

Sent: Thursday 8 July 2021 15:12

To: LUPT - Planning Submissions <planningsubmissions@SDUBLINCOCO.ie>

Cc: Planning Department <planningdept@SDUBLINCOCO.ie>

Subject: Submission: SD21A/0148 - Katharine Tynan House (Whitehall), Ballymount Road, Kingswood, Dublin 24

Submission on Planning Application SD21A/0148 - Katharine Tynan House (Whitehall), Ballymount Road, Kingswood, Dublin 24

Dear Madam/Sir,

We welcome the sensitive restoration of Whitehall (Protected Structure, RPS ref.197), and the additional works which will make it useful as a community space. We would like to make the following points for works in addition to those already proposed.

There should be an exhibition space set aside to illustrate the life and works of Katharine Tynan and her literary circle.

We strongly suggest that the gate lodge be restored in the same programme of works, as it too is a protected structure and the only other surviving building of the property. Too often gate lodges are neglected when the main house is paid attention to. It need not be a full useable building with services but restored enough to make it weather-proof and matched in finish to that of the main house. The original entrance and gates should be restored also, even if they are not to be used by the general public. Trees could be planted either side of the first part of the original avenue as can be seen in the 1837 OSI map, to recreate the original approach to the house.

Samples of all remaining wallpaper and paint fragments should be taken and those found to be contemporaneous with Katharine Tynan's period should be drawn upon as a basis for a colour and decoration scheme for the house.

With regards to the walled fruit and vegetable garden, all top fruit should be of heritage varieties, such as those available from the Irish Seed Savers Association. There should be an emphasis on heritage fruit and vegetable varieties being grown in the walled garden also. A survey of the grounds and walled garden should be carried out to see if there are any remnants of old plant varieties and these should be saved for reuse or similar varieties used if not salvageable.

The flora and fauna of the whole site should be surveyed and a protection plan put in place for any vulnerable or rare species found. Beehives should not be put on site. Instead there should be an emphasis on providing habitat and food flowers for wild bees.

Initial clearing and tidying of the buildings and grounds should be carried out under the observation of a suitably qualified person so that if any historic artefacts are found they can be salvaged and potentially incorporated into a future educational exhibition.

The whole house and grounds of Whitehall and its curtilage should be handed over to South Dublin County Council so that this valuable heritage property is in public ownership. It should be incorporated into Ballymount Park so that its rural setting can be retained and that it can become a cultural centrepiece for the park and the wider locality.

We hope you will take all these points on board in your deliberations and include them in this proposed development.

Please can you confirm receipt of submission!

Yours faithfully,

Padraig MacOitir
on behalf of the South Dublin Conservation Society
c/o 4 Plasóga Choill Rua,
Cill na Manach,
Tamhlacht
Baile Atha Cliath 24.



South Dublin Conservation Society
c/o Padraig MacOitir
4 Plasóga Choill Rua
Cill na Manach
Tamhlacht
Baile Atha Cliath 24

Date: 09-Jul-2021

Dear Sir/Madam,

Register Ref: SD21A/0148
Development: The refurbishment of Katherine Tynan House, or 'Whitehall', a Protected Structure (RPS ref.197), with change of use from disused dwelling to community centre. Works will entail refurbishment of the roof and external walls; reinstatement of windows and external doors; ceilings and floors; reinstatement of a conservatory and glazed porch (10sq.m and 5sq.m respectively); new internal stairs and doors; new services and sanitary accommodation; two new single storey open-fronted structures on part of the footprint earlier outbuildings with an enclosed area for toilets (534sq.m); refurbishment of historic garden walls and gates; upgrading of the existing non historic entrance and approach from the Ballymount Road; and provision for parking on site.
Location: The Katherine Tynan House, Ballymount Road, Kingswood, Dublin 24
Applicant: Hibernia REIT Holdco Two Limited
Application Type: Permission
Date Rec'd: 04-Jun-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named "Notify me of changes" and click on "Subscribe". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full content of a planning application.

Yours faithfully,

Mary Crowley
for Senior Planner