities as well as Visitor and Staff facilities are located on the ground floor.

Within the main building, the first floor is proposed mainly as exhibition space, whilst the extension to the rear will provide a glazed flexible exhibition/meeting space with roof terrace with prominent views of Trim Castle. It is intended that the first floor will also provide a sensory room for children with intellectual disabilities.

The proposed building will be constructed from materials of high quality, performance and durability in accordance with OPW's Sustainability Policy. The front façade of the building will see the existing pebbledash render of the Market House substantially removed and the walls rendered in lime render and returned to express their original limestone construction where possible.

Mocca Cream limestone will be used on the ground floor façade of the extension facing the landscaped gardens in keeping with the historic limestone constructed curtain walls of the castle which surround the building.

The landscaping plan is intended;

- To provide a means of highlighting archaeological features of Trim Castle.
- To enhance the visitor experience by providing for an outdoor performance area.
- To aid staff by providing outdoor “Corral” areas - protected areas used in the movement of visitors through guided tours.
- To incorporate the planting of medieval species of native plants which would have historically been home to the area.

2.0 PROJECT DATA

2.1 PROJECT TEAM

CLIENT	Meath County Council
ARCHITECTURAL SERVICES	OPW- Intermediate Projects
MECHANICAL & ELECTRICAL ENGINEERING	OPW - Mechanical & Electrical Engineering
CIVIL & STRUCTURAL ENGINEERING	OPW - Civil & Structural
ECOLOGICAL & ENVIRONMENTAL CONSULTANTS	NMEcology
EIA SCREENING	Maccabe Durney Barnes
3D VISUALISATION CONSULTANTS	3D Design Bureau
CONSERVATION SPECIALISTS	Shaffrey Architects
ARCHAEOLOGIST	ACSU
EXHIBITION DESIGNERS	BRIGHT
LANDSCAPE ARCHITECTS	BSLA

2.2 SUBMISSION DOCUMENTS

DRAWINGS

- G16.056 PLA 001 OSi Site Location Map
- G16.056 PLA 002 Existing + Proposed Site Layout
- G16.056 PLA 003 Existing + Proposed Utilities
- G16.056 PLA 004 Existing Site Plan + Elevations
- G16.056 PLA 005 Existing Site Plans GF FF
- G16.056 PLA 006 Demo Site Plan + Ele
- G16.056 PLA 007 Demo Plans
- G16.056 PLA 008 Proposed Ground Floor Plan
- G16.056 PLA 009 Proposed First Floor + Roof Plan
- G16.056 PLA 010 Proposed Elevations
- G16.056 PLA 011 Contiguous Elevations
- G16.056 PLA 012 Contiguous Elevations
- G16.056 PLA 013 Sections
- G16.056 PLA 014 Existing + Proposed Images
- G16.056 PLA 015 Existing + Proposed Images
- G16.056 PLA 016 Existing + Proposed Images
- G16.056 PLA 017 1004 Proposed Drainage Layout
- G16.056 PLA 018 4001 Drainage Details
- G16.056 PLA 019 4002 Watermain Details
- G16.056 PLA 020 4003 Watermain Details

DOCUMENTS/REPORTS

- 01 OPW Architectural Design Statement and Part 8 Planning Report
- 02 OPW Civil & Structural Engineering Services Report
- 03 SHAFFREYS Architectural Heritage Impact Assessment Report
- 04 ACSU Archaeological Impact Assessment
- 05 ACSU Archaeological Assessment
- 06 MACCABE DURNEY BARNES Environmental Impact Assessment Screening Report
- 07 NMECOLOGY Appropriate Assessment Screening Report
- 08 WSI Bat Assessment
- 09 3DDB Photomontages and 3D Images Report
- 10 BRIGHT Interpretive Concepts
- 11 MURPHY Utility Survey Report
- 12 Site Notice
- 13 Part 8 AA Screening
- 13 Part 8 EIA Screening

3.0 SITE AND CONTEXT

3.1 SITE LOCATION

The town of Trim is located on an expanse of flat land, approximately 50km north-west of Dublin City and approximately 14.4km south-west from Navan. It is divided by the River Boyne.

Though early records of settlements in Trim date back to the time of St Lommán in AD 432 the formation of Trim Town as we presently know it can be largely attributed to its time as an Anglo Norman settlement and its associated expansions in the 13th century.



Fig 2. SITE LOCATION –Trim town with the Site outlined in red.

Source: Google Earth

Hugh De Lacy, Lord of Meath, began construction of Trim Castle, in 1175 and the building was completed c.1202. The castle provided a military stronghold and administrative centre for the De Lacy lordship of Meath as well as being the intermittent residence of the Lord of Meath.

Trim largely developed under the protective shadow of the castle, fostering local agriculture and trade and establishing itself as a Market town in the 13th century under the De Lacy Lordship. Its pattern of streets, including the H-shaped layout of Market Street, has remained relatively unchanged since.

A period of relative decline in the early 18th century was due in large part to an absentee landlord class, however, its significance as the county town led to the construction and upgrade of several administrative buildings such as the Court House and County Gaol during the Georgian era.

A town commission was set up in the early 19th century, which was mostly composed of local professional and merchant classes. Many of them lived on Market Street and High Street and were prominent land owners of both Catholic and Protestant denominations.

Trim received several much needed upgrades including the upgrading of roads and footpaths, the building of a Gasworks facility on Market Street and the construction of an administrative building for the local markets in the town, namely The Market House. The site for the present day Market House was chosen in 1852.

The Market House Building, i.e. the site to which this application relates, is situated along the east side of Castle Street, approximately 80m from Market Street and the site of Trim Courthouse.

3.2 SITE CONTEXT

The site for the proposed development is located on the eastern side of Castle Street, Trim. This street is a key artery in the town, and a historic street characterised by the presence of Trim Castle, the Garda Station, the Courthouse, Trim Castle Hotel and several other shops and businesses outlets. It also forms part of the main thoroughfare from Trim to Dublin. It sees very active pedestrian and two-way vehicular traffic.



Fig 3. Castle Street looking west, Facades of local 18th century Cottages

Trim Market House is a detached building adjacent to Trim Castle. The walls of Trim Castle prominently bound the site. The building faces a series of characterful late 18th century terraced cottages, Fig 3. (to the west) as well as Trim Court House, Fig 4. (to the north).



Fig 4 Castle Street Looking West – Trim Court House and Local businesses

There is abundant local parking Fig 5. provided via the carpark to the north of the site which is accessed via French's Lane.



Fig 5. The carpark accessed via French's Lane, the entrance ramp to Trim Castle & Trim Market House

3.3 SITE DESCRIPTION

The extent of the subject site is indicated by the red perimeter line shown on Fig 2. The site area is broadly triangular c. 45.4m x c. 65.5m x 48m and amounts to approximately 0.146 hectares. Boundaries are well defined by the curtain walls of Trim Castle either side. These curtain walls rise approximately 7m and bound the eastern edges of the site.

The subject site has pedestrian access along Castle Street.

There are 2no. yards to the east and south of the building. The southern yard is accessed from Castle Street via an original set of stone piers likely dating back to the original 1850's building and featuring contemporaneous railing and gates.

The southern yard is frequently used for staff parking and offers access to the rear (east) yard of the site, which until recently, was overgrown and neglected.

The area to the north is relatively well paved and presented well with a well-maintained cherry blossom tree, low stonewalls, tourist information and seating close to the building and the castle ramp wall. There is a gate leading off this public plaza to the eastern yard and this is permanently closed to the public.

The low stonewalls run along the line of a previously demolished original stone wall and railing similar (and likely contemporaneous) to that at the south of the building. Access to the public toilets and the dance hall provided at Trim Market House was via this plaza, with both having been disused for many years.

The topography of the existing site is largely flat, varying between +56.25m to +57.80 across the site. The pavement adjacent to the front entrance slopes up from the height of the footpath +56.75 to +56.90m.

The existing finished floor level of the Market House Building is (+57.08m). For more detailed information, refer to the Site Plan and Sections.

3.4 SITE ACCESS

Access to the building can be gained from both the front elevation, which would be classed as the main entrance and from the side entrance, which was previously used as a separate entrance for the Dance Hall (though this entrance is no longer in use).

There is an existing emergency escape door to Castle Street from the end bay at the front of the building. Car parking is allocated to southern yard of the property. The rear (eastern) yard may be accessed via the north or south gate entrances.

Vehicular access on Castle Street is two-way with pedestrian footpaths on both sides of the street. Vehicles can access the northern car park via French's Lane.

4.0 STATUTORY AND PLANNING CONTEXT

4.1 PROJECT IRELAND 2040 NATIONAL PLANNING FRAMEWORK

The National Planning Framework (NPF) 2040 is the Government’s high-level strategic plan for shaping the future growth and development of Ireland to 2040. It is a framework to:

- Guide public and private investment;
- Create and promote opportunities for people;
- Protect and enhance the environment.

County Meath falls under the Eastern & Midland Region of the NPF 2040.

The big challenge for this region in the period to 2040, will be to ensure a balanced approach in activating and realising much underutilised potential in wider rural towns and dispersed communities.

4.2 RRDF FUNDING

The Rural Regeneration and Development Fund (RRDF) is a commitment of €1 billion by government to be invested in rural Ireland over the period 2019 to 2027.

The purpose of the fund is to support job creation in rural areas, address de-population of rural communities and support improvements in our towns and villages with a population of less than 10,000, and outlying areas.

It is intended that this Part 8 application will form part of Meath County Council’s bid to the RRDF to part fund the regeneration of Trim Market House and deliver it as a modern visitor centre.

4.3 ANCIENT DESTINATION EXPERIENCE DEVELOPMENT PLAN

The *Ancient* Destination Experience Development Plan (ADEDP) is a five year destination development plan. It is designed to be a roadmap for enhancing the existing *Ancient* visitor proposition to achieve the objectives of addressing seasonality, increasing visitor numbers, improving dwell time and visitor dispersion across the destination. This DEDP will be completed over the next five years and is primarily focussed on the area known as the Boyne Valley extending across counties Meath and South Louth.

PROJECT 3: TRIM CASTLE			
3.1	Continue to provide experience development support for the development and a working group to continually review and upgrade the visitor experience requirements based on the agreed new investment into Trim Castle.		KPI's Establish collaborative working group to develop the visitor experience.
	Commence:	2021 – 2025	
	Lead:	OPW & DHLGH	
	Partners:	MCC	
3.2	Provide experience development support for the development of a visitor experience combining the development requirements of Trim Castle and Trim as identified in the Boyne Valley Masterplan and supported by the destination town activity.		
	Commence:	2021 - 2025	
	Lead:	OPW & DHLGH	
	Partners:	MCC	

Fig 6. Extract from The *Ancient* Destination Experience Development Plan (ADEDP)

The portfolio of built and natural assets provides the context to develop a more coherent approach to develop the *Ancient* visitor proposition and lead the way in telling the *Ancient* story through compelling visitor experiences.

The development of the Blueway at Trim Castle and access to the Boyne at Oldbride are key areas for activity growth. The longer-term objectives of the Boyne Navigation will be the development of a sustainable activity base that will access the *Ancient* stories along the route.

This investment in Trim Castle within a destination town in strategic partnership with the OPW and Department of Housing Local Government and Heritage will deliver on Strategic Pillar One in the Development Framework.

Strategic Pillar One: Unlock the Heritage Assets

4.4 GOVERNMENT POLICY ON ARCHITECTURE

NATIONAL POLICY ON ARCHITECTURE 2022

The National Policy on Architecture promotes the power of architecture and design to bring about a more sustainable society.

The National Policy on Architecture outlines ways to promote and embed quality in architecture and the built and natural environment over the coming years in Ireland. "Places for People", the new National Policy on Architecture, was published on May 18, 2022.

The policy recognises particularly the vital contribution that architecture can make to the implementation of government priorities including Project Ireland 2040, the Climate Action Plan 2021, Housing for All, Heritage Ireland 2030, and Town Centre First.

The Policy recognises the place of architecture in society as an expression of cultural, aesthetic, and social values, both past and present, and the challenges and expectations of the future in shaping a sustainable quality environment. It also recognises Government's policy on design and build and the importance it plays as a standard procedure in the procurement of public works.

The policy states that:

The architecture of the past which lifts our spirits, and upon which we now place such value, was the result of creative and often adventurous collaboration between client and designer, pushing forward the frontiers of what was possible in their day. The architecture we choose to build now is the architectural heritage of the future.

The OPW is guided by the actions and principles of the Government Policy on Architecture to ensure the architectural quality of all buildings procured through state funding. Furthermore, it is the objective of the OPW to work in partnership with local and regional authorities in making provision for a sustainable future.

4.5 MEATH COUNTY DEVELOPMENT PLAN

The Development is in accordance with the adopted Meath County Development Plan 2021-2027. Trim Market House is on the Record of Protected Structures LA RPS ID 91253, NIAH Reg No 14328035. It is located within the Trim Historic Core – ACA. Description MCC Architectural Conservation Area.

RPS REF	NIAH REF	LOCATION	DESCRIPTION
TT036-049	14328035	Castle Street, Manorland (1 st Division)	Detached five-bay two-storey former market house, built c.1850, with three-bay projecting central breakfront. Comprising of three-bay single-storey former market house, remodelled and flanked by single-bay extensions, c.1925

4.6 TRIM & ENVIRONS

4.6.1 Land Use Zoning



Fig 7: Extract from Meath County Development Plan – Subject site indicated with black arrow

The site code is B1- Commercial Town or Village Centre

The Zoning code is B1, Zoning Objection –To protect, provide for and/or improve town and village centre facilities and uses. Settlement ref 38.

The site of the proposed development is zoned Commercial Town or Village Centre (B1) the objective of which is to:

“To protect, provide for and/or improve town and village centre facilities and uses. The primary land use in B1 zones is employment generating, service and retail provision. In order to achieve balanced development and create vibrant urban communities, residential use can also be considered on these lands.”

5.0 ARCHITECTURAL & ARCHAEOLOGICAL HERITAGE

5.1 ARCHITECTURAL HERITAGE

Please refer to the Architectural Heritage Impact Assessment and Conservation Report which has been prepared by Shaffrey Architects and forms part of the documentation for this Part 8 display for further information on the proposal.

To ensure that the protected structure status of the Market House building is respected, the proposed development has been given careful consideration with regard to siting and design.

It is considered that the proposed redevelopment of the Market House will introduce a building typology that is sympathetic to the character of the original protected structure on site. It is the intention, to set the new extension back from the castle walls in order to allow for its continued appreciation.

In terms of materials, Mocca Cream limestone will be used primarily on the rear façade facing the landscaped gardens and the walls of the castle in keeping with the historic limestone constructed barbican gate and the limestone curtain walls.

5.2 ARCHAEOLOGICAL HERITAGE

Please refer to both the Archaeological Impact Assessment and Archaeological Assessment Reports which has been prepared by ACSU and forms part of the documentation for this Part 8 display for further information.

Due to the rich archaeological heritage of the area, and the potential for previously unknown subsurface archaeological features to exist within the site, its archaeological potential is considered very high. Previous investigations suggests the site is located within an area that was a moat in the medieval period, deliberately backfilled with debris of post-medieval date, and by 1812, a road running within the current footprint of Castle Street developed.

Ministerial Consent was sought and an archaeological assessment (test trenching) was carried out with the use of a metal detector in relation to the proposed Trim Visitor Centre at the Market House, Castle Street, Trim, Co. Meath (ITM 680122, 756767). This assessment was carried out following recommendations included in the Archaeological Impact Assessment Report by Donald Murphy in 2022.

Four test trenches measuring 1.8m in width, with a total overall length of 26 linear metres were excavated to a depth of 2m. No archaeological features or deposits were identified within any of the excavated trenches.

An Archaeologist will be retained to carry out further investigations as part of the enabling works.

6.0 ENVIRONMENTAL CONSIDERATIONS

6.1 APPROPRIATE ASSESSMENT (AA)

NM Ecologist Ltd. (NME) was commissioned to undertake an AA Screening Report for the proposed development. Please refer to their Report which forms part of the Part 8 documentation for further information.

NMS conclude in their report that an Appropriate Assessment is **not** required.

6.2 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

MacCabe Durney Barnes were commissioned to undertake an EIA Screening Report for the proposed development. Please refer to their Report which forms part of the Part 8 documentation for further information.

MCB conclude in their report that the proposed development would not be likely to have significant negative effects on the environment and it is recommended that environmental impact assessment report is not required.

6.3 BAT SURVEYS

Wildlife Surveys undertook a preliminary bat roost assessment and a follow-up with Bat Survey report for Trim Market House, Castle Street, Trim, Co. Meath. Please refer to their Assessment Report which forms part of the Part 8 documentation for further information.

The Bat Assessment was carried out in 2020. Donna Mullin, director of Wildlife Surveys, has confirmed that as the building has not deteriorated since 2020, there is no need for a repeat bat survey.

A specialist will be appointed to check the old walls before any demolition or repointing.

7.0 DESIGN INTENT OF PROPOSED DEVELOPMENT

7.1 OVERVIEW

At the first storey level, the glazed exhibition area will reflect its surrounds whilst the zinc clad cantilevered roof will tie in with the materiality of Trim Court House and reflect the grey and blue-grey colours of the surrounding environment.

The Castle ramp will be connected via a covered walkway, which will incorporate lightweight steel screens as depicted in the images below. These elements are intended to provide security and a sense of enclosure for those transferring from the Market House to the castle ramp, whilst maintaining an important route of entry to the castle. They are to be lightweight but secure, they will not require deep excavation in the archaeologically sensitive surrounds.

They will also offer peeks through to the landscaped areas behind for passers-by. The screens are interspersed by vertical glazed panels containing information relevant to the castle and local tourism. The roof of this structure is designed as a thin concrete/fibre cement flat roof with overhanging eaves reflecting the existing architecture (to be demolished) of the 1950s extension to the Market House which is not without merit in its own right.

7.2 PROPOSED MARKET HOUSE REDEVELOPMENT

The Market House itself will incorporate some changes to the building's façade, including:

- Removal of the pebble dash render, where possible to expose the original limestone façade of the Market House – where possible
- Conservation/repair/reinstatement of historic windows as they would have appeared originally to the West, Southern and Northern street facing facades of the building
- Installation of new glazing and openings to the rear of the building as required
- Removal of the material infilling the archways on the ground floor to Castle Street which will be glazed to allow light in to the main exhibition area
- Repainting of the market house

The main entrance of the building will be relocated from the existing West façade to the North-Western corner, allowing for a level entrance from street level. With regard to the historic complex as a whole, the main building and extension will be only 1 storey above the public entrance. The height and proximity of the existing buildings in relation to the castle walls will be negated upon their removal and the proposed development aims to accentuate this separation and improve the appreciation of the castle at street level.

By proposing a building sized only by what is strictly necessary in the delivery of a modern visitor centre the building can be both functional and reserved in an area of high archaeological sensitivity. The removal of the additions to the main Market House building (including the Dance Hall and Fly Tower) – along with the proposed landscaping and public realm measures – should initiate a new appreciation of this historic vista and help to reinforce its position within the townscape of Trim.

7.2.1 Trim Market House Building Treatment

External Facade

The external façade strategy involves the preliminary removal of the existing render to determine the status of existing 1920s stonework. Where this is existing, is in good repair and can be exposed without causing significant damage, it is intended to expose and repair this stonework as part of the façade treatment. The flanking bays will receive replacement render with a softer rough cast finish or with a painted finish to improve the visual quality. Colours which represent natural materials, ie. stone will be used.

Windows

Existing PVC windows to the front of the building are to be removed and replaced with timber/ steel conservation style windows, in keeping with the original 1920/30 period style aesthetic. It is proposed to open the arcade to street level to improve visual permeability. This will involve the opening up of previously filled in archways to floor level and the installation of glazed units within the archways. In addition, where possible, it is proposed to reinstate windows which have been blocked up.

To the rear of the building, existing PVC windows will be removed and replaced with contemporary windows where applicable.

Internal Treatment

Where it is possible to conserve original features of the building, these will be protected, recorded and conserved in line with best practice architectural conservation guidelines. However, it is noted, as per Shaffrey's report, that little of the internal fabric of the building is of conservation significance.

7.3 MATERIALS & DETAILING

The proposed extension will be constructed from materials of high quality, performance and durability in accordance with OPW's Sustainability Policy.

The building's interior will feature glass and wood in harmony with the original, preserved features.

7.4 EXTERNAL FINISHES

Mocca Cream limestone will be used primarily on the rear façade which is facing onto the new landscaped gardens and curtain walls of the castle.

At first floor level, a finish of floor to ceiling windows will be the main feature with a lightweight roof clad in zinc. The zinc cladding will wrap around the canopy at this level and will reflect the local context of the courthouse and the colours of the stone walls surrounding.

The original Market House will be painted lime render. Where it is possible to expose the original stone of the 1920s Market House it is proposed to do so though this will be dependent on further investigation of the existing structure.

The walkway will feature steel elements alongside glazed screens featuring tourist information. This will then be capped by an overhanging eave.

7.5 ACCESSIBILITY

7.5.1 Access to the Building

Independently accessible means of approach to the accessible entrances of the building will be provided, as well as accessible means of circulation around the building. In accordance with *TGD Part M 2022 Section 1.2.3* Accessible entrances will be provided to avoid segregation based on a person's level of ability.

7.5.2 Public Entrance and Parking

The accessible main entrance will open into to the main entrance lobby area. The accessible main entrance and subsidiary entrances will be in conformance with the guidance described in *TGD Part M 2022 Section 1.2.3*. A level threshold will be provided at all the accessible entrances. The accessible entrance doors will be in conformance with the guidance described in *TGD Part M 2022 Section 1.2.4*.

The effective clear width of the accessible entrance doors will be a minimum of 1000mm as in *TGD Part M 2022 Section 1.2.4 Table 3*. The position of door furniture and the force required to open any manual or automatic doors will be in conformance with the guidance described in *TGD Part M 2022 Section 1.2.4*. Both entrance doors will be power assisted.

The siting of Trim Market House places it in close proximity to several public carparks, which are in operation by Meath County Council. Adequate parking spaces are provided by these carparks along with adequate provision of disabled parking.

These carparks allow for staff and visitor access to the building as well as secure bicycle parking. A bus drop off set in will be provided at the north of the site near the main entrance.

7.5.3 Staff Entrance and Parking

Staff will enter through the main entrance, which staff, visitors and users unfamiliar with the building would normally use. This is the entrance closest to the set down area. These entrances are as described in 7.9.2.

7.5.4 Universal Access

The building and its surrounds will be designed and constructed such that:

- People can safely and independently approach, gain access and use the building, its facilities and environs,
- Elements of the building do not constitute an undue hazard for people, especially for people with vision, hearing or mobility impairments,
- People can circulate within the building and use the buildings facilities,
- Where sanitary facilities are provided, adequate sanitary facilities will be available and accessible to people with a range of abilities,
- Suitable aids to communication will be available for people with vision, hearing or mobility impairments.

The building has been designed in conformance with technical guidance document Part M. A Disability Access Certificate (DAC) will be applied for post part 8 planning approval.

7.6 SERVICES STRATEGY

7.6.1 Mechanical

Natural ventilation will be designed and incorporated where possible. The nature of site and operations is such that some mechanical air handling will be necessary; some centralised. Plant items will be located within in the Market House Building's extension, on the flat roof of the main building and within the landscaped area to the south.

The building will be heated primarily by highly efficient air source heat pumps which is a renewable technology.

7.6.2 Electrical

The electrical design of the building will be designed and controlled so as to ensure the efficient use of energy in accordance with the guidance in Part L of the Building Regulations.

7.6.3 Lifts

A single passenger lift will be located in the main building, providing access to both ground and first floor levels of the main building. This lift will also serve as an evacuation lift in the event of a fire.

7.6.4 Foul and Surface Water Drainage

Connections will be made to the existing public water and surface and foul sewer systems, which are already well established on site. Attenuation will be provided in the landscaped area to the rear and SUDS will be incorporated within the design.

7.6.5 Renewables

Where possible, the development will comply with the renewables requirement of Part L of the Building Regulations. Air source heat pumps are proposed to provide heating. Other renewables will be incorporated insofar as reasonably possible, given the building's status as a protected structure.

8.0 LANDSCAPE

The following report from BSLA, Landscape Architects explores the Castle Street approach showing the existing conditions, signage, masts and landscaping proposals.