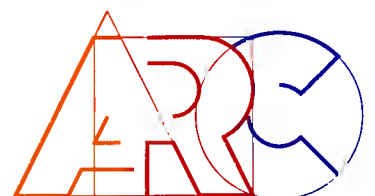


PROPOSED DEVELOPMENT AT GREENHILLS ROAD AND MAIN ROAD, TALLAGHT

ADDENDUM ARCHITECTURAL HERITAGE IMPACT ASSESSMENT
IN RESPONSE TO A REQUEST FOR FURTHER INFORMATION

OCTOBER 2021



The purpose of this Addendum Architectural Heritage Impact Assessment is to comment on Item 2 of a Request for Further Information issued by South Dublin County Council on the 23rd of July 2021 in relation to a Proposed Residential Development on lands bounded to the north by St Basil's Training Centre, to the east by Greenhills Road, to the west by Old Greenhills Road, and to the southeastern corner by Main Street, Tallaght, Dublin 24; Register Reference SD21A/0139

The text of Item 2 of the Request for Further Information is as follows:

(a) The applicant is requested to respond to the following comments of the Architectural Conservation Officer in relation to the density, scale and impact on the adjoining protected structure and architectural conservation area, and how a revised scheme overcomes these issues.

"Having assessed the details of the planning application and based on the above it is considered that the applicant has failed to address the overall visual impact that the scale and height of the proposed development will have within this prominent location, which is adjacent to a Protected Structure (St. Basils), within close proximity to Tallaght Architectural Conservation Area (ACA) and a significant Protected Structure Site, 'The Priory'.

It is considered that the proposed development by nature of its close proximity, scale and height will directly impact on the visual quality adjoining Protected Structure site, St. Basils Training Centre (former National School, RPS Ref.268).

Concerns remain in that the character of the ACA will be significantly affected by the proposed apartment blocks as the new build will completely dominate the entire block which is highly visible on approach from Main Street and The Priory Demesne. The consequences of the proposed development may result in a diminished quality of character, which fails to address and adhere to existing policies for new development within or in close proximity to an ACA in line with SDCC County Development Plan (2016-2022) and chapter 6 of the Tallaght Local Area Plan 2020.

It is considered that the proposed design with the use of light coloured brick and the insertion of brick design elements, tries to reflect elements of the existing building stocks palette. The overall finish and material type try to address the issue of a contemporary design which reflects the existing built environment and provides a level of interest and quality in providing a new build of interest is a welcomed part of the proposal. However, given that the issue of building height and mass of the proposed blocks, the overall impact cannot be negated by the design alone and therefore more consideration needs to be given to the site context and adjoining built environs."

(b) An architectural design statement has been provided as part of the planning application however an Architectural Impact Assessment has not been provided nor has details been provided in accordance with the items advised in the Tallaght LAP, with regard to new development within or adjoining the ACA. Please provide same.

Several matters raised in the text of Item 2 relate to matters other than architectural heritage and so are not commented upon in this Addendum Architectural Heritage Impact Assessment, but are referenced in other documents that form part of the response to the Request for Further Information

The proposed development seeks to make a positive contribution to the surrounding area, and this is acknowledged in the 4th paragraph of the comments from the Architectural Conservation Officer where number of positive statements are made about the architecture of the proposed development. Much of the application site is disused and has been disused for many years. This is also the case for the blank adjacent site on the corner of the Old Greenhills Road and Main Street. While it is understood that the Planning Authority would like to see some coordination of development on the two sites, the site on the corner of the Old Greenhills Road and Main Street is in separate ownership. It is understood that the applicant for the subject site has made a number of attempts to get control of this adjacent site, but without success.

While the Architectural Conservation Officer, has made positive comments about the architecture of the proposed development, concerns have been expressed about issues of scale and height. It is noted in this regard that there is existing development in the immediate surrounding area that is both more extensive and taller than the development

that is the subject of this application. There is existing development in the immediate area to the south and east, of a greater extent than is proposed on the subject site, and within 100 metres of the subject site there is existing development of a significantly greater height than is proposed on the subject site.

The Architectural Conservation Officer has raised concerns about the impact of the proposed development on the Priory and on St. Basils Training Centre (Priory Youthreach). I visited the Priory on a number of occasions to assess potential visibility and I have come to the conclusion that the proposed development is unlikely to be visible from the historic buildings in the Priory, being screened by extensive tree planting and intervening modern buildings on the Priory lands. I also noted that existing modern buildings on the Priory lands impact on the historic character and setting of the historic elements of the Priory. Contextual elevations prepared by the architects for the current development confirm that the historic buildings at the Priory are in fact taller than the proposed development by several metres. The buildings at the Priory are also far more extensive than those of the proposed development.

The setting of St. Basils Training Centre (Priory Youthreach), when viewed from the north, will be somewhat altered by the existence of the proposed development, but in views from the north the backdrop of the Priory Youthreach is already dominated by large modern buildings. It is also the case that the historic character of original school building that accommodates the Priory Youthreach has already been compromised by several modern extensions on the eastern side of that building itself.

The Architectural Conservation Officer acknowledges that the site of the proposed development does not fall within the Tallaght Architectural Conservation Area, but is nevertheless concerned that the proposed development will change the character of the ACA. The existence of any development on the subject site will have some impact on the character of the ACA. However, when viewed from within the Tallaght ACA, the proposed development will be seen in the context of a number of substantial existing modern developments all of which are already visible from within the ACA, and consequently are an integral part of the character of what is seen from within the ACA. It is hard to understand why the subject development, a development that is more modest in extent and scale than many of the existing surrounding developments, should be singled out.

It is noted that in Item 2(b) of the RFI it is stated that '*an Architectural Impact Assessment has not been provided*'. It is not entirely clear what is sought here, but an Architectural Heritage Impact Assessment was provided as part of the lodged documents. The concluding sentence of the submitted AHIA is as follows:

'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.¹ 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.'

W. H. Hastings FRIAI • October 2021

RIAI Grade 1 Accredited Conservation Architect

1. The section of road running north from the junction of Main Street with Old Bawn Road is referred to as Blessington Street on Ordnance maps but as a continuation of Main Street on Google Maps