

# JOHN CRONIN & ASSOCIATES

ARCHAEOLOGY | CONSERVATION | HERITAGE | PLANNING

Planning ref. 21/0429 – Further information response:  
architectural heritage

**Former Gunpowder Store,  
Wilson's Auctions, Green Isle Road, Corkagh, Dublin 22**



*Prepared by*

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3 Westpoint Trade Centre,

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*For*

**RGR Holdings Limited**

*c/o BMA Planning*

*Tierney Hall, Eglinton Terrace*

*Dundrum*

*Dublin 14*

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## Introduction

The present document has been compiled by John Cronin and Associates on behalf of the applicant, RGR Holdings Limited c/o BMA Planning, as part of the response to a request for further information from South Dublin County Council (SDCC) for their assessment of an application for the continued use of the site as an auction and warehousing premises (planning register reference: **SD21A/0051**). The description of the present application is as follows:

The continuance of use of the existing 3 buildings and all associated external areas for storage and warehousing of motor vehicles, plant, machinery and other durable products for the sale by public auction, all associated ancillary uses including support staff and office facilities and all associated site and development works comprising hard and soft landscaping areas, roads and footpaths, car parking, boundary treatments/ fencing, signage and water services infrastructure. The development described above was previously permitted under Reg. Ref. SD18A/0126 and the duration of the permission was limited to two years by condition 9 of that permission. A Protected Structure - Former Gun Powder Store (RPS Ref. 205) - is located within the application site.

SDCC requested further information (RFI) from the applicant in order to complete assessment of the above application on 28<sup>th</sup> April 2021 and elements of this RFI related to architectural heritage have been addressed in the following section.

The subject building, an eighteenth-century former gunpowder store, is a protected structure within the site, (**RPS No. 205**) associated with the former Corkagh Mills and associated Kilmated House approximately 100m to the north on the opposite side of the Camac (or Cammock) River.

This document should be read in conjunction with historic and legal contextual information on the protected former gunpowder store contained within the architectural heritage assessment provided by John Cronin and Associates in September 2018. A conservation maintenance document was also supplied by the same office in May 2019 for submission to SDCC in accordance with condition 4 of reg. ref. **SD18A/0126**.



*Fig.1 Site location with subject structure arrowed (Source: OSI)*

## Further information request: response.

Item 3 of the FI request contains 7no. subsections, of which item (iv) is reproduced below:

3. *'Given this proposal is for a permanent permission, the applicant is requested to demonstrate the full visual impact of the development, having regard to the open space zoning, the protected structures (on site and in proximity), watercourses and ponds and the tourism facility adjacent.*

*The applicant is requested to submit:*

...

- (iv) *Report and plans demonstrating clearly how the special character and appearance of the Protected Structures will be impacted / protected both directly and indirectly.*

...

### RESPONSE

Reinstatement of naturalised green space south-west and south-east of the subject protected structure has improved the setting of the former gunpowder store. This historic building is now appropriately buffered from the hard-surfaced yard and buildings of the modern auction premises and forms part of an area of significant visual amenity value. Reinforcement of native tree planting to the north-west of the building will help to maintain the long-established woodland background to views of the structure from the south-east as shown on historic maps in previous documents.

Although physically separated from the developed edge of the auction premises by approximately 15m of open green space, the minimal visual interference of the steel posts and chain-link fence helps to facilitate an appropriately discrete definition between the modern surfaces and naturalised surroundings of the ruined historic structure. Pedestrian access to the site enables it to be appreciated in the context of its wooded surroundings adjacent to the former Corkagh Mill pond but also to be experienced in close proximity as a result of appropriate improvements to the ground surface around the exterior of the building which has improved access to it for appreciation and also for maintenance.

The changes to the site where significant native tree-planting and reinstatement of open green space in place of previous informal areas of hard standing have provided sufficient set-back of modern surfaces and structures from the protected former gunpowder store to allow it to retain its historic character and visual amenity. Plates within the photographic record appended to the present document provide visual demonstration of the high-quality naturalised setting which has been established and facilitated to mature around the protected former gunpowder store building. The present use of the site for auction purposes does not interfere with understanding or appreciation of the historic structure which is being managed and conserved in accordance with the previously issued conservation methodology.

The landscaping and planting works to provide visual screening between the open car park storage areas of the auction premises and the neighbouring mill house at Kilmateed have achieved this goal. Newly-planted trees here will help to sustain the longevity of the well-established belt of semi- and fully-mature planting that provides a visual separation between the modern auction site and the protected house.

Item **4** of the FI request contains sections **(a)** and **(b)**.

4. *The applicant is requested to:*

- (a) to demonstrate how the special character and appearance of the Protected Structures will be impacted/protected both directly and indirectly.*
- (b) provide a landscaping scheme, which sets out how the access to the Protected Structures would be improved.*

#### RESPONSE

Item *4.(a)* has been dealt with under *3.(iv)* above and in the appended photographic record.

*Plates 3 and 8* within the photographic record below demonstrate the implementation of the gravel-covered surface and path around the protected structure accessed directly from the auction site. This secure but visually-appropriate access to the historic site facilitates its ongoing maintenance as recommended within the previously-issued conservation maintenance document. A further top-dressing of gravel to the full extent of path surfaces leading to and all around the protected former gunpowder is recommended in order to continue providing safe access for maintenance and appreciation of this feature of local built heritage significance.



## Appendix| Photographic Record



*Plate 1: North-west entrance elevation of former gun powder store with south-west side elevation. Gravel surface to approximately 1.5m perimeter of structure. Annual light vegetative growth is trimmed back twice per year in accordance with conservation recommendations by site maintenance staff.*



*Plate 2: South-west side elevation and south-east gable end.*





*Plate 3: South-east end elevation and north-east side elevation*



*Plate 4: Interior of former gunpowder store from doorway at north-west gable end.*



**Plate 5:** View of protected structure from south-west corner of site with auction and warehouse premises to right side of photograph. Earthen bank to left side of photograph marks edge of area planted with native tree species to reinforce existing wooded area in front of former mill pond fed by Camac River.



**Plate 6:** View to north centred on protected structure from outside auction and warehouse premises. Fence separating commercial premises from planted green space is of limited visual impact while providing an effective boundary.





*Plate 7: View of protected structure from existing auction and warehouse premises with native planting reinforced behind.*



*Plate 8: Gravel-surfaced path with dedicated gate providing access to protected structure for routine maintenance and managed conservation works.*





*Plate 9: View to south-west beyond protected structure within planted green space*



*Plate 10: View to north-west along entrance to Kilmateed House, a protected structure approximately 90m from northern corner of auction premises and entirely obscured from view by existing planting which has been reinforced with planted native tree species.*