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Kimmage Manor House 1 Planning Application Report

17th June 2022

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1.0 Introduction

Design Team:	MOLA Architecture, 2 Donnybrook Road, Dublin 4, D04 NN50.
Representative:	Mary Smith

Client:	The Congregation of the Holy Spirit, Kimmage Manor, Whitehall Road, Kimmage, Dublin 12, D12 Y2T6.
Representative:	Darren Lancaster

1.1 Introduction / Background

This report has been prepared to accompany a Planning Application for the change of use of 'House 1', an existing 2- storey residential building, for use by The Congregation of the Holy Spirit, as office and meeting facilities ancillary to the services provided on the site, and the installation of a new ramp to main entrance at 'House 1', on an overall site within the curtilage of a protected structure at Kimmage Manor (RPS 185; NIAH Reg. No.: 11211018; NIAH Reg. No.: 11211018) on Whitehall Road, Kimmage, Dublin 12, D12 Y2T6.

The residential use of the building has become redundant due to changing circumstances and needs of the Congregation, who require further administrative offices and meeting space to support the needs which they provide in Kimmage Manor.

A similar change of use was applied to House 2 in 2012 (SDCC Planning Ref No. SD12A/0051).

The purpose of this report is to outline all relevant issues pertaining to context, planning parameters, and change of use proposals within the curtilage of a protected structure.

The proposed development being applied for does not involve any direct works or alterations to the fabric of the nearby Protected Structure, Kimmage Manor. The proposed work does not involve any reconfiguration of internal layouts of House 1 or any changes to the elevations, except for the proposed access ramp at the main entrance.

2.1 Site Analysis: Current

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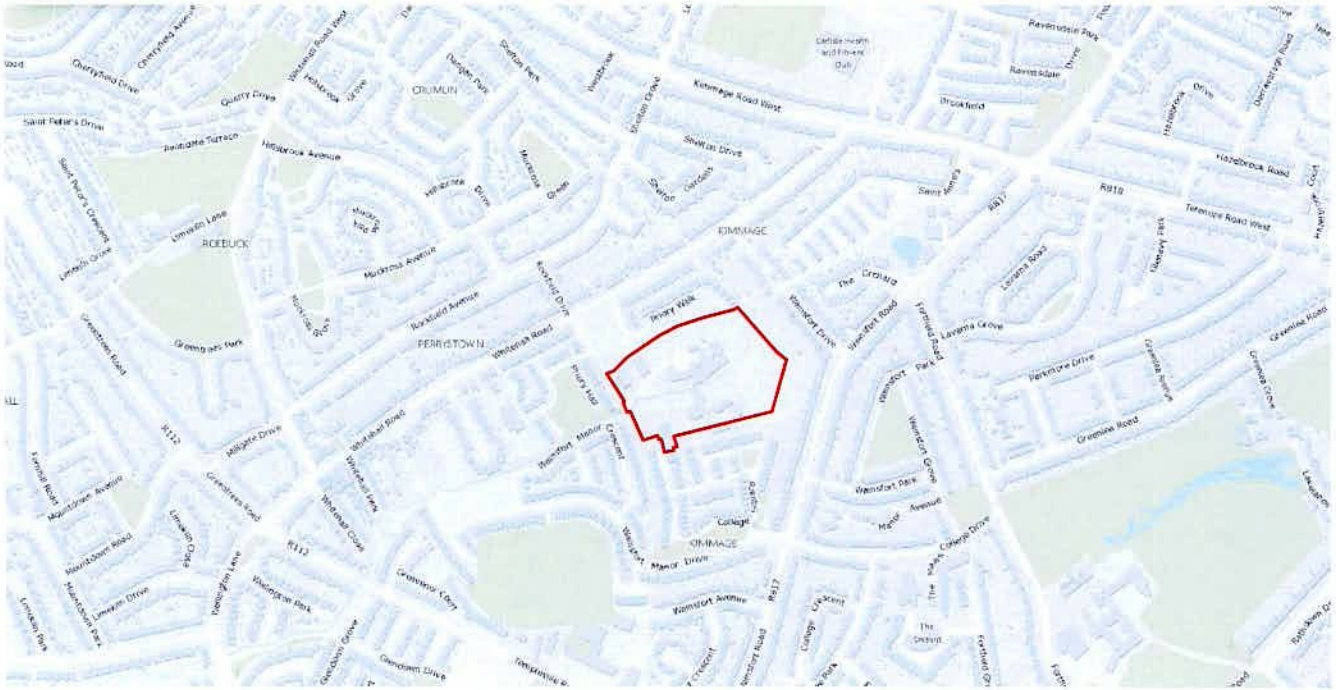
View from North

View from South

View from East

View from West


CRUMLIN
ROEBUCK
KIMMAGE
PERRYSTOWN
Kimmage Road West
Sheltor Drive
Rathfarnham Road
Terenure Road West
Greenlaw Road
Privy Walk
Whitehall Road
Mulcrow Avenue
Rockfield Drive
Rockfield Avenue
Greenlaw Park
Greenlaw Drive
Greenlaw Grove
Greenlaw Terrace
Lavarna Grove
Lavarna Road
Ferrard Road
Wesmoor Park
Wesmoor Grove
Wesmoor Road
Wesmoor Drive
Rathfarnham Manor Crescent
Rathfarnham Manor Drive
Rathfarnham Avenue
Rathfarnham Park
Manor Avenue
Mount Drive
Mount Grove
Mount Road
Mount Avenue
Lindsay Park
Lindsay Drive
Lindsay Road
Lindsay Grove
Lindsay Place
Lindsay Court
Lindsay Crescent
Lindsay Terrace
Lindsay Avenue
Lindsay Lane
Lindsay Close
Lindsay Park

2.1 House 1 Analysis: Current

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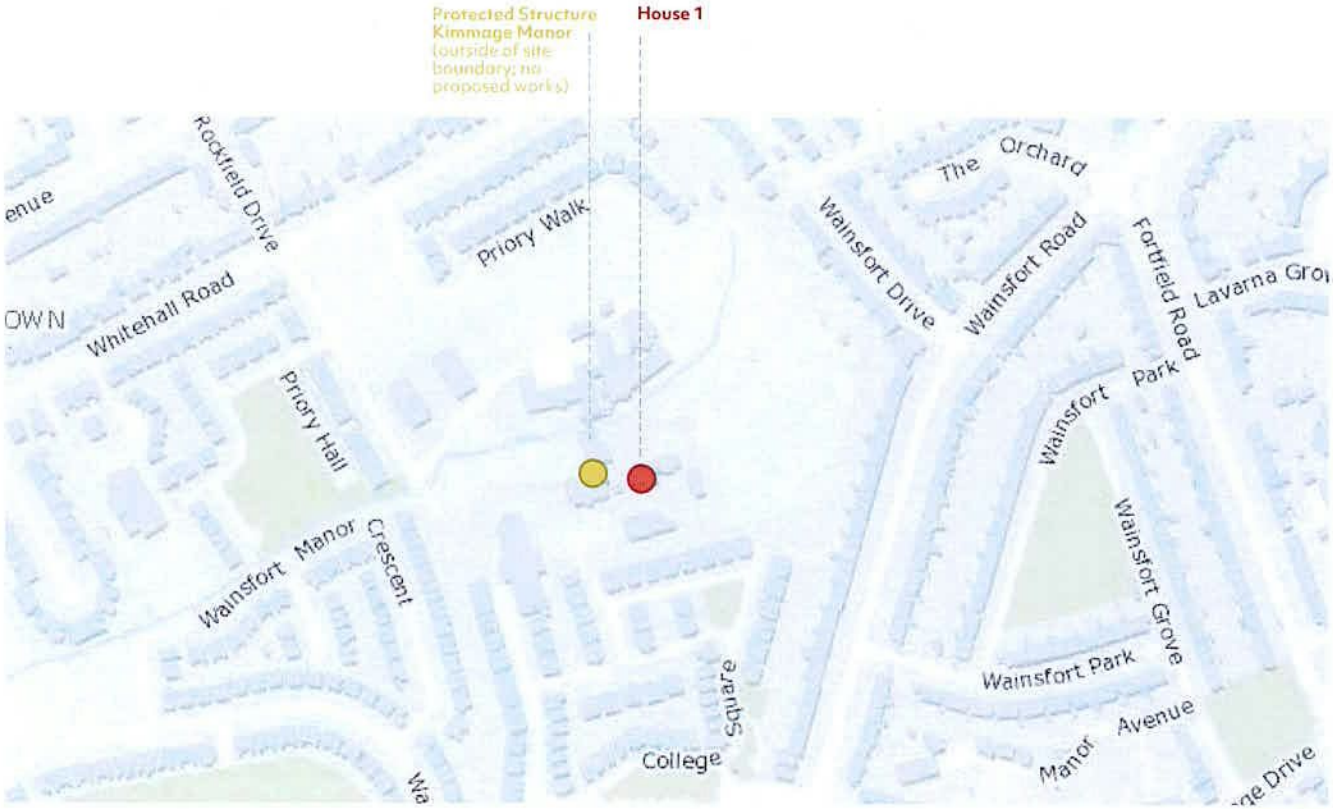
View from North

View from South

View from East

View from West



Subject Site

2.1 House 1 Analysis: Current

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Proximity of Subject Site to Protected Structure

Protected Structure
Kimmage Manor
(outside of site boundary; no proposed works)

House 1

2.2 Site Analysis: Historical Context

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Mapping

6 Inch colour Map 1837

6 Inch Cassini Map 1845

25 Inch Map 1888

Aerial Photograph 1995

Aerial Photograph 2000

Aerial Photograph 2005

2.3 Site Analysis: SDCC Development Plan Zoning 2022-2028

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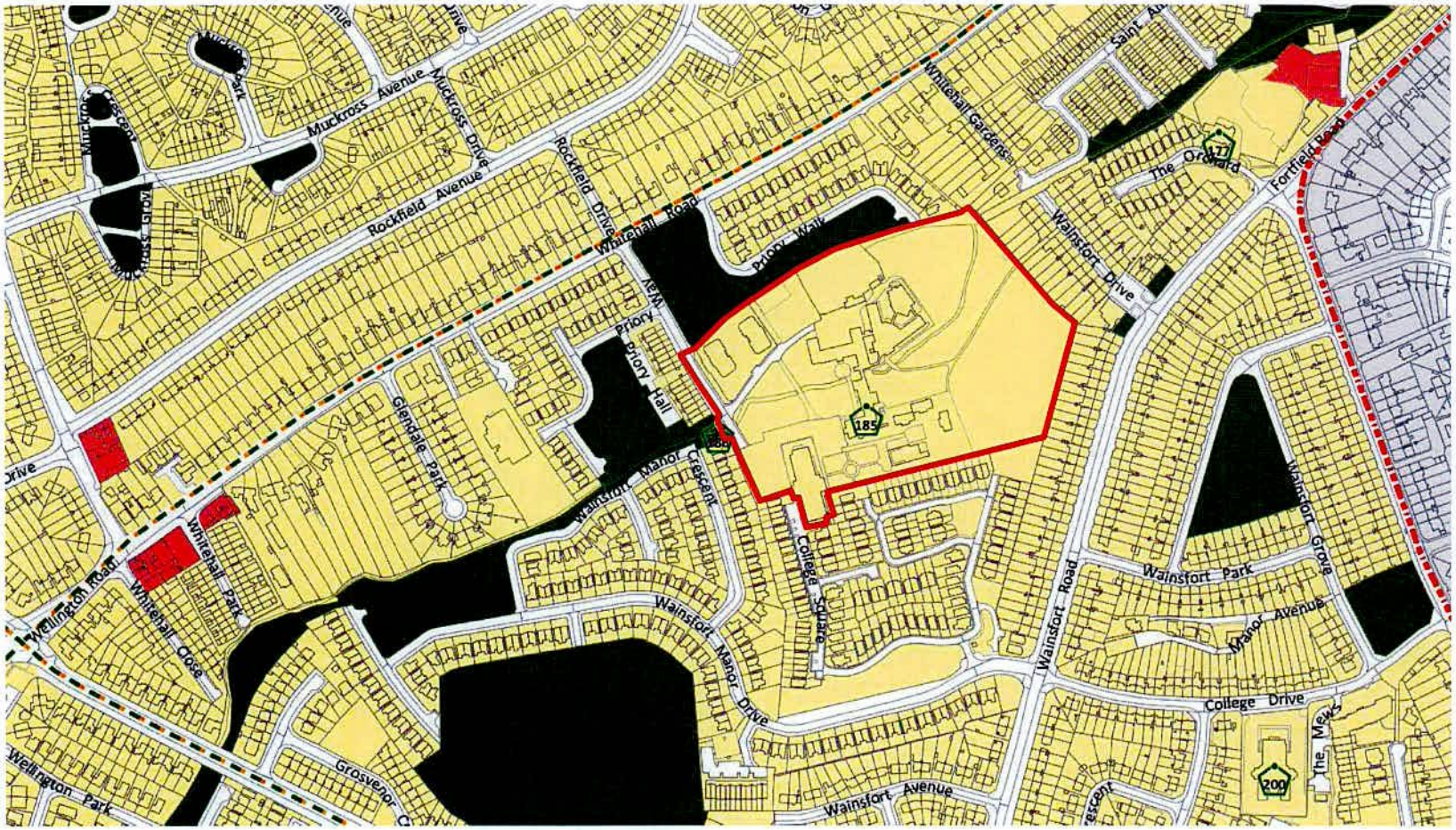

Map 06: South Dublin County Council Development Plan 2022-2028

USE ZONING OBJECTIVES

	Objective RES	To protect and/or improve residential amenity
	Objective RES-N	To provide for new residential communities in accordance with approved area plans
	Objective SDZ	To provide for strategic development in accordance with approved planning schemes
	Objective REGEN	To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastucture delivery.
	Objective TC	To protect, improve and provide for the future development of Town Centres
	Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
	Objective DC	To protect, improve and provide for the future development of District Centres
	Objective VC	To protect, improve and provide for the future development of Village Centres
	Objective LC	To protect, improve and provide for the future development of Local Centres
	Objective RW	To provide for and consolidate retail warehousing
	Objective EE	To provide for enterprise and employment related uses
	Objective OS	To preserve and provide for open space and recreational amenities
	Objective HA (LV, DV, DM)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
	Objective RU	To protect and improve rural amenity and to provide for the development of agriculture

Specific Objectives

- S — Proposed School
- Seveso Sites
- Specific Local Objectives
- Specific Local Objective Boundary
- To protect and / or provide for a Burial Ground
- TA — To Provide For Traveller Accomodation (indicative sites)
- Contour Lines
- SDZ Planning Scheme Boundaries
- County Boundary

Transportation

- Transport Junctions
- Proposed Local Cycle / Pedestrian Link
- NTA Greater Dublin Cycle Network Plan

2.4 Site Photographs: House 1 External

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2.4 Site Photographs: House 1 Internal

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3.0 Proposal

The proposed development will consist of the change of use of 'House 1', an existing residential building, for use as office and meeting facilities ancillary to the services provided on the site, and the installation of a new ramp to main entrance of 'House 1', on an overall site which contains a protected structure at Kimmage Manor (RPS 185; NIAH Reg. No.: 11211018).This application pertains to the use of this building only and does not involve any reconfiguration of internal layouts. No changes to the building fabric are proposed, however minor upgrades may be required following submission of the fire safety certificate application.

3.1 Description / Use

Existing Use:
The residential use of the building has become redundant due to changing circumstances and needs of the Congregation, who require further administrative offices and meeting space to support their needs which they provide in Kimmage Manor. The building was originally constructed as a residential building for Theologians.

Proposed New Use:
The proposed change of use is to occur within the confines of the existing structure. The new brief will see the current layout remain, and rooms previously serving as bedrooms used as office and meeting facilities ancillary to the services provided on the site. A ramp will be installed at the front entrance to ensure universal access to the building and will be in compliance with TGD M Section 1.1.3.4.

Layout of Existing Building:
The existing building consists of two storeys of accommodation. On the ground floor there is an entrance hall with an under-stair storage space, 3no. bedrooms, a library, a living room, a bathroom, a shower room, 2no. WCs, an electrical room, a boiler room, an additional storage space, and a connecting corridor. The first floor layout is identical, other than the wall locations of two bedrooms that causes the floor plan to extend beyond the front entrance. This is supported by columns in the external lobby area below.

Accommodation on the first floor consists of 6no. bedrooms, 2no. WCs, a shower room, a bathroom, a hot press, and a connecting corridor.

3.2 Historic Background: Kimmage Manor Campus

The lands of Kimmage, Terenure, and Milltown belonged to Peter Barnewall in the year 1641, when the castle on Kimmage Manor was in good repair. With various owners over the years, there is evidence from the mid-eighteenth century showing extensive buildings on the location of the present Manor House.

In 1829 the L-shaped section of the present Manor building was occupied by Frederick Shaw and his family. At present, this comprises the Manor basement, mezzanine floor, classrooms 3 and 4, APA offices, staff offices, administration offices and MA coordinator's office.

In 1898 Mrs Mary Ida Clayton leased the house and lands in perpetuity and came to live in the house with her two sons. The Spiritans acquired the property from Mrs Clayton in 1911, which by that time had become known as 'Kimmage Manor'.

3.3 Impact Assessment of proposal on historic fabric and setting

The subject of this application is the change of use of the building and installation of a new ramp. A new use as an office has been defined for House 1 which will greatly enhance the inhabitation and future use of the building.

The proposed development does not involve any works to the Protected Structure on the campus or its historic fabric (RPS 185; NIAH Reg. No.: 11211018). Indeed, we propose that the new development only enhances the current setting of the Protected Structure by introducing a viable and appropriate use into this vacant property.

In summary, the change of use does not negatively impact upon the curtilage or setting of the original Protected Structure and does not directly interface with the physical historic fabric.

4.0 Conclusion

It is our opinion that this proposed change of use project successfully addresses all issues pertaining to:

- Minimal impact on the setting and fabric of Protected Structure (RPS 185; NIAH Reg. No.: 11211018)
- Appropriate retention and enhancement of the existing fabric of House 1
- Appropriate re-designation of use of existing layouts to ensure suitable new use can occupy this currently vacant building.

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