



PROPOSED DEVELOPMENT AT GREENHILLS ROAD AND MAIN ROAD, TALLAGHT
ARCHITECTURAL HERITAGE IMPACT ASSESSMENT

May 2021





Introduction

ARC Consultants have been commissioned to prepare this Architectural Heritage Impact Assessment in relation to a proposed development located at Greenhills Road, and Main Road, Tallaght, Dublin 24.

Receiving Environment

The site of the proposed development has an area of approximately 0.23 hectares and occupies part of the triangle bounded by the Old Greenhills Road, the new Greenhills Road and Main Road Tallaght. The site is currently partially developed with an existing residential scheme known as Greenhill's Court comprising 4 no. apartment blocks ranging in height from two to four storeys, including basement car park. The site is located just west of the small historic village of Tallaght and of the lands of Tallaght Dominican Priory. Immediately to the north of the site there is a single storey building, 'The Priory Youthreach' which is listed in the Record of Protected Structures, RPS 268. The site is just east of the Tallaght Village Architectural Conservation Area.

Until the latter half of the 20th century, Tallaght was a small rural village at the edge of Dublin. The village of Tallaght is just south and east of an early Christian ecclesiastical centre thought to have been located at the position of the present St. Maelruan's Church and graveyard. The Record of Monuments and Places lists at Record No DU021-037002 an 'Ecclesiastical enclosure', described as follows:

The probable position of the ecclesiastical enclosure which surrounded the monastery is indicated by the curvature of the present graveyard boundary on the SW side of the medieval parish church and the apparent continuation of that curvature across the road where it is thought to have continued around into the present priory lands. . . .

Volume 3, published in 1905, of *A history of the County of Dublin* by Francis Elrington Ball, provides a description of Tallaght through the centuries:

In the eighth century of the Christian dispensation, or about 350 years after the time of St Patrick, Tallaght became the site of a Celtic monastery which was founded by an Irish saint called Maelruain. . . .

To this monastery Cellach son of Dunchadh, a chief of the same line as the founder of St. Mary's Abbey, mentioned in the history of Monkstown, gave the lands surrounding the village of Tallaght as an offering "to God and St. Michael and St. Maelruain in perpetual freedom." After the Anglo-Norman conquest these lands were confirmed by King John to the Church. They were granted by that monarch to the Archbishop of Dublin, and in the thirteenth century Tallaght gave name to one of the manors into which his estate was divided. . . .

It was then one of the least valuable of the Archbishop's manors, the chief being Swords on the northern, and Ballymore Eustace on the southern side of Dublin, and the buildings at Tallaght, which were in charge of a bailiff, were small and unimportant.

Ball goes on to discuss the building of a Castle and later a Palace at Tallaght by the Archbishops of Dublin:

The Castle of Tallaght was completed some time before the death of its builder, Archbishop Bicknor, which occurred in 1349, and from the fact that nectar was sent to Tallaght for his use it may be presumed that he sometimes stayed there. To what extent his successors for the next hundred years occupied the Castle is not apparent, but its utility as a house of defence must have been often tested. . . .

In the fifteenth century, owing to the Wars of the Roses, English rule in Ireland became greatly relaxed, and Archbishop Tregury, on succeeding to the See of Dublin in 1449, just a hundred years after the death of Archbishop Bicknor, found the castles on the See lands much in need of restoration. The Castle of Tallaght, which stood close on the southern side to the barrier then erected round the Pale, was, owing to its position, one of the most important of these castles, and to it Archbishop Tregury devoted special attention.

When Archbishop Hoadly, succeeded to the Dublin See in 1729, on the death of Archbishop King, the Castle was in ruins. He lost no time, however, in providing himself with a country house, and within a year of his appointment built with the remains of the Castle what afterwards became known as the Palace of Tallaght. In spite of his reputation as an improver he did not display much taste in the design, and the Palace was pronounced to be the poorest thing of the kind ever seen.





Tallaght Tower in 1770 by Gabriel Beranger

Of the Castle, only one tower remained, and became a folly in the gardens of the Palace. There were many visitors to these gardens, which were well regarded. One visitor was Gabriel Beranger who made a drawing of the tower in the Palace gardens in 1770, see below. This tower is the mediaeval remnant that was incorporated into the buildings of the Dominican Priory, which were constructed in the 1860s

The Palace of Tallaght lasted only a century or so. Ball outlines what happened

(Archbishop) Lord John George Beresford, found it in 1821 in such a state of decay as to be unfit for habitation. It was then sold, together with the demesne, to Major Palmer, who, in accordance with the conditions of sale, levelled the Palace with the ground. ... The demesne and a house built by Major Palmer were subsequently sold to Sir John Lentaigne, and passed from the latter into the possession of the Dominican Order.

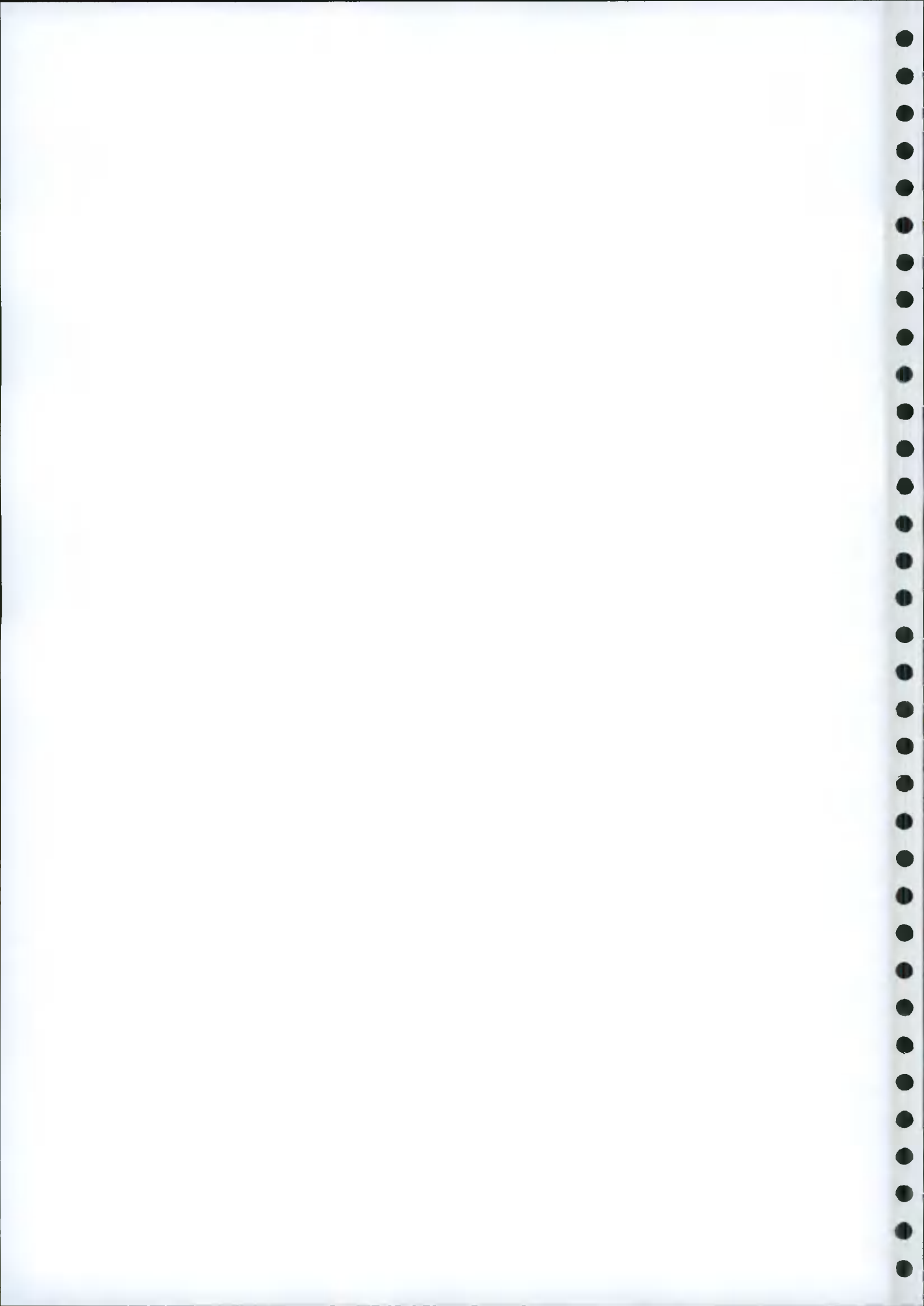
There is an interesting passage in Ball's book about the village of Tallaght at the time of the Down Survey in the 1650s:

When a survey of the parish of Tallaght was made a year or two later (1652), the Castle appears to have been unoccupied; but in the village there were over 200 inhabitants. The principal resident was Mr. John Jones, who is described as a cook and innkeeper; and amongst the other inhabitants we find two weavers, a smith, "a sneezing merchant," a tailor, a butcher, a maltster, a carpenter, and a beggar. The occupation of a mendicant was then apparently considered a legitimate one. On a map the village, which was then approached from Dublin through Crumlin by the road over the Greenhills, is represented figuratively as consisting of only seven houses and the church, and the soil in the parish is stated to have been considered generally of good quality.

The site of the early Christian monastery, the location of St. Maelruan's Church and graveyard, appears to have remained in continuous religious to this day. Samuel Lewis, in his book, *A history and topography of Dublin City and County*, published in 1837, describes the building of the present St. Maelruan's Church:

The church, dedicated to St Maelruane, was built in 1829 on the site of the ancient structure, by a grant of nearly £3,000 from the late Board of First Fruits; it is in the pointed style of architecture, with pinnacles at the angles and along the sides: the ancient belfry tower, which is of considerable height, is still preserved as part of the edifice: the Ecclesiastical Commissioners have lately granted £107 towards its repairs

The Board of First Fruits was responsible for the construction of a large number of churches in the early part of the 19th century. The Board of First Fruits operated a policy of building new churches at the locations of historic ecclesiastical centres, in the hope that this policy would secure and promote the development of the Anglican Faith in Ireland. New churches were built beside, and sometimes even within the ruins of older religious structures. Sadly, many of the churches built by the Board of First Fruits are now ruins themselves, particularly in rural locations. Thankfully, St. Maelruan's Church in Tallaght is still to the good.





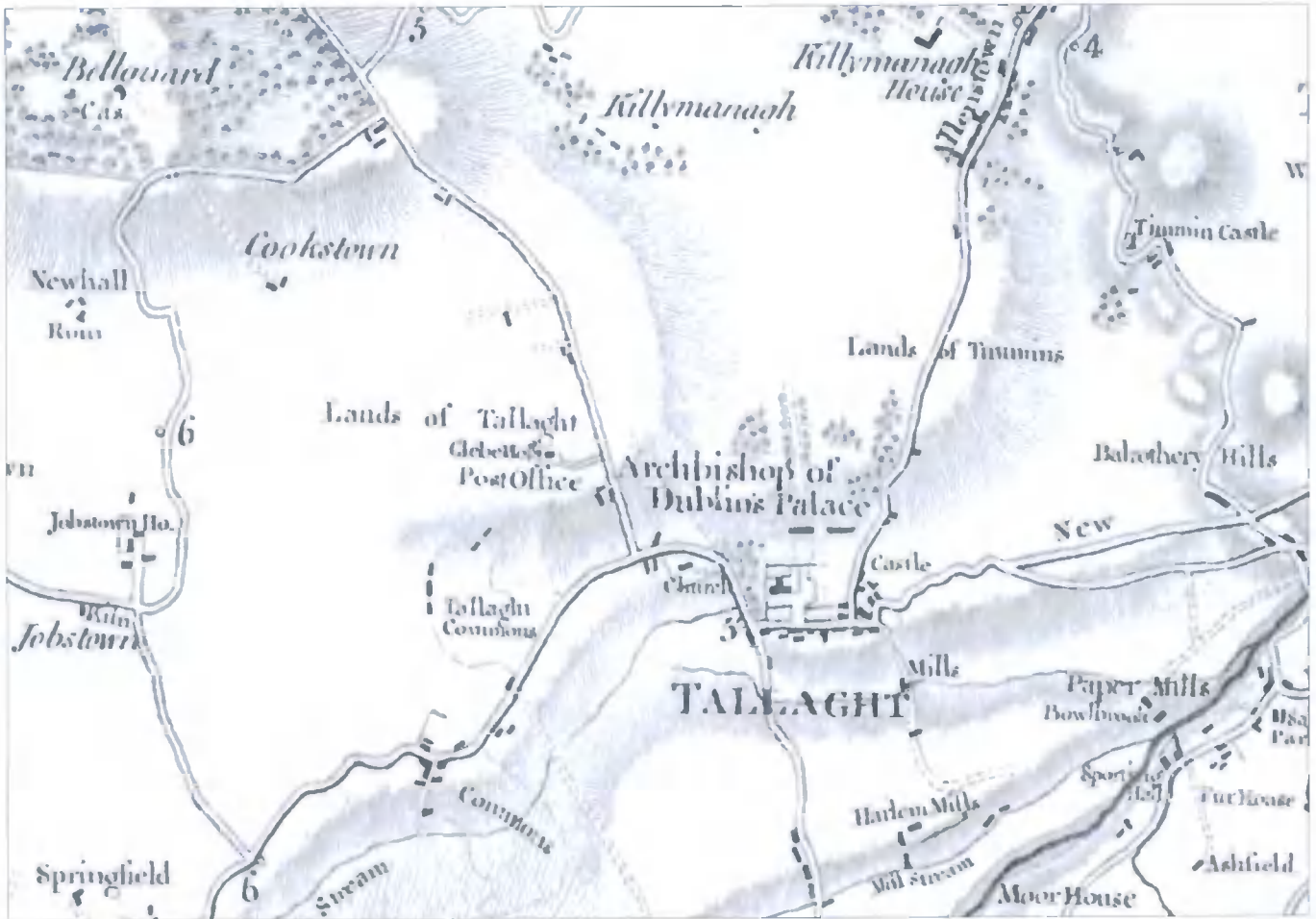
Tallaght Tower, Mediaeval fragment incorporated into the 1860s Dominican Priory





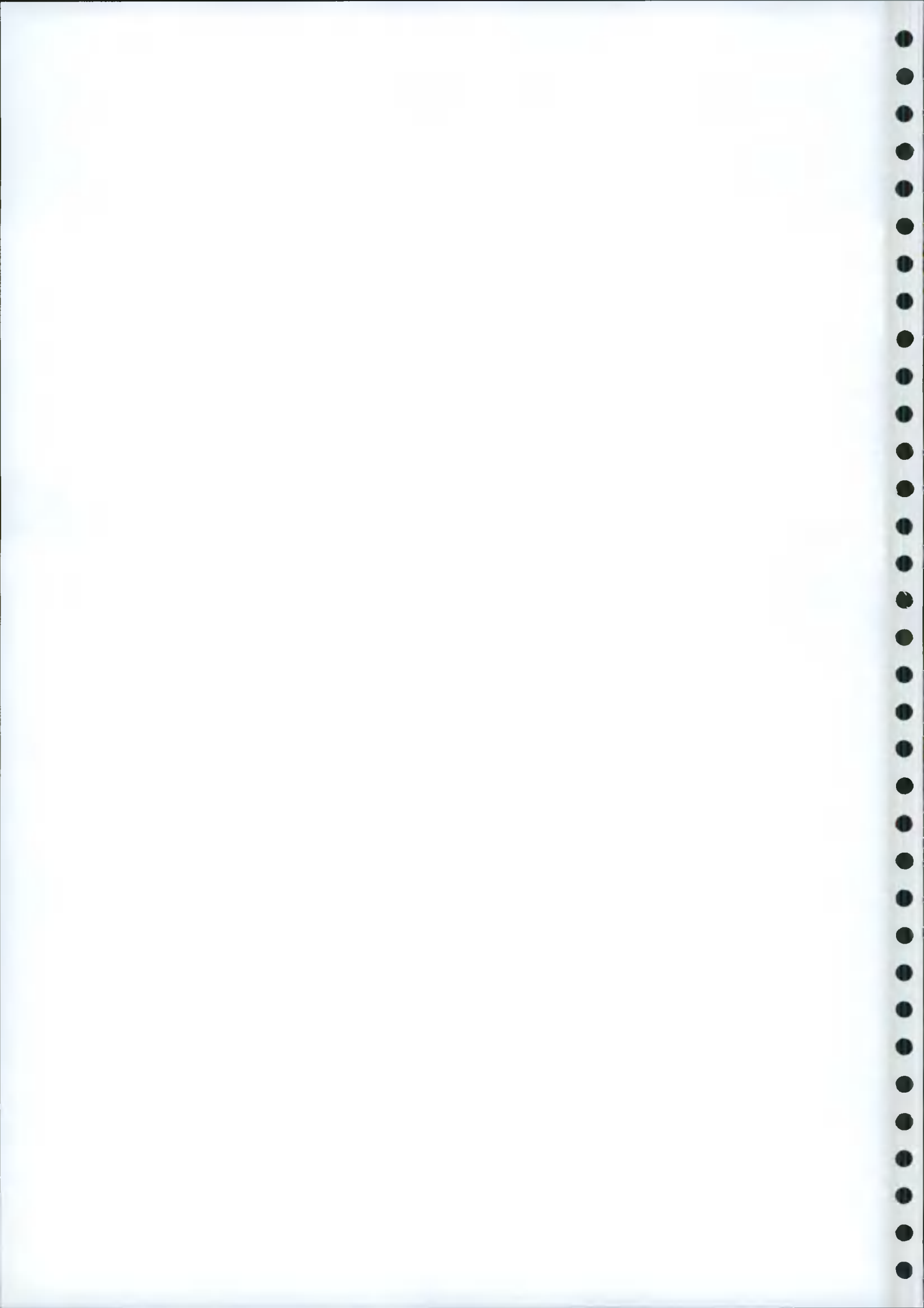
The ARCHBISHOPAL Palace, at Tallagh 4^M from Dublin

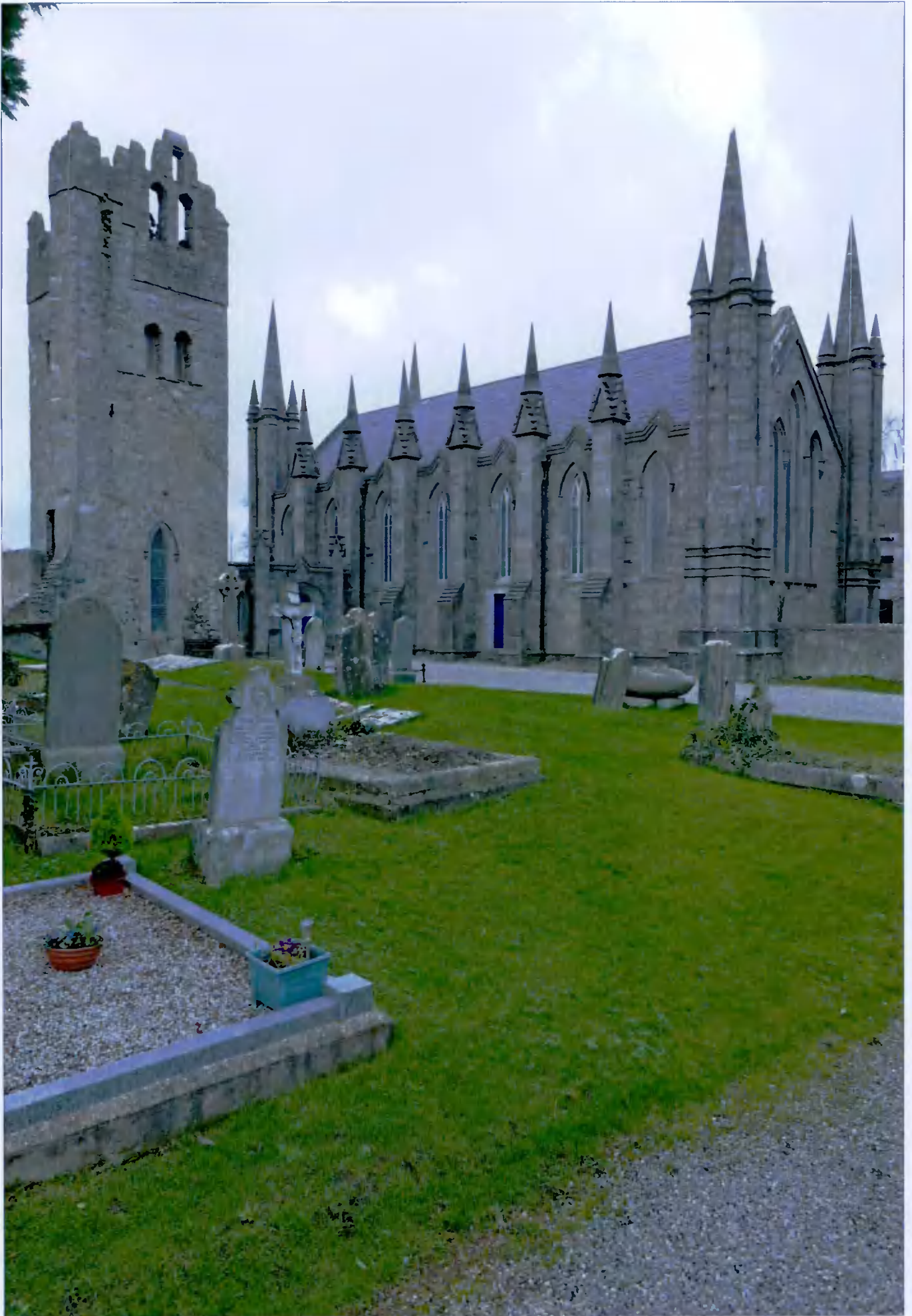
Tallagh Palace from a contemporary illustration (Source - The Irish Aesthete)



Tallaght as shown on Taylor's map of 1816 (South Dublin County Council)







St Maelruan's Church built by the Board of First Fruits in 1829 and the mediaeval tower of an earlier church.



Statutory Designations

The *South County Dublin Development Plan 2016-2022* shows the village of Tallaght as an area of archaeological potential. The Record of Monuments and Places as tabled in the Written Statement of the Development Plan lists at Record No DU021-037 simply a 'Town'. The full description in the RMP is as follows:

In the twelfth century Tallaght formed part of the See lands of the Archbishop of Dublin and is listed among the lands confirmed to Archbishop Laurence O'Toole by Pope Alexander III in 1179 (Sheehy 1962, I, 27). The archbishops founded a borough here and an extent of 1326 mentions that there were then 15 burgesses rendering 15 shillings per annum (Mc Neill 1950, 181). Apart from the burgesses there were also free tenants, eighteen cottiers and four betaghs residing at Tallaght. It was one of the most important ecclesiastical manors in County Dublin throughout the Middle Ages. By the Sixteenth century it was the Archbishop's principal residence outside the city (Handcock 1899, 11). The street pattern of the medieval borough was linear and appears to have consisted simply of main street which expanded at its west end to form the market place, where the road forked N past St Mael Ruains church and south towards Oldbawn. The archbishop's palace lay on the N side of the road and the long plots on the S side are probably the remains of the medieval burgage plot pattern

In fact within the area outlined as of archaeological potential on Development Plan Map 9 there are about a dozen recorded monuments. These sites are listed in the third table below, after tables listing Protected Structures and structures listed in the National Inventory of Architectural Heritage:

South Dublin Record of Protected Structures			
Map Ref.	RPS Ref.	Address/Location	Description
268	268	St. Basil's Training Centre, Greenhills Road, Tallaght	Detached Ten-Bay Single-Storey Building
269	269	The Priory, Tallaght	Tallaght Castle Gate (RM)
270	270	St Mary's Dominican Priory, Tallaght Gothic Revival Priory	Detached Multiple-Bay Three-Storey With Attic
271	271	St. Maelruan's Church, Tallaght & Monastic Enclosure	Stone Church, Tower, Font, Cross, Graveyard (RM)
272	272	Blessington Road	Pair of Semi-Detached Single-Storey Houses With Attic
273	273	St. Mary's Dominican Church, Tallaght	Detached Gable-Front Gothic Revival Church
National Inventory of Architectural Heritage			
Ref No.			
11215003	<p>St Basil's Training Centre, Greenhills Road, TALLAGHT, Dublin, DUBLIN Rating: Regional</p> <p>Description: Detached ten-bay single-storey training centre, c.1940, with two projecting porches. Rough-cast walls with brick base. Timber sash windows in plain openings with internal railings. Hipped slate roof with various skylights and two large Art Deco style chimney stacks. Two symmetrical flat-roofed extensions to rear. Brick and roughcast boundary wall with railings.</p> <p>Appraisal: This building largely retains its original aspect, including its boldly articulated chimney stacks. Still in use, it has been a valuable constituent of the social fabric of the area since it was built.</p>		
11215001	<p>St Mary's Dominican Priory, Main Street, Greenhills Road, TALLAGHT, Dublin, DUBLIN Rating: Regional</p> <p>Description: Detached multiple-bay three-storey with attic Gothic Revival priory, built 1863, on L-plan. Internal court to east, single-storey wing to north. Ashlar walls with pointed, segmental- and flat-headed window openings housing timber sash windows. Gabled dormers with carved bargeboards to pitched slate roof having stone chimney stacks. Medieval five-stage tower of Tallaght Castle incorporated into priory fabric at junction of wings. Detached three-storey over arcaded basement modern retreat centre to east. Chapel later addition.</p> <p>Appraisal: The priory and church continue the long ecclesiastical history of Tallaght, built on the site of the Medieval country residence of the Archbishops of Dublin, parts of which were subsumed by the present priory. These buildings, designed by J.J. McCarthy, are characteristic of nineteenth-century institutional architecture in Ireland and provide a focus for Tallaght itself.</p>		



Ref No.	National Inventory of Architectural Heritage
11215002	<p>St Mary's Dominican Church, Main Street, Greenhills Road, TALLAGHT, Dublin, DUBLIN Rating: Regional</p> <p>Description: Detached gable-fronted Gothic Revival church, built 1886. Seven-bay nave with plain lancets separated by prominent stepped buttresses to ashlar walls. Aisle to north. Polygonal apsidal east end with stair turret. Angle buttresses. Three lancet windows above central timber double-leaf door with iron strapwork and cut stone surround. Arcaded seventeen-bay portico and aisle to south, built 1969. Slender paired concrete piers to arcade, creates T-plan church with central altar and monastic choir. Church abuts priory to north.</p> <p>Appraisal: This church is visually and spiritually the focus of Tallaght and the priory, so the architecture reflects this. It employs references to Moorish traditions. Bold treatment of buttresses creates well-defined rhythm to nave, creating visual excitement. This is continued in the elegant later concrete extension. Fine decorative detail including strapwork.</p>
11215004	<p>St Maelruain's C of I Church, Main Street, TALLAGHT, Dublin, DUBLIN Rating: Regional</p> <p>Description: Detached gable-fronted Gothic Revival church, built 1829, restored and remodelled in 1891. Seven-bay nave with slender Y-tracery lancets under drip moulding and gabled parapet to each separated by single-stepped buttresses with exaggerated spiked pinnacles. Clasp corner buttresses with multiple mouldings rising to ornately carved pinnacles. Triple lancet windows with drip moulding under projecting multiple string course following eaves line to east and west facades. Entrance porch with Tudor-arched double-leaf timber door joins west tower of medieval church to present building to its north. Rough-dressed coursed rubble walls. Pitched slate roof. Four-stage bell tower, irregular part-crenellated parapet and polygonal projecting corbelled stair turret to south-east corner. Monolithic early Christian stone font in graveyard. Three-bay cottage inside dressed stone gate piers and cast-iron gates to graveyard.</p> <p>Appraisal: This church, designed by John Semple, preserves in its dedication the founder of the early Christian monastery in Tallaght, where the famous Martyrology of Tallaght was written. Although the monastery was on another site beside the present priory, this church retains the earlier tower of the medieval parish church, but in its own right it is an extraordinary exercise in a vigorous Gothic idiom. The emphatically spiked roofline marks it out from the generality of contemporary First Fruits Protestant churches. This multi-period site is of the utmost importance.</p>
11215005	<p>Blessington Road, TALLAGHT, Dublin, DUBLIN Rating: Regional</p> <p>Description: Pair of semi-detached single-storey with attic houses, c. 1825. Roughcast walls with quoins. Two segmental-headed door openings with drip moulding above each. Square-headed window openings with stone sills and timber sash windows. Two small sash windows in gables of attic storey, some sash windows remaining to rere. Pitched slate roof with central attic dormer window, perforated crested terracotta ridge tiles and four brick chimney stacks. Projecting timber-bracketed eaves. Shared extension to rere. Large flat-roofed extension to rere of right-hand house.</p> <p>Appraisal: The arrangement of a symmetrical façade with single attic dormer means unequal internal division; an unusual type. Retains many original features, and adds character to the setting of the nearby church.</p>
Ref No.	Sites on the Sites and Monuments Record
DU021-037-	<p>Class: Historic town Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: No</p> <p>Description: In the twelfth century Tallaght formed part of the See lands of the Archbishop of Dublin and is listed among the lands confirmed to Archbishop Laurence O'Toole by Pope Alexander III in 1179 (Sheehy 1962, I, 27). The archbishops founded a borough here and an extent of 1326 mentions that there were then 15 burgesses rendering 15 shillings per annum (Mc Neill 1950, 181). Apart from the burgesses there were also free tenants, eighteen cottiers and four betaghs residing at Tallaght. It was one of the most important ecclesiastical manors in County Dublin throughout the Middle Ages. By the Sixteenth century it was the Archbishop's principal residence outside the city (Handcock 1899, 11). The street pattern of the medieval borough was linear and appears to have consisted simply of main street which expanded at its west end to form the market place, where the road forked N past St Mael Ruains church and south towards Oldbawn. The archbishop's palace lay on the N side of the road and the long plots on the S side are probably the remains of the medieval burgrave plot pattern. Compiled by Geraldine Stout.</p>
DU021-037020-	<p>Class: Castle - unclassified Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: Yes</p> <p>Description: The square tower (DU021-037010-) was probably a gate tower to a much larger building (Bradley and King 1988, 320). Monk Mason's (1818) drawing shows a much more extensive castle complex. Handcock states that the parts of this more extensive castle's foundations have been found on occasion, and that there appears to have been an enclosing fosse (Handcock 1899, 29, 35; Bradley & King 1988, 331; O'Curry 1837, 32-3). The original castle was constructed in the first half of the early fourteenth century. Ball states that the castle was used as a garrison in the time of the Geraldine Rebellion (1905, 8). Compiled by Geraldine Stout.</p>
DU022-018001-	<p>Class: Castle - tower house Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: Yes</p> <p>Description: This small towerhouse was located on the former entrance to the village of Tallaght from Dublin. It was demolished in 1952. In 1898 the lower half of the tower was still standing (L 4.1m; Wth 3.6m; T 1.05m). The entrance in the SE led into a partly vaulted ground floor (Mc Dix 1898, 40, 157). The base of the tower was all that remained in 1905 (Ball 1905, 3). There are no visible remains t ground level. Compiled by Geraldine Stout.</p>
DU021-037003-	<p>Class: Church Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: Yes</p>



Ref No.	Sites on the Sites and Monuments Record
DU021-037019-	Class: Tomb - unclassified Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: Yes Description: One of three 17th century tombs in the churchyard (DU021-037004-). Inscribed 'Murce. Walsh died 6th April 1685' (Price, L. (ed) 1942, 39-41). Compiled by Geraldine Stout.
DU021-037004-	Class: Graveyard Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: Yes Description: The probable position of the ecclesiastical enclosure which surrounded the monastery is indicated by the curvature of the present graveyard boundary on the SW side of the medieval parish church and the apparent continuation of that curvature across the road on the W side where it is thought to have continued around into the present priory lands. Test trenching in 1991 prior to construction of the new regional technical college failed to identify a corresponding section but two ditches were revealed which may be part of an inner enclosure. These had been in-filled in the 13th-14th-century (Wth 5-8m, D 1.4m). They were similar to concentric ditches identified to the SW of the present church boundary (Hayden 1991, 29; 1991, 17). In 1995 test trenching west of St. Maelruan's revealed a single ditch (Wth 4.7m, D1.2m). A sherd of medieval pottery was found in the basal layer. (Mc Conway 1996,) See DU021-037001- for report. Compiled by Geraldine Stout.
DU021-037006-	Class: Cross Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: Yes Description: A small Latin cross stands on a pyramidal base which in turn stands on a circular granite stone, possibly a millstone in the graveyard S of the medieval parish church. There is a deeply incised line on one of the faces of cross close to the base of the shaft (Handcock, 1899). Scantlebury states that St Maelruan's 'grave in the churchyard is pointed out where stands the base and part of the head of a small plain cross of granite' (1953, 67). He also points out the former veneration of the locals for this, stating that they 'would not suffer any corpse to be interred too near it' and that 'they were accustomed, too, to measure their family graves as being so many feet or yards from St Maelruan's grave' (Scantlebury 1953, 67). Compiled by Geraldine Stout.
DU021-037002-	Class: Ecclesiastical enclosure Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: Yes Description: The probable position of the ecclesiastical enclosure which surrounded the monastery is indicated by the curvature of the present graveyard boundary on the SW side of the medieval parish church and the apparent continuation of that curvature across the road on the W side where it is thought to have continued around into the present priory lands. Test trenching in 1991 prior to construction of the new regional technical college failed to identify a corresponding section but two ditches were revealed which may be part of an inner enclosure. These had been in-filled in the 13th-14th-century (Wth 5-8m, D 1.4m). They were similar to concentric ditches identified to the SW of the present church boundary (Hayden 1991, 29; 1991, 17). In 1995 test trenching west of St. Maelruan's revealed a single ditch (Wth 4.7m, D1.2m). A sherd of medieval pottery was found in the basal layer. (Mc Conway 1996,) See DU021-037001- for report.
DU021-037009-	Class: Font Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: Yes Description: This is a large granite basin formerly known as St. Mollrooneys Lossit (DU 21:37(09)). It is a long, horse-shoe shaped basin with uneven sides and a concave base (Ball 1899, 99-103, Price 1942, 39-40, Handcock 1899, 29-36). (DU21:37(01)). It is known as St. Maelruan's Griddle and Loaf (dims. H 0.85m, Wth 0.52m, T 0.13m). Compiled by Geraldine Stout.
DU021-037012-	Class: Ritual site - holy tree/bush Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: Yes Description: There is a mature walnut tree on the grounds of the present Dominican Priory in Tallaght village on the site of the Archbishop's palace. It is associated with St. Maelruain (Handcock 1991, 34-5).
DU021-037007-	Class: Mill - unclassified Townland: TALLAGHT Scheduled for inclusion in the next revision of the RMP: Yes

Section 6.2.1: Protected Structures of the *Tallaght Town Centre Local Area Plan* states that: "It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures in Tallaght and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly (Objective HC 1)."

The site of the proposed development adjoins the Tallaght Architectural Conservation Area, which includes St Maelruan's Church, graveyard and the cottages, the Priory, buildings on the south side of Main Street, and some buildings on the west side of Blessington Road. There is extensive modern development, including development of a large scale on all sides of the Tallaght Architectural Conservation Area. Section 6.2.2 of the Local Area Plan states that "It is the policy of the Council to preserve and enhance the historic character and visual setting of Tallaght Architectural Conservation Area and to carefully consider any proposal for development that would affect the special value of such areas (Objective HC 3)." In relation to new development in Architectural Conservation Areas, the Local Area Plan goes on to state, at Section 6.2.3, that:

"Overall design and height are important elements to recognise and highlight but the scale and mass of a development, especially in sensitive areas of Main Street and adjacent to the cultural/historic core, can also have a significant effect on the existing built environment. The scale and proportion of new buildings can have a varied affect upon the neighbouring buildings. If any new building dominates existing structures, the historic character might also be diminished, while a



relatively indifferent design may heighten the historic qualities of the existing building.

New developments should reflect the existing building stock and should be clearly read as modern interventions into the Main Street/Historic core. New development in particular along Main Street should have cognisance of the height, scale and mass of the historic urban form but should also add architectural interest and varied design within the mix to provide different architectural styles. All designs should be of high standard and finished to a high quality in terms of building material. The sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary is also important."

Architectural Heritage Impact Assessment Methodology

This assessment was prepared with reference to the Department of Arts, Heritage and the Gaeltacht's *Architectural Heritage Protection Guidelines for Planning Authorities*. The site was visited and a survey of the potential visibility of the proposed development was carried out by ARC on several dates in 2019 and 2020.

A desktop study of the *South County Dublin Development Plan 2016-2022* and of the Record of Protected Structures, as set out therein, and the National Inventory of Architectural Heritage was carried out to identify structures and places of architectural heritage value in the vicinity of the proposed development and policies relating to the protection of Tallaght's historic environment. ARC carried out considerable research of relevant books, historic documents and historic mapping as part of this assessment. In addition, a series of site visits was carried out to determine the likely impact of the proposed development on architectural heritage.

This assessment of effects on Architectural Heritage had regard to the *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* prepared by the Environmental Protection Agency (Draft of 2017), and to Directive 2011/92/EU (as amended by Directive 2014/52/EU) on the assessment of the likely effects of certain public and private projects on the environment.

The list of definitions given below is taken from *Table 3.3: Descriptions of Effects* contained in the *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* prepared by the Environmental Protection Agency. Some comment is also given below on what these definitions might imply in the case of architectural heritage. The definitions from the EPA document are in italics.

- **Imperceptible:** *An effect capable of measurement but without significant consequences.* The definition implies that there would be minor change to an aspect of the heritage interest of a structure, but not one that would be readily noticeable to the casual observer; and not a change that would materially alter the overall heritage interest of the structure.
- **Not Significant:** *An effect which causes noticeable² changes in the character of the environment but without significant consequences (the footnote '2' to the word 'noticeable' is: 'for the purposes of planning consent procedures').* The definition implies that there would be changes to aspects of the heritage interest of a structure capable of being noticed by an observer who is actively assessing the effects of changes to the heritage interest of a structure for the purposes of planning consent, and, although there may be changes to aspects of the heritage interest of a structure, these changes would not be considered material with reference to planning consent.
- **Slight:** *An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.* The definition implies that there would be changes to aspects of the heritage interest of a structure or part of that structure. However, apart from such changes, the overall heritage interest of the structure, and/or its contribution to its surroundings, would remain substantially intact.
- **Moderate:** *An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.* In this case, there would be material changes to the heritage interest of a structure or part of that structure; and these changes must be consistent with a pattern of change that is already occurring, is considered acceptable, and is envisaged by policy.
- **Significant:** *An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.* The definition implies that there would be material changes to aspects the heritage interest of a structure or part of that structure; and these changes would not be consistent with an acceptable pattern of change that is already occurring, nor are envisaged by policy.



- **Very Significant:** *An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.* The definition implies that the heritage interest of a structure would be changed to a considerable degree and these changes would not be consistent with an acceptable pattern of change that is already occurring, nor are envisaged by policy. For example, a "very significant" effect would occur where the heritage interest of a structure would be substantially removed as a result of a proposed development, though parts of the structure might remain intact.
- **Profound:** *An effect which obliterates sensitive characteristics.* The definition implies that a development would result in the loss of the heritage structure, or all of its heritage significance.

This assessment relates solely to Effects on Architectural Heritage, and does not concern itself with other effects, beneficial or adverse.

The loss of a structure of heritage interest, even a minor structure, will result in a profound negative effect on the architectural heritage of structure itself, though perhaps only a slight negative effect on the architectural heritage of the surrounding area. The removal of a heritage structure might result in a whole range of potentially significant beneficial effects in terms of planning gain and sustainable development; but these are not of themselves positive effects on architectural heritage and are not evaluated as part of this assessment.

It is noted that there are a number of scenarios in which substantial alteration to heritage structures is supported by heritage policy. Giving a heritage building a new and sustainable use would be one such situation. In such circumstances the degree of intervention in the heritage structure must be only the minimum necessary to provide for the new use. Unnecessary interventions would have to be assessed as resulting in negative effects on architectural heritage.

Characteristics of the Proposed Development

The development will consist of; the demolition of 3 no. existing apartment units and the construction of a residential development arranged in 2 no. building blocks, (Block A and Block B) ranging from 3 to 6 no. storeys in height over basement level. Block A comprises 11 no. residential apartments in a 5 to 6 storey building and including a ground floor level café at the building's southern eastern corner. Block B comprises 15 no. residential apartments in a 3 to 5 storey building.

The proposed development will comprise 26 no. new residential units, with associated balconies, winter gardens and terraces. The proposed development will comprise a total of 40 no. apartment units derived from 26 no. new apartments and 14 no. existing apartments.

The development will also consist of: Relocation of the existing basement access on Old Greenhills Road and the upgrade and extension of the existing basement level; provision of internal footpaths; landscaped communal open space; a total of 15 no. car parking spaces, 94 no. cycle parking spaces and 1 no. motorcycle parking.

Potential Impact on Architectural Heritage

There are no buildings in Record of Protected Structures located on the site of the proposed development. According to the mapping in the on-line Historic Environment Viewer published by the Department of Culture Heritage and the Gaeltacht, there are no recorded monuments on or close to the site. Accordingly, any potential impact there might be on architectural heritage in the area will be confined to impact on setting and there will be no physical impact on any structure of architectural heritage value.

The closest protected structure to the site of the proposed development is RPS 268, the Priory Youthreach; and because of its closeness to the proposed development there is a potential for a significant change to the setting of the Priory Youthreach. There is a potential for impacts on the setting of protected structures at the Priory, RPS 269, 270 and 273. However, a significant number of trees and an extensive open surface car park on the Priory lands intervene between the protected structures at the Priory and the site of the proposed development. Moreover, modern extensions to the Priory and new buildings on the lands already impact on the setting of the historic buildings at the Priory.

Because the proposed development will not be visible, there is no potential for any development on the subject site to impact on the setting of St Maelruan's Church or graveyard or on the cottages at the gate of the church, RPS 271 and 272.



There is potential for the existence of the proposed development to impact on the character of the setting of the Tallaght Architectural Conservation Area. The greatest potential for impact arises from the character of the proposed development relative to the historic character of buildings within the ACA. The potential impact on the protected structures is outlined above. There is likely to be some visual impact on the setting of buildings along the south side of Main Street and on the west side of the Blessington Road. However, these buildings are already surrounded by modern development, some of a very substantial scale, and in this context, the potential for additional impact arising from the existence of the subject development is limited.

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RIAI Grade 1 Accredited Conservation Architect

