



Architectural Heritage Impact Assessment Report

For:
**Former Tuam Railway Station,
Vicar Street,
Tuam,
Co. Galway
H54 E186**

Client:
Galway County Council



Date: 10th April, 2025

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Acknowledgements:

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

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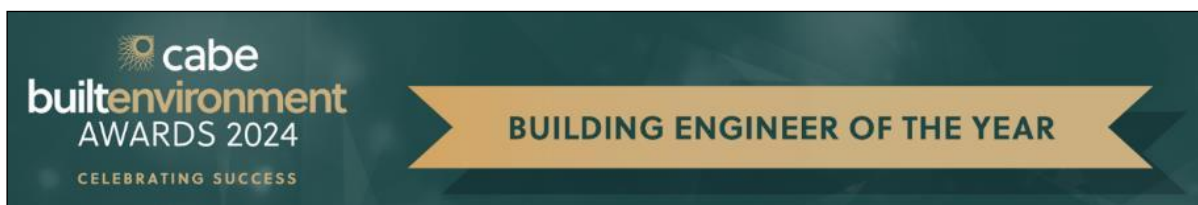
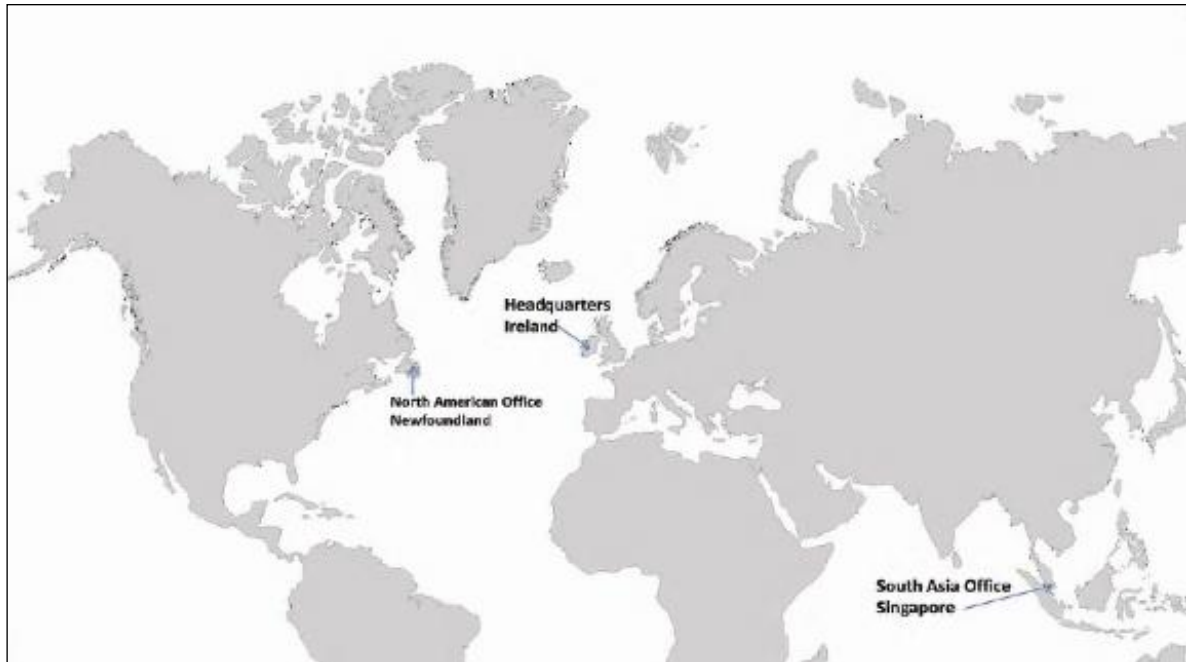




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GLOSSARY OF TERMS

1. ACA

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

2. Area of Special Planning Control

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

3. NIAH

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

4. Protected Structure

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

5. Section 57 Declaration

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

6. RMP

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

7. RPS

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



Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

Levels of significance – NIAH Definitions 2006

<i>International Significance</i>	Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.
<i>National Significance</i>	Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.
<i>Regional Significance</i>	Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.
<i>Local Significance</i>	These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.
<i>Record only</i>	These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time



Penalties for Offences

Architectural Heritage Protection

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

- (1) A person who is guilty of an offence under *sections 58(4), 63, 151, 154, 205, 230(3), 239 and 247* shall be liable—
- (a) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or
 - (b) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.

Monuments and Places included in the Record

Section 12 (3) of the Act provides for the protection of monuments and places included in the record stating that "When the owner or occupier (not being the Commissioners) of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Commissioners and shall not, except in the case of urgent necessity and with the consent of the Commissioners, commence the work for a period of two months after having given the notice."

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

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

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

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

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

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

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



1.0 Scope of Study

This report has been prepared following a request by the client, Galway County Council, to prepare an Architectural Heritage Impact Assessment in conjunction with the Part 8 Planning Application the proposed development at the Former Tuam Railway Station, Vicar Street, Tuam, Co. Galway.

This Report aims to provide the following:

- A brief history of the site.
- An assessment under Conservation Principles¹.
- A comprehensive understanding of the impact of the proposed works.
- Conclusion and mitigation of the proposed works.

2.0 Method of study

The following methods and resources were used in establishing this report:

- The subject site was studied, visited and inspected by a Building Conservation Accredited Surveyor / Chartered Building Engineer and a Historic Building Consultant from ACP on the 31st of January 2025.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- The Record of Monuments and Places from the National Monuments Service website was studied.
- The National Parks and Wildlife Service website was studied.
- The National Inventory of Architectural Heritage was studied.
- The proposal was studied and assessed for its impact.

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

2.1 Building Survey

The following surveys were undertaken as part of the data gathering process:

- Annotated Digital Photographic Record – refer to the photographic survey drawing J1074D001 and the photographic record in the appendix of this report.
- Conservation Inspection and Fabric Assessment – refer to drawing J1074D002 in appendix.

¹ adapted from Architectural Heritage Protection Guidelines for Planning Authorities by the Department of the Environment, Heritage and Local Government 2004



3.0 Existing Environment

3.1 Location

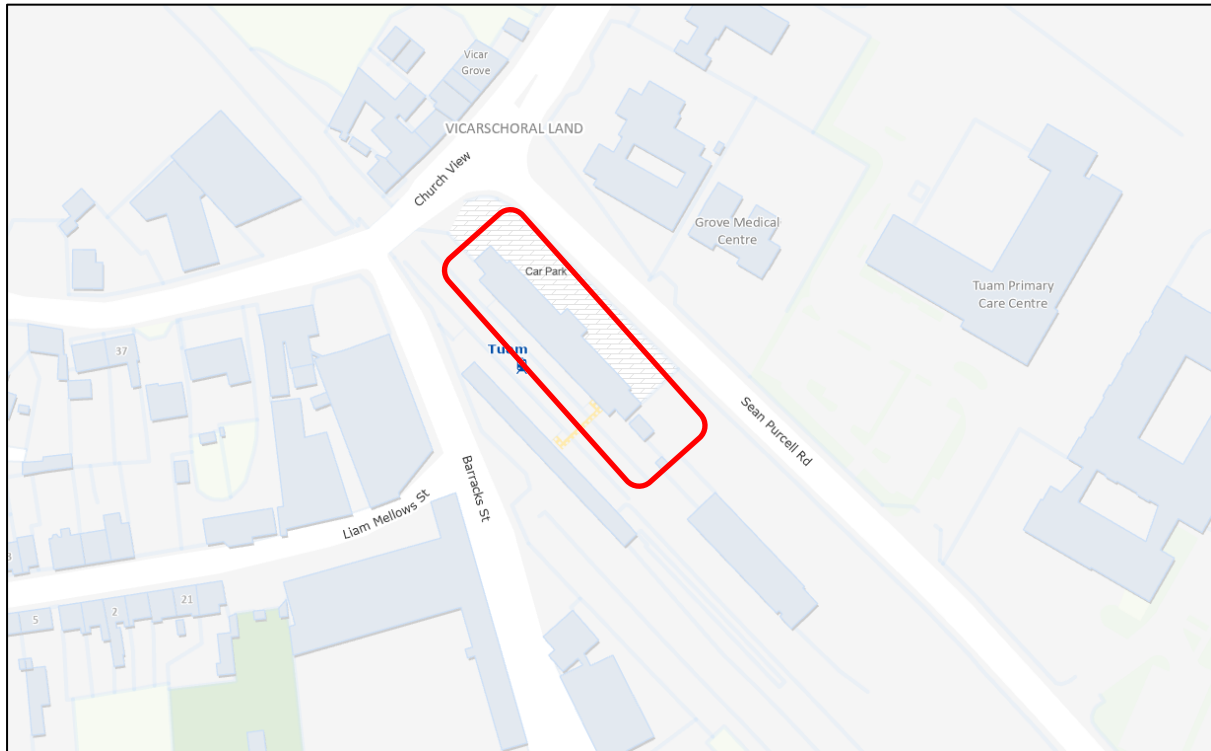


Figure 1: Current OSI Map ©OSI License ACP CYAL50428180

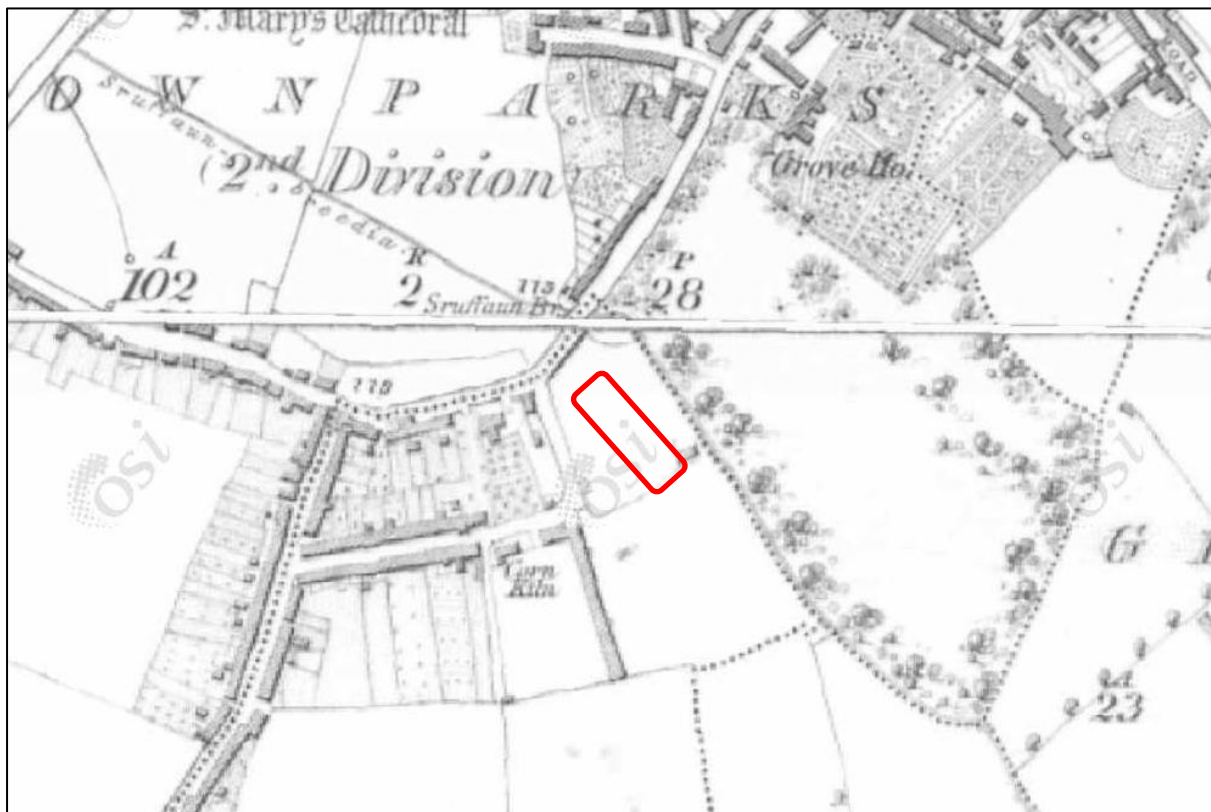


Figure 2: 1st Edition Map ©OSI License ACP CYAL50428180

Ireland:- Grageen House, Cappanuke, Cappamore, Co Limerick, Ireland
Phone: +353 (0) 61 574894, Email: info@acpgroup.ie
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SINGAPORE 608526 Phone: +65 97168833, Email: noel@acpgroup.sg
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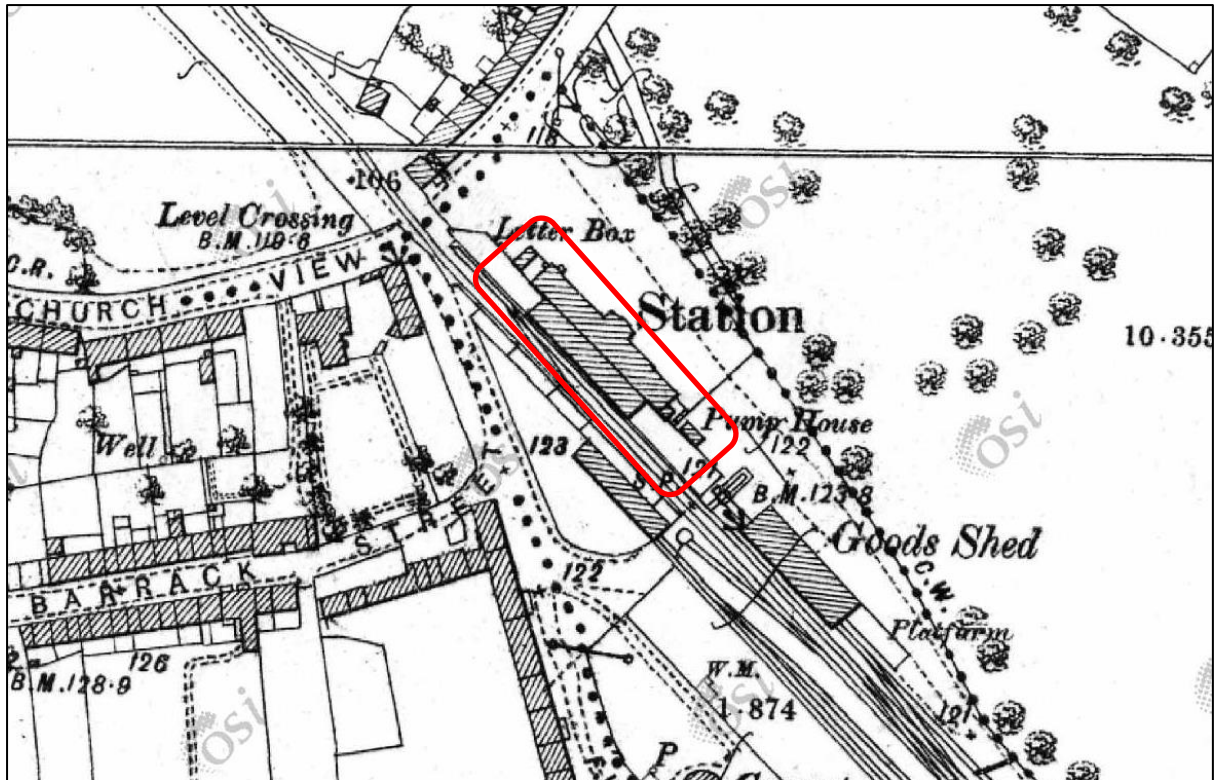


Figure 3: 2nd Edition Map ©OSI License ACP CYAL50428180



Figure 4: MapGenie Imagery (2013-2018) ©OSI License ACP CYAL50428180



3.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures (RPS)	Y	RPS No. 52
Recorded Monument (RMP)	N	
Architectural Conservation Area (ACA)	N	
Special Area of Conservation (SAC)	N	
National Heritage Area (NHA)	N	
Zone of Archaeological Notification	N	
State Guardianship or ownership	N	
NIAH Building Record	Y	30331045
NIAH Garden Record	N	

Table 1: Protection Status

3.2.1 Record of Protected Structures

The designation of a Protected Structure includes the structure itself, its interior, the surrounding land or ‘curtilage’ of the structure, or any other structure (including boundaries) within the curtilage, their interiors and all fixtures and features of the structures. It can also include certain features in the attendant grounds. All features which contribute to the character and special interest of a protected structure are considered protected.

52	30331045	Tuam Railway Station	Detached nine-bay single-storey former railway station with rendered facade and stone dressings and open bed pedimented central breakfront, c.1860. Platforms, water tower, foot bridge, shelters and goods sheds. Station building undergoing renovation to accommodate hostel and restaurant facilities.	Regional value because of its architectural quality and as a complete unit of railway buildings. Historically they recall the great age of railway transport.	Tuam	VICARSCHORAL LAND	X:143430 Y:251600	
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Figure 5 - RPS Entry - Galway County Development Plan 2022-2028

2

3.2.3 National Inventory of Architectural Heritage (NIAH) ³

Reg. No:	30331045
Date:	1870 - 1890
Previous Name:	St. Joseph's Convent of Poor Clares
Coordinates:	143430, 251597
Categories of Special Interest:	Architectural, Historical, Social
Rating:	Regional
Original Use:	Railway station
In Use as:	Building misc.

Table 2: NIAH Record

“Description

Detached nine-bay single-storey railway station, built c.1880, five-bay central section with projecting gable-fronted porch, flanked by slightly recessed two-bay sections. Now in commercial use. Pitched slate roof with six ashlar limestone chimneystacks, and wide eaves

² Source: Galway County Development Plan 2022-2028: Appendix 6 - Record of Protected Structures

³ Source: <https://www.buildingsofireland.ie/buildings-search/building/30331045/tuam-railway-station-sean-purcell-road-vicar-street-vicarschoral-land-tuam-galway>



with carved timber brackets. Painted rendered walls, front elevation having rusticated limestone raised quoins to all corners, and cut limestone skirting. Square-headed window openings with limestone sills and two-over-two pane timber sliding sash windows, except for westernmost opening which is replacement timber. Latter opening formerly doorway, with moulded limestone surround. Square-headed doorway having cut limestone doorcase with imposts, plinths and brackets supporting heavy cornice, glazed timber panelled double-leaf doors and plain overlight, and approached by limestone steps with metal rails. Platform façade of building obscured by modern additions. To east is cast-iron water tank signed 'B GRAHAM WATERFORD', standing on limestone base built of large blocks of roughly finished limestone, some with natural vermiculation, and rusticated raised quoins on corners and on central round-headed arch.

Appraisal

Tuam railway Station is a handsome villa-style building probably by J.S. Mulvany who designed doorcases similar to this one in other locations. It is a fine building in the tradition of railway architecture and is enhanced by the retention of most of its original fabric and details. The water tank is also a good structure in the engineering tradition."

3.3 A Brief History of the Site⁴

Tuam railway station opened on 1st August 1851 as part of the Waterford, Limerick and Western Railway (WLWR) route between Limerick and Sligo. The WLWR was one of the main railway companies in Ireland at the time, the other being the Great Southern and Western Railway (GSR). The station served both passenger and freight trains, connecting Tuam with Limerick, Sligo, Galway, Athlone, Dublin, and other destinations. Tuam station had an extensive goods yard and locomotive facilities, including a carriage shed, a locomotive shed, a turntable, a water tower, and a signal cabin. A decorative cast iron foot bridge remains which was built in approximately 1870.

In 1901, the WLWR was purchased by the GSR which then became the largest railway company in Ireland at the time, operating over 1,000 miles of track. The decline of Tuam station began in the mid-20th century when other modes of road transport were being increasingly utilised across the country e.g. cars, buses, etc. The branch lines from Tuam to Ballinrobe, Dunmore and Milltown were closed between 1957 and 1960, reducing the demand for services through Tuam. The Irish War of Independence (1919-1921) and the Irish Civil War (1922-1923) also disrupted railway operations and caused damage to infrastructure.

Tuam station closed, along with the whole route, in 1976 during Córas Iompair Éireann's (CIE) rationalisation of the rail network. However, Tuam station remained open for freight trains until 1993, as it was still used for transporting intermodal containers between Dublin and Ballina. The station also hosted a railway preservation group called Westrail, which operated heritage trains between Athenry, Tuam and Claremorris until 1993. The former station building operated as a restaurant known as The Railway Kitchen in the late 20th/early 21st century and closed in recent years before it fell into its current state of dereliction.

⁴ <https://www.visitgalway.ie/explore/heritage-and-history/historic-buildings-and-places/tuam-railway-station/>



4.0 Proposed Development

Change of use from former commercial uses to office and event space. Demolition of internal and external elements to provide new office space and welfare facilities, and new glazed connecting walkway. New single storey extension to accommodate an event space and new two storey extension to facilitate a podcast room at ground floor and canteen at first floor level, with new fully accessible entrance area. New hard and soft landscaping and all ancillary site works.

In 2020 the Paul Hogarth Company was commissioned by Galway County Council to compile the Tuam Regeneration Masterplan. Part of the Masterplan concluded that:

‘The former railway station and surrounding lands in Tuam lie largely underused at present. The area has been identified as suitable for comprehensive mixed use development. This would involve the restoration of historic buildings, while creating new spaces for employment generating purposes.’

In March of 2025 Galway County Council appointed AAB group to prepare a Preliminary Business Case for the delivery of a Creative Technology Hub in the Station House Building. The document describes the economic benefit which this facility would deliver for local enterprise and how the restoration of the historic Station House Building will rejuvenate the area.

The Station House renovation and reuse would provide a fantastic resource to the local community enabling local enterprise and entrepreneurs in the Creative Technology industry to grow and collaborate both in Tuam and internationally. It will also act as a generator for ‘spin-out’ companies, providing space for education, mentoring, and career development within the community.

This project is being progressed as a result of a funding award by the Town Centre First Heritage Revival Scheme (Thrive) Strand 1, under the Northern and Western Regional Programme 2021 – 2027 and European Regional Development Fund (ERDF).

4.1 Scope of Works to the Existing Historic Fabric

External Works:

- Careful removal of all modern extensions to the original building.
- Repair / rebuilding works to 6 No. existing brick chimney stacks, as required, using a natural lime-based mortar with any shortfall to be made up with new masonry to match. Works to include the installation of new traditional style chimney pots and rolled lead sheet, as required.
- Reinstatement of salvaged natural slate roof covering and clay ridge tiles with any shortfall in slate to be made up with new natural slate to match.
- Replacement of existing corrugated metal sheeting to the lean-to roof canopy to match existing.
- Repair / replacement works to the underlying timber roof structure to the main roof and lean-to canopy.
- Repair / replacement works to the timber fascia and soffits throughout.



- Repair / replacement works to the existing cast iron rainwater goods with any shortfall to be made up with new cast iron rainwater goods to match.
- Works to the external walls inclusive of the removal of any inappropriate cementitious render, undertake necessary raking and repointing works using a natural lime-based mortar followed by the application of a natural lime-based render with a harling dash finish to match.
- Retain and repair existing timber sliding sash windows.
- Removal of existing modern front double doors and replace with new timber double doors.
- Masonry repair works, as required, to the ashlar stone water tower using a natural lime based mortar.
- Retain and repair existing cast/wrought iron water tank above the water tower.

Internal Works:

- Careful removal of all modern partitions and installations within the original building.
- Works to the internal masonry walls inclusive of the removal of any inappropriate cementitious plaster, undertake necessary raking and repointing works using a natural lime-based mortar followed by the application of a natural lime-based plaster.
- Retain and repair existing lath and plaster ceilings throughout.
- Replacement works, as required, to the existing modern ceilings with new plasterboard ceilings.
- Installation of a vapor open insulation above the ceilings throughout.
- Retain and repair existing historic internal doors.
- Replacement of existing modern doors with new doors, as required.
- Retain and repair suspended timber floors throughout inclusive of the installation of an underfloor vapor open insulation system throughout.
- Renewal of mechanical and electrical services throughout, using existing runs where feasible.

4.2 Proposed New Works

- It is proposed that two new extensions are to be built to replace the existing modern extensions at both gable ends of the building.
- A new glazed connecting walkway is to be built at the rear of the building connecting all the rooms together.
- PV Solar panels are to be installed to the rear roof planes.
- Landscaping and associated ancillary works to the external grounds as necessary.



5.0 Impact Assessment

5.1 The 'do nothing' Impact

The Former Tuam Railway Station has been vacant for the past number of years since the closure of The Railway Kitchen. The building has since fallen into a state of dilapidation due to the lack of necessary repair and maintenance works carried out over the years, in particular, to the roof, chimneys and rainwater goods.

The building is suffering from severe ongoing water ingress resulting mainly from the failure of the roof covering. There are sections of the suspended timber floors internally that have significantly decayed and are presenting as a danger for anyone entering and moving around the building. If no works are carried out then the building will remain vacant and continue to deteriorate from a lack of maintenance.

A 'do-nothing' approach in relation to this site is not acceptable and all efforts should be undertaken to carry out the proposed works. The proposed works will allow the building to be occupied once again as a multi-purpose office and event space that complies with all necessary building regulations. The repair works to the windows and roof coverings are vital in preserving the internal fabric of the building and preventing the building from falling into a state of ruin, where then a considerable body of work is presented to bring it back in to use.

5.2 The Predicted Impacts

This section is only a prediction of the impacts from the proposed works, with no works having been carried out to date. This section is to be read in conjunction with the impact assessment drawing J1074D002 included in the appendix.

It is predicted that the proposed works will have a positive impact on the historic building by retaining and repairing the existing historic fabric and ensuring that the building is maintained for the foreseeable future. The proposed works will have a positive impact on the site and the town in general by reoccupying this large vacant building and retaining what is an architectural, historical and socially significant building as part of the historic structures of Galway.

5.2.1 Schedule of Proposed Works to the Existing Historic Building / Predicted Impacts

External Works:

Careful removal of all modern extensions to the original building.	No negative impact on the original fabric of the building. Affecting modern fabric only. Any demolition works will be carried out with due care and attention so as to not damage any existing historic fabric.
Repair / rebuilding works to 6 No. existing brick chimney stacks, as required, using a natural lime-based mortar with any shortfall to be made up with new bricks to match existing. Works to include the installation of new traditional style chimney pots and rolled lead sheet, as required.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.



Reinstatement of salvaged natural slate roof covering and clay ridge tiles with any shortfall in slate to be made up with new natural slate to match.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.
Replacement of existing corrugated metal sheeting to the lean-to roof canopy to match existing.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.
Repair / replacement works to the underlying timber roof structure to the main roof and lean-to canopy.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.
Repair / replacement works to the timber fascia and soffits throughout.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.
Repair / replacement works to the existing cast iron rainwater goods with any shortfall to be made up with new cast iron rainwater goods to match.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.
Works to the external walls inclusive of the removal of any inappropriate cementitious render, undertake necessary raking and repointing works using a natural lime-based mortar followed by the application of a natural lime-based render with a harling dash finish to match.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.
Retain and repair existing timber sliding sash windows.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.
Replacement of existing modern front double doors with new timber doors.	No negative impact on the original fabric of the building. Affecting modern fabric only.
Masonry repair works, as required, to the ashlar stone water tower using a natural lime-based mortar.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.
'Retain and repair existing cast/wrought iron water tank above the water tower.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.

Internal Works:

Careful removal of all modern partitions and installations within the original building.	No negative impact on the original fabric of the building. Affecting modern fabric only. Any demolition works will be carried out with due care and attention so as to ne not damage any existing historic fabric.
Works to the internal masonry walls inclusive of the removal of any inappropriate cementitious plaster, undertake necessary raking and repointing works using a natural	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.



lime-based mortar followed by the application of a natural lime-based plaster.	
Retain and repair existing lath and plaster ceilings throughout.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.
Replacement works, as required, to the existing modern ceilings with new plasterboard ceilings.	No negative impact on the original fabric of the building. Affecting modern fabric only.
Installation of a vapor open insulation above the ceilings throughout.	No negative impact on the original fabric of the building. Improves thermal comfort within the building for future users.
Replacement of existing modern doors with new doors, as required. Any existing historic architraves are to be repaired and retained.	No negative impact on the original fabric of the building. Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice.
Retain and repair suspended timber floors throughout inclusive of the installation of an underfloor vapor open insulation system throughout.	Positive impact by retaining and repairing existing historic fabric using Best Conservation Practice. Improves thermal comfort within the building for future users.
Renewal of mechanical and electrical services throughout, using existing runs where feasible.	No negative impact on the original fabric of the building. Works are to be carried out using Best Conservation Practice.

Proposed Works

Proposed new extensions to both ends of the building.	The proposed new extensions are replacing existing modern concrete extensions. The new extensions will not have any negative physical impact on the original building and the proposed works are reversible.
Glazed walkway to rear of building.	The new proposed glazed walkway is replacing an existing modern concrete walkway acting as a connecting corridor to the rooms of the original building. The proposed new walkway will not have a negative physical or visual impact on the original building and the proposed works are reversible in nature.
Installation of PV Solar Panels to the rear roof planes.	The installation of solar panels to the original roof structure will have a negative impact on the visual character of the building. Installation of the panels on the rear roof planes will minimise the impact. The panels are to be installed carefully to ensure no negative physical impact occurs to the historic fabric. These works are reversible in nature.



5.3 Assessment under Conservation Principles

The following Conservation Principles have been identified and are described in detail in the following sections.

- Principle 1 – Keeping a building in use
- Principle 2 – Researching and Analysing
- Principle 3 – Using expert Conservation advice
- Principle 4 – Protecting the special interest
- Principle 5 – Promoting minimum intervention
- Principle 6 – Respecting earlier alterations of interest
- Principle 7 – Repairing rather than replacing
- Principle 8 – Promoting honesty of repairs and alterations
- Principle 9 – Using appropriate materials and methods
- Principle 10 – Ensuring reversibility of alterations
- Principle 11 – Avoiding incremental damage
- Principle 12 – Discouraging the use of Architectural salvage from other buildings
- Principle 13 – Complying with building regulations

5.3.1 Principle 1 – Keeping a building in use

It is generally recognised that the best method of conserving a historic building is to keep it in active use. Where a structure is of great rarity or quality, every effort should be made to find a solution which will allow it to be adapted to a new use without unacceptable damage to its character and special interest.

There are little to no alterations proposed to the existing historic fabric of the building. The proposed development consists of the repair and retention of the existing historic fabric with only modern fabric being removed. The design team is working with the existing layout of the building with no new openings proposed.

5.3.2 Principle 2 – Researching and Analysing

Before formulating proposals for works to a protected structure, the developer should research its historical development and understand thoroughly the present condition of the structure. The research should encompass not only the main structure and its interior but also its curtilage and attendant grounds, where relevant and any structures or features within them which contribute to the special interest of the protected structure/site.

The research should include an analysis of the physical fabric of the site and any available documentary or other evidence. The work should only be undertaken by those with the appropriate knowledge and skill.

In this case, detailed research into the fabric and history of the building has been undertaken.

5.3.3 Principle 3 – Using expert Conservation advice

Building conservation is a specialised discipline and the method of work needs to be specified by experts with a knowledge and experience of historic buildings.

The client has engaged a highly qualified and experienced design team to undertake this project including ACP Architectural Conservation Professionals to address all conservation elements.



5.3.4 Principle 4 – Protecting the special interest

The character and special interest of a protected structure can be damaged by inappropriate works. The most obvious being demolishing or partly demolishing a structure. It can also be stripped of its value and distinctiveness by neglect and decay, unsuitable alteration, uninformed repair or over restoration.

There have been detailed discussions between the project design team and client to ensure that the proposed works protect the character and historic fabric of the property.

5.3.5 Principle 5 – Promoting minimum intervention

The principle of promoting minimum intervention in a protected structure can be summed up by the maxim 'Do as much as necessary and as little as possible'. Dramatic interventions in a protected structure are rarely appropriate. The best work in conservation terms is often that which is low key, involves the least work and can be inexpensive.

In this case, minimum intervention is being proposed, in so far as is practical, for the building to be habitable and comply with current building regulations.

5.3.6 Principle 6 – Respecting earlier alterations of interest

Alterations and additions to a structure can themselves be an irreplaceable part of a unique history. Different periods of alteration can inform the social and architectural history of the build heritage. In order to appreciate the integrity of a structure, it is important to respect the contribution of different stages of its historical development.

The main alterations that were made to the building in the past include the construction of a modern corridor extension (track side), 2 No. side extensions and internal modern partition walls. The proposal sees the removal of all modern fabric and the construction of a new extension wrapping around 3 No. sides of the building, providing a layout which will cater for the proposed end use of the building.

5.3.7 Principle 7 – Repairing rather than replacing

It should be the aim of good conservation practice to preserve the authentic fabric which contributes to the special interest of the structure. Good repair will arrest the process of the decay of the structure and prolong its life without damaging its character and special interest.

The proposed development aims to repair and retain, in so far as is feasible and practical, the historic fabric, including the sliding sash windows, walls, timbers floors, lath & plaster ceilings, etc.

5.3.8 Principle 8 – Promoting honesty of repairs and alterations

To promote good conservation practice in line with the recommendations of international charters, repairs to a protected building or structure should generally be carried out without attempt at disguise or artificial ageing. This does not mean that the repair should be obtrusive or that inappropriate materials should be used in order to contrast with the historic fabric. A good repair, carried out with skill, leaves an interesting record of works done. Deliberately obscuring alterations confuses the historical record that is the building. New repairs should not detract from the visual integrity of the structure but should be discernible on closer inspection.



The proposed alteration works to the existing historic fabric are to be carried out in accordance with Best Conservation Practice. The proposed extension has a modern design to provide a contrast with the existing historic building.

5.3.9 Principle 9 – Using appropriate materials and methods

Only appropriate material and methods should be used in works to a protected structure. The use of modern materials and techniques should only be permitted where their appropriateness is supported by firm scientific evidence or where they have proved themselves over a sufficient period and where traditional alternatives cannot be sourced.

The use of traditional materials and techniques are planned for this project when working with the historic fabric. Due care and attention will be applied throughout the works to ensure that any materials and methods used will have a minimal impact on the historic fabric.

5.3.10 Principle 10 – Ensuring reversibility of alterations

The use of processes which are reversible or substantially reversible, when understanding works to a protected structure is always preferable as this allows for the future correction of unforeseen problems, should the need arise, without lasting damage being caused to the architectural heritage.

Detailed records and photographs will be taken, and further recording will continue during the project to ensure the reversibility of the works. The proposed works are to be reversible in so far as is feasible and practical.

5.3.11 Principle 11 – Avoiding incremental damage

Thought must be given by the planning authority to the potential cumulative impact of minor works to the character of protected structures and of ACA's. The quality and character of both can be damaged by incremental alterations. In the case of protected structures this applies to both internal and external works.

There are little to no alterations proposed to the existing historic fabric of the building. The proposed development consists of the repair and retention of the existing historic fabric with only modern fabric being removed. The repair works to the existing historic fabric, in particular the original sliding sash windows, chimney stacks, natural slate roof, will have a positive visual impact by retaining the character of the original building.

5.3.12 Principle 12 – Discouraging the use of Architectural salvage from other buildings

The use of architectural salvage from other buildings should not be encouraged for two reasons. Firstly, the re-use of architectural features from elsewhere can confuse the understanding and appreciation of a building, casting doubt on the authenticity of even the untouched part of the fabric. Secondly, creating a market for salvaged building materials promotes the dismantling of other older buildings, for example the removal slates or cut-stone elements from a building for reuse elsewhere.

The reuse of any salvaged materials will come from the building itself only e.g. salvaged natural slate, and not from outside the property so as to not confuse the timeline of works.



5.3.13 Principle 13 – Complying with building regulations

The building regulations are designed to secure the health and safety of people in and around buildings.

The proposed works have been designed in accordance with current building regulations, in so far as is reasonably practical.

6.0 Conclusions and Suggested Mitigation

The Former Tuam Railway Station is an architectural, historical and socially significant building which is continuing to deteriorate. It is essential that the full suite of proposed repair / replacement works is carried out and that the building is brought back into use so that the necessary ongoing maintenance works to this historic building will be attended to.

In conclusion the proposal, as set out in this report refers to, will ensure that the building will have a renewed purpose and prolong the use of the building for many years. The proposed mitigation measures will ensure that the impact of the individual and overall impacts are mitigated and any loss of fabric will be retained by record to an internationally accepted standard. All proposed works are reversible in nature.

The following mitigation measures are proposed:

1. High resolution digital photographs are to be taken on a regular and ongoing basis for the duration of the works and a detailed description of the works undertaken be kept and compiled.
2. Any protected fabric scheduled for removal shall be 'Retained by Record' to ICOMOS standard.
3. A conservation record survey is to be carried out by the Building Conservation Accredited Surveyor on all architectural features including windows and doors in the building prior to the works commencing. This will ensure that a comprehensive record of the existing building is established and added to the historical record before any changes are made.
4. Specifications, plans, and method statements prepared by the Building Conservation Accredited Surveyor are to be read and adhered to by the contractor, staff and all involved with the proposed works.
5. All works on site are to be supervised on an ongoing basis by the Project Building Conservation Accredited Surveyor (Accredited by the RICS and SCSI). A detailed record of works is to be kept and compiled for submission to the building record after proposed works have been completed.
6. All specialist conservation works are to be undertaken by appropriately qualified and experienced tradesmen e.g. Heritage Stonemason



7.0 Signing Off Statement

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RICS Certified Historic Building Professional

SCSI Building Conservation Accredited Surveyor

Chartered Building Engineer

Chartered Building Surveyor

Chartered Landscape Architect

Chartered Project Manager

Chartered Environmentalist

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And

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Director of Operations

RICS Certified Historic Building Professional

SCSI Building Conservation Accredited Surveyor

Historic Building Fabric Specialist / Project Manager

Chartered Building Engineer

Registered Building Surveyor

Client: Galway County Council

Signed:

For ACP Archcon Professionals Limited.

Date: 10th April, 2025



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8.0 Project References

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<http://australia.icomos.org/>

National Inventory of Architectural Heritage

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

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

Architectural Heritage Protection – Guidelines for Planning Authorities, DAHG 2011

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

Irish Architectural Archive

<https://iarc.ie/>

National Monuments Service Ireland

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

County Council Web Site

<https://www.galway.ie/en/>

Ordnance Survey Ireland

www.osi.ie

Trinity College Dublin – Glucksman Map Library

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



9.0 Appendices

1. Photographic Survey
2. Record Photographs
3. Impact Assessment Drawings



Multidisciplinary Conservation Practice

We provide our clients with a full range of services dealing with the historic environment by bringing to each project a dedicated project team of highly qualified and experienced professionals.

30+ years experience in the historic environment in Ireland and England

Clients include:

NATIONAL

Government Departments
Heritage Council
Financial Institutions
Private Clients
Local Authorities
Educational Institutes
Community Groups

INTERNATIONAL

The World Bank
Heritage Foundation Newfoundland
Kingdom of Saudi Arabia
Private Clients



Architects & Conservation Architects

Chartered Building Surveyors

Building Conservation Accredited Surveyors (SCSI/RICS)

Conservation Building Engineers

Historic and Ecological Landscape Consultants

Project Managers, Quantity Surveyors and Building Economists

Historic Metalwork Consultants

UAV Aerial Surveys (Licensed By IAA)

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EX01



EX02



EX03



EX04



EX05



EX06



EX07



EX08



EX09



EX10



EX11



EX12



EX13



EX14



EX15



P01A



P01B



P01C



P01D



P02



P03A



P03B



P03C



P04



P05



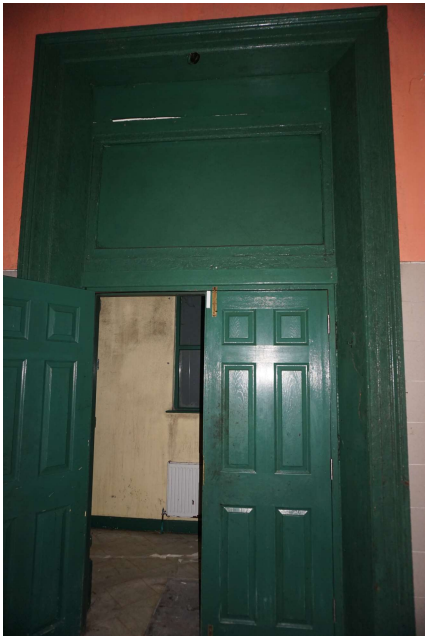
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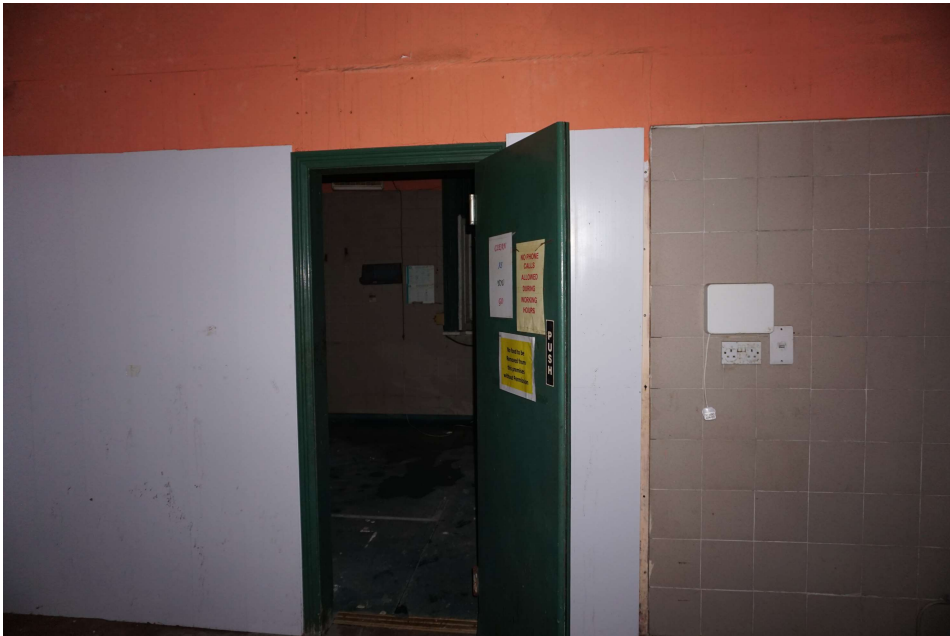
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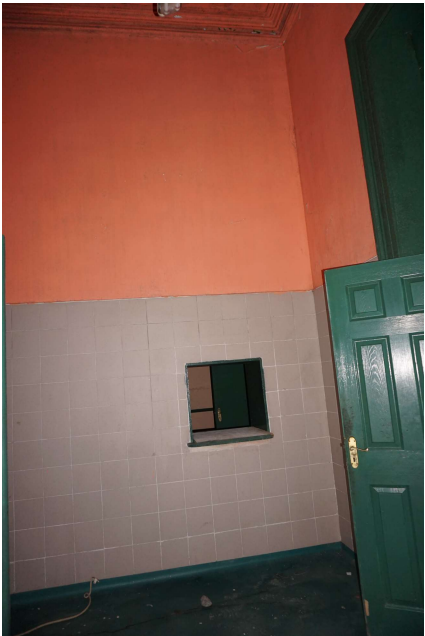
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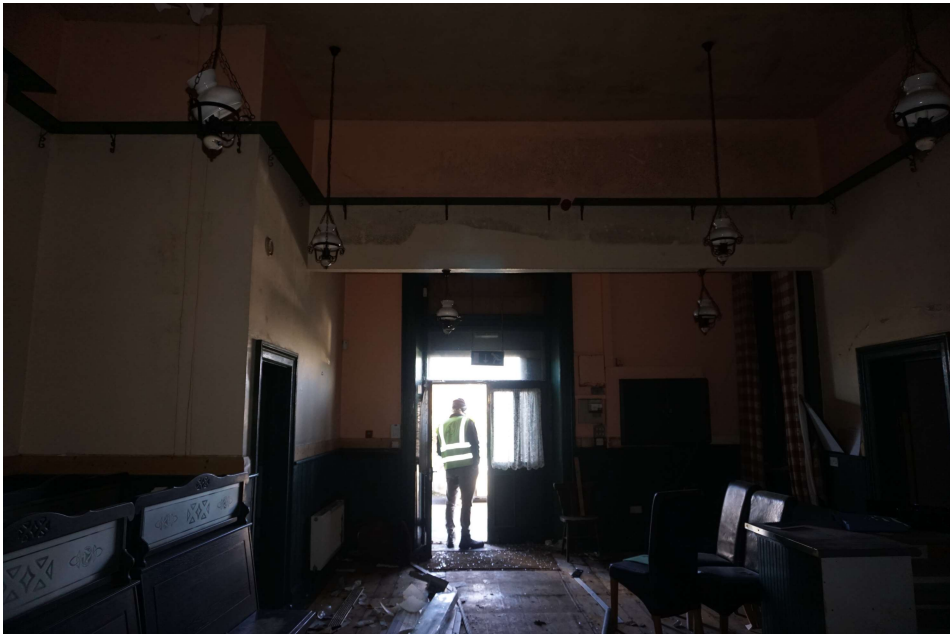
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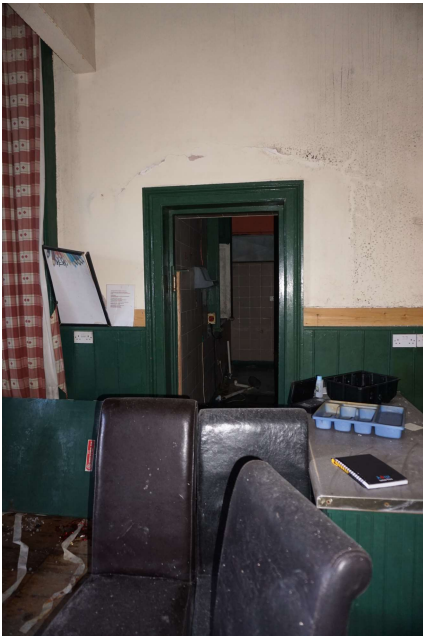
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P15B



P16



P17A



P17B



P18



P19A



P19B



P20



P21



P22A



P22B



P23A



P23B



P24



P25



P26A



P26B



P27A



P27B



P28



P29A



P29B



P29C



P30A



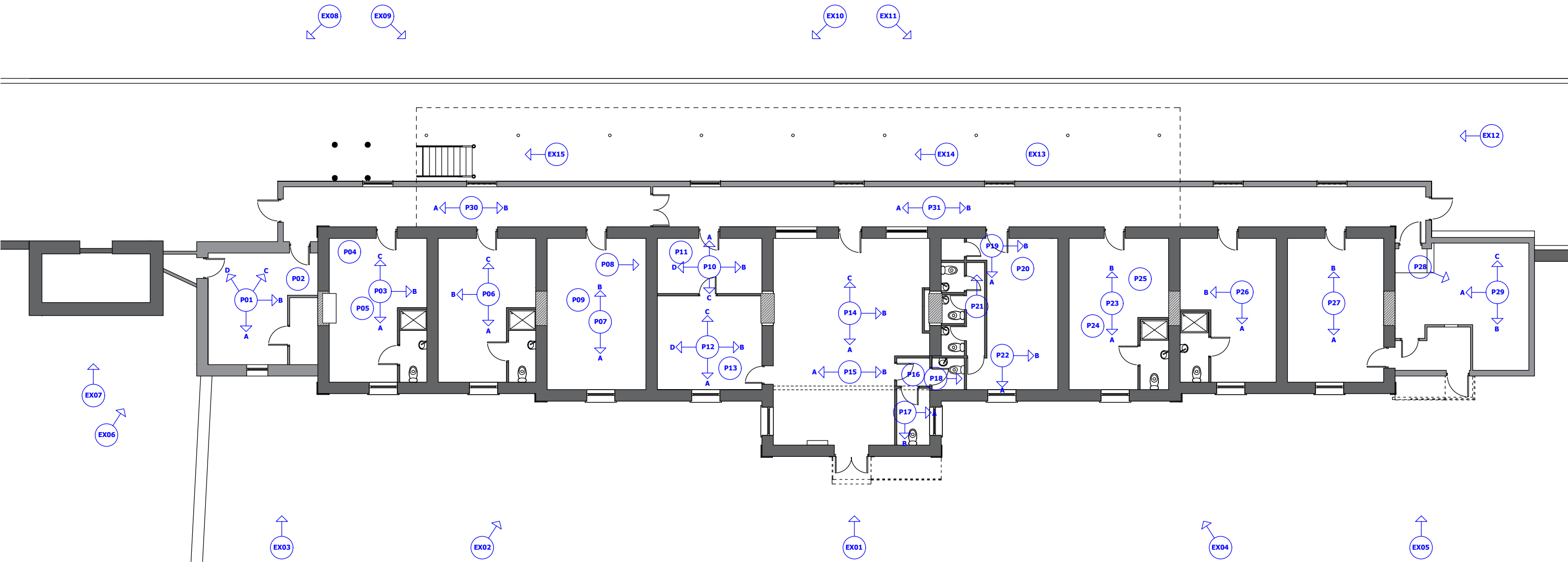
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P31B



Legend:

Photograph Number,
Location and Orientation

P01 → A



Project Status:

Revision:

1 -

2 -

3 -



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Project:

Former Railway Station,
Vicar Street, Tuam, Co. Galway

Title:

Existing Floor Plan - Photographic Survey

Client:

Galway County Council

Scale:

NTS

Drawing By:

MS

Drawing No:

J1074D001

Revision:

XX

Date:

05/02/2025

Checked By:

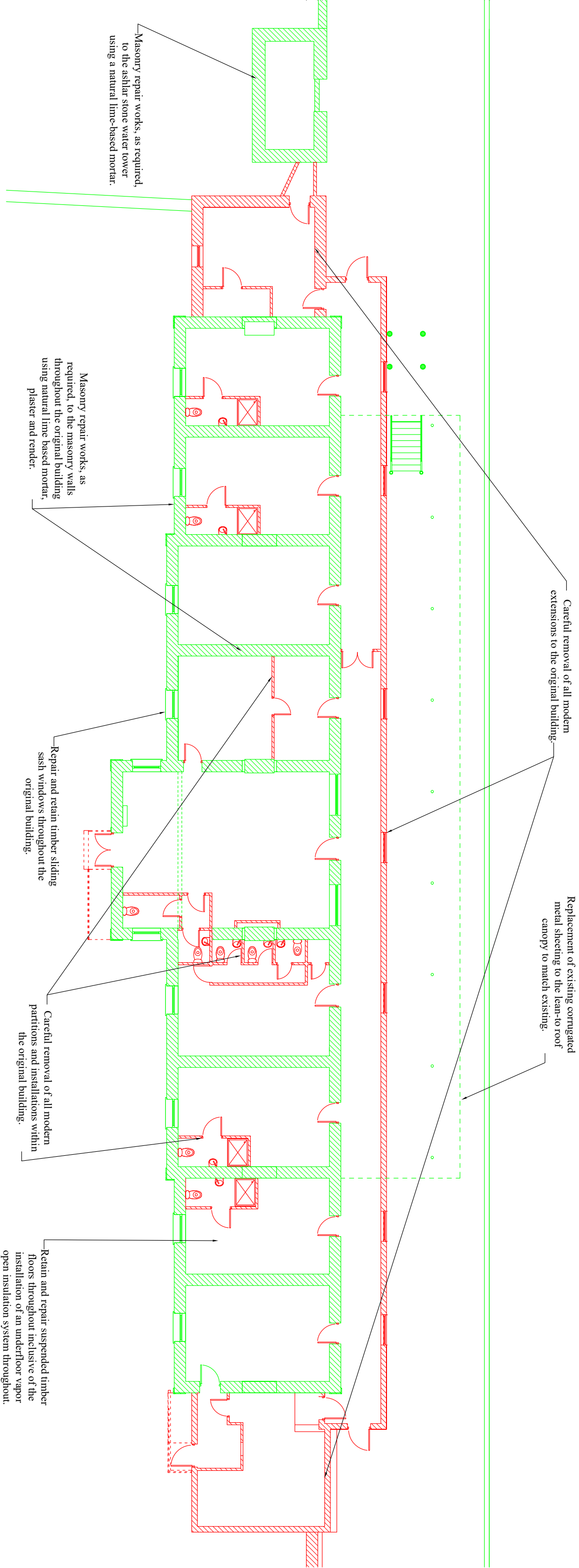
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Revision:

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Legend:

- TO BE RETAINED / REPAIRED
- TO BE REMOVED



Project Status:

- 1. -
- 2. -
- 3. -



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Project:

Former Railway Station,
Vicar Street, Tullam, Co. Galway

Title:

Existing Floor Plan -
Impact Assessment Drawing

Scale:

MTS

Drawing By:

MS

Drawing No:

110740002

Date:

05/02/2025

Checked By:

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Revision:

XX

Client:
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