

SOUTH DUBLIN COUNTY COUNCILS

ARCHITECTURAL CONSERVATION OFFICERS REPORT

RE: SD21A/0155 – BALLYROAN COMMUNITY CENTRE, BALLYROAN

Appraisal

The initial application was not referred to the Councils Architectural Conservation Officer for comment as the subject site was not identified as being within the curtilage of the adjoining Protected Structure (Ballyroan Parish Church, RPS Ref. 264). It is considered that the subject site lies within the associated grounds of the Protected Structure as the grounds of the church and the adjacent community centre are set within an area of public realm connection this public area which is not defined by any boundaries.

A Request for Further Information was made following the initial planning application and one of the items included the RFI request related to the close proximity of the Protected Structure to the subject site and the possible visual impacts the proposed development would have on the Protected Structure and its setting. An assessment of the potential impact on the Protected Structure was considered necessary given the height of the structure proposed and the close proximity to the Protected Structure site.

The existing chimney which lies within the site of Community Centre and adjacent Parish Church, is in keeping with the scale and height of the existing buildings and their origins, so does not look out of place or cause any negative visual impact. Given the height of the proposal to replace the existing chimney with a new 20m structure which is located within 30m from the Protected Structure, the overall visual impact of the proposal will result in a negative visual impact. Within the scales of a visual impact assessment this is considered particularly high as the visual impact cannot be mitigated in any way.

The replacement chimney will be highly visible at this location and can be viewed from all directions from the Protected Structure site. It is considered that the new 20m chimney will diminish the overall visual amenity of the area and will result in a direct visual impact to the Protected Structure (Ballyroan Parish Church) and its setting.

Recommendation

Based on the above appraisal of the proposed development and the concerns raised, it is considered that the proposed development is unacceptable and should therefore be refused on the following grounds;

Given the height of the proposed chimney at this location, to merely support telecommunications and within such close proximity to a Protected Structure, Ballyroan Parish Church (RPS Ref. 264). The overall visual impact of the proposal results in a negative visual impact. The overall visual impact at this location cannot be mitigated against in anyway, therefore the scale of the visual impact is considered to be high.

The replacement chimney will be highly visible at this location and can be viewed from all directions from the Protected Structure site. It is considered that the new 20m chimney will diminish the overall visual amenity of the area and will result in a direct visual impact to the Protected Structure (Ballyroan Parish Church) and its setting.

Irenie McLoughlin
Architectural Conservation Officer

4th November 2021