

Site at Brownsbarn, Citywest Campus, Dublin 24

Planning reference: SD21A/0162

Further information submission

I refer to the above planning application and to the request for further information dated 13th August 2022. This report has been prepared to address those items of further information that relate to architectural heritage. Item 2 of the further information relates specifically to architectural heritage, while item 11 requests additional photomontages in view of the proximity of the development to a protected structure. These two items read as follows:

2. The planning authority has concerns in regard to the potential impact of the proposed development on the neighbouring protected structure RPS No. 261 Royal Garter Stables. This includes the retention of the views of the protected structure when approaching it from the south-west. In front of Unit 2 would be surface car parking, which has the potential to disrupt views and could negatively detract from the setting of this structure. The applicant is requested to review the area to the front of Unit 2 in regard to impact on the views of the protected structure. While the height and proximity of Unit 2 to the protected structure might be acceptable the applicant should ensure that the unit is sensitively designed so as not to detract from the structure. The applicant should confirm what measures have been undertaken to ensure this. If any modifications are required these should be identified and a revised proposal submitted. **The applicant should liaise with SDCC's Architectural Conservation Officer on this item.**

11. The applicant is requested to submit additional photomontages (and revised photomontages due to potential changes to the proposal) to capture the full visual impact of the proposed development. These should include from the N82 bridge, from the neighbouring protected structure and a view straight into the site from Naas Road (N7) and the site as seen from a south-west and north-east view from the N7. All photomontages should also show the growth in the proposed vegetation over time by providing proposed photomontages for Years 1, 5 and 10. The applicant should assess if screening along the southern boundary is sufficient and propose appropriate measures if not/augment proposed screening with further measures.

In response to item 1 of the request for further information changes were made to the proposed layout and were submitted to the Architectural Conservation Officer for her opinion. Following receipt of her comments further changes were made to the proposals, particularly in relation to her concerns about the proximity of the proposed warehouse building to the protected structure, the Royal Garter Stables and the resulting impacts on views from the protected structure, visual impact, visual space, sense of encroachment and other issues.

The warehouse that is close to the protected structure is Unit 2 and as part of the changes to the proposal the ground level of this building has been reduced by 500mm, resulting in the parapet level being reduced from 116.2m to a level of 115.7m. This will help to reduce the potential impact on the setting of the protected structure.

The most significant of change that has now been made is the decision to reorientate the proposed warehouse in the southern part of the site, close to the N7 Naas Road and to the protected structure. The alignment of the proposed warehouse has been rotated through 90 degrees and the parking areas have been moved from the area between the building and the main road. The original layout maintained a line of sight from the south-western corner of the application site to the north-western corner of the protected structure. The revised layout also protects that line of sight, while moving the building away from the protected structure.

It should be noted that there is extensive planting along the southern boundary of the site that adjoins to the west, such that there is no view of the protected structure for traffic travelling toward Dublin until the application site is reached. For this reason, there is no view over the adjacent site that would be obstructed by the proposed building.

It is proposed to plant the area along the southern boundary of the application site, parallel to the main road, thereby softening the view of the proposed building when seen from the main road and from the opposite side of the road. The effect of the planting and of the reorientation of the building may be seen in the views submitted as part of the further information.

As to the view of the proposed building from the area adjacent to the protected structure on its northern side, the reorientation of the proposed building has significantly increased the distance between the protected structure and the proposed building. As noted above, the parapet level of the building has been reduced, and the effect of this change and the reorientation of Unit 2 are reflected in the views submitted.

No conservation response to further information item 11 is required, except to note that the requested views have now been prepared and have been referred to above as illustrations of the beneficial outcome of the reorientation of the proposed building.

Rob Goodbody
Historic Building Consultant

31st January 2022