

Piont 1 A

Items (b) to (c) contain requests arising from the SDCC Architectural Conservation Officer's appraisal of the proposed works. In addition to, or as part of, answering these requests, the applicant is requested to provide a written statement on the suitability of the proposed works from a Heritage consultant or Conservation Architect

RESPONSE

In response to point 1A, Joe Lawrence (Conservation Architect) has prepared a consevation statement entitled "Architectural Heritage Impact Assessment of the Proposed Developent at 519 Main Street, Tallaght".

Piont 1 B

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. The applicant should provide revised drawings in this regard. Revised drawings should be submitted to show the party wall retained and proposed central opening for connection of the internal layout at this location.

RESPONSE

In response to point 1B, the internal party wall is now retained with a new central opening formed as per the revised ground floor plan and revised section AA attached on page RFI.02 and RFI.03 respectively.

Point 1 C

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. The retention of the existing doors should be shown on revised drawings and details provided with regard to their repair and retention.

RESPONSE

In response to piont 1C, the existing timber plank doors will be kept and repainted to selected blue colour (RAL5000). Current photographs are included on page RFI.04 with details incorporated into the proposed north elevation drawing as per attached on page RFI.04.

Point 2

The applicant is requested to submit specific details on the proposed design, colour and lettering of the new proposed sign to be located on the existing signage frame.

RESPONSE

In response to point 2, the proposed north elevation drawing is shown partially at 1:25 on page RFI.05 to illustrate the designed timber sign insert which employs simple design principles and legible font.

Point 3

The removal of the bollard to facilitate access to the building is acceptable. There is a concern regarding vehicular access to the public plaza and it is recommended that a low impact feature such as a plant box be installed in such a place to block vehicular access without blocking access to the door or interfering with pedestrian movements on the public footpath.

RESPONSE

In response to point 3, a new rectangular timber planter is positioned to the right of the main entrance as per the revised ground floor plan and revised north elevation on page RFI.02 and RFI.04 respectively.

Point 4

The applicant is requested to provide details of waste collection arrangements (including collection location, bin size, etc.)

RESPONSE

In response to point 4, the bin storage has been illustrated with an annotation denoting the collection point on the revised ground floor plan on page RFI.02. The waste volume from the resource centre/wellness centre will be minimal using standard bins stored at the rear of the property out of site from the public plaza with waste collected weekly.

Point 5

The applicant is requested to show the provision of additional bicycle parking to facilitate the development, which should be so located as not to interfere with the character of the ACA or the designed public space

RESPONSE

In response to point 5, there has been suitable provision made for 3 no. 'Sheffield' bicycle stands at the front of the building as per the revised ground floor plan and revised north elevation on page RFI.02 and RFI.04 respectively. This bicycle stand is the preferred type for its practical use and aesthetic expression.



ISSUE DATES		STATUS OF DRAWING		CLIENT CONTR.		DATE		PURPOSE		CLIENT CONTR.		DATE		PURPOSE	
REV	DATE	REV	DATE	CB	ENG	DATE	PURPOSE	CB	ENG	DATE	PURPOSE	CB	ENG	DATE	PURPOSE
D.	14.04.22														
A.															
B.															
C.															