

## Michelle Dodrill

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**From:** Planning - Registry  
**Subject:** FW: SD22A/0032 RE: 519 Main Street - Architectural Conservation Officers Report

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**From:** Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>  
**Sent:** Monday 21 March 2022 10:17  
**To:** Colm Maguire <cmaguire@SDUBLINCOCO.ie>  
**Cc:** Planning - Registry <pregistry@SDUBLINCOCO.ie>  
**Subject:** SD22A/0032 RE: 519 Main Street - Architectural Conservation Officers Report

**ARCHITECTURAL CONSERVATION OFFICERS REPORT**  
**RE: SD22A/0032 – 519 MAIN STREET, TALLAGHT**

Dear Colm,

Having assessed the above planning application I would like to provide the following comments;  
As you are aware pre-planning advice was provided by the undersigned as part of formal pre-planning issued by the Planning Authority under PP086/21.  
Based on the pre-planning submission it was considered that some internal changes to opes and configuration of the internal layout would be deemed acceptable in principle if these changes do not directly impact on the external built fabric and character of the structure. Advice was provided with regard to Part M for universal access within an existing building and if works resulted in alterations to the original built fabric, this would be assessed on its merits with regard to any such requirements. I advised that these specific details should be included in any formal planning application along with a statement of impact with regard to any such visual impacts within the ACA i.e. signage for the new use etc.

The application submitted is for a change of use from bookmakers to a community based resource centre/wellness centre. Internal alterations and modifications are proposed which includes the removal of entire original party wall of No. 519 and the levelling of floors to assist with achieving universal access. It is proposed to insert a new hardwood sign fitted to the existing signage frame. It is also proposed to replace the two external doors with new painted hardwood doors. The new and continued use of the single-storey cottage is welcomed, however the removal of the entire original party wall of No. 519 was not included in the pre-planning details and is deemed to be unacceptable due to the level of original built fabric being removed. It should also be noted that a architectural impact assessment/statement of impact has not been submitted as part of the application for works to a structure within an Architectural Conservation Area, it is therefore considered that further information should be sought to address the items raised.

There are no specific details submitted for the overall design, colour and lettering of the new proposed sign. Although the proposed new replacement doors will match the existing type, justification for their replacement has not been provided. It is considered that the timber plank front doors should be kept and repaired by a suitable joiner in order that they can be retained.

Based on the above items raised it is recommended that Additional Information be requested in order to address those items;

1. The existing internal party wall at No. 519 Main Street should be retained and a central opening formed to allow a connection at this location. This will allow original built fabric to be retained whilst allowing the adaptive layout/use of the property as part of the proposed new use.  
Although the proposed new replacement doors will match the existing type, justification for their replacement has not been provided. It is considered that the timber plank front doors should be kept and repaired by a suitable joiner in order that they can be retained.

Revised drawings should be submitted to show the party wall retained and proposed central opening for connection of the internal layout at this location. The retention of the existing doors should be shown on revised drawings and details provided with regard to their repair and retention.

2. Specific details on the proposed design, colour and lettering of the new proposed sign to be located on the existing signage frame should be requested to ensure appropriate signage within an ACA.

I trust the above is in order.

Regards,  
Irenie

**Irenie McLoughlin**  
**Architectural Conservation Officer**  
South Dublin County Council