

## Michelle Dodrill

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**From:** Planning - Registry  
**Subject:** FW: SD21A/0285 6, Lower Main Street, Lucan, Co. Dublin

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**From:** Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>  
**Sent:** Tuesday 26 April 2022 16:05  
**To:** Caitlin O'Shea <coshea@SDUBLINCOCO.ie>  
**Cc:** Planning - Registry <pregistry@SDUBLINCOCO.ie>  
**Subject:** RE: SD21A/0285 6, Lower Main Street, Lucan, Co. Dublin

**SOUTH DUBLIN COUNTY COUNCILS**  
**ARCHITECTURAL CONSERVATION OFFICERS REPORT**  
**RE: SD21A/0285 – 6 LOWER MAIN STREET, LUCAN**

### Appraisal

The following Additional Information was requested under SD21A/0285 relating to Architectural Conservation issues;

The proposed development would be unacceptable in its current form in that it would be highly visible above the carriage arch. The applicant should be requested to revise the proposed extension so that it is sufficiently setback from the arch and not highly visible above this. The current proposed setback of 300mm is not considered to be sufficient. **This should be requested via Additional Information.**

On foot of the RFI the undersigned was contacted by the agent and the following advice was provided;  
*"I can see that the issue is to do with the proposed new build which directly impacts on the existing Carriage Arch and this is the reason you have contacted me.  
As you may be aware a similar application was previously submitted under SD04A/0516 and AI was requested at that time. A grant was issued based on revisions for the new build element being sufficiently setback from the Arch, reduction in ridge line height and the Arch remaining in its original form and retaining its architectural integrity. The same issues still stand with regard to the new proposed development. I would advise that the above is taken into account and a suitable revised design addressing those items is submitted. I am happy to provide advice and comment on a revised proposal which addresses the AI request as detailed above.  
Until a revised design is provided I would be unable to provide specific advice and therefore this would be my advice".*

It should be noted that revised AI details and designs were not submitted to the Councils Architectural Conservation Officer for comment prior to formal submission of AI.

Additional Information has now been submitted with regard to Item 1. A revised design with setback for the proposed side extension has been submitted, however the visual impact and the architectural integrity of retaining the carriage Arch in its original form and function still stand. The side extension will be visible along Main Street and the carriage Arch will no longer retain its original function and form having new timber glazed doors inserted where original timber plank double leaf gates exist. Although an extension at this location is acceptable in principle a side extension of this design and nature whereby it impacts directly on an important architectural feature, which is integral to the adjoining buildings and along Main Street is an unacceptable consequence of any proposed side extension at this location.

I would advise that the gates remain in place and not be used as an entrance as the insertion of new glazed doors at this location detracts from the visual aesthetics of the Arch feature. This area could be used as a courtyard/garden allowing the existing gates to open if required and be left completely clear behind. The extension be lowered as

much as possible so it cannot be viewed above the arch all. A side extension at this location will only be considered acceptable if it is not visible and the Carriage Arch remains in its existing form with any required repairs carried out to maintain it as is.

**Recommendation**

If however the side extension is not achievable taking account of the advice provided to address the above concerns then I would be recommending a refusal on the following grounds –

- The visual impact and the architectural integrity of retaining the carriage Arch in its original form and function still stand. The side extension will be visible along Main Street and the Carriage Arch will no longer retain its original function and form having new timber glazed doors inserted where original timber plank double leaf gates exist. Although an extension at this location is acceptable in principle a side extension of this design and nature whereby it impacts directly on an important architectural feature, which is integral to the adjoining buildings and along Main Street is an unacceptable consequence of any proposed side extension at this location.

I trust the above is in order.

Kind regards,  
Irenie

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

