



PAMES
DEVELOPMENTS LIMITED

Office

Retail

Residential

Industrial

Boundary Treatment Report

for

Proposed Residential Development

At

'Hillview'

Dispensary Lane, Lucan, Co. Dublin

August 2022

1 Introduction

The historical background to the development site is fully detailed in the Archaeological Desktop Assessment carried out by Shanarc Archaeology. The site is located on Dispensary Lane and it appears, from the 1908 25-inch Ordnance Survey (OS) map, Sheet DU017-06 that a building described as a "Dispensary" was located on the site at that time and that this would have given the lane its name.

Prior to this the 1843 Ordnance Survey 6-inch map, Sheet DU017 indicates that the current site was part of a large enclosed ornamental garden, and that the site was at the west end of the garden.

By the time of 1908 OS map the current site as currently observed seems to have been established.

2 Existing boundaries

The property is bounded to the front by a hedge which had become significantly overgrown as the property has lain vacant for some time. There is a pair of metal gates with steel mesh infill providing access to the site, approximately central along the length of the frontage of the site.

The wall to the east forms the boundary between the site and the HSE Health Centre. This wall is in the form of a 9-inch block-on-edge concrete block wall approximately 2.2m high with a capping of concrete bricks and intermittent 9-inch piers. It is not possible to say whether this wall was built as part of the construction of the Health Centre or whether it was part of the construction of the existing house on the site. It forms a party boundary between the Health Centre and the application site.

The wall to the west forms the boundary between the site and the Eir Telephone Exchange building. This wall is in the form of a concrete block-on-flat wall with a concrete capping, approximately 1.8m high. This boundary wall is of similar construction to the front boundary wall of the Eir Telephone Exchange and it is reasonable to assume that this boundary wall was completed at the time of the construction of the Telephone Exchange. This wall forms a party boundary between the Telephone Exchange and the application site

The rear boundary wall appears to be an older stone wall, likely associated with the walled garden mentioned above. The stone wall is heavily overgrown and at this stage the overgrown vegetation has not been removed and a detailed inspection of this boundary wall has not yet occurred. Reference is made to this wall in the Archaeological Desktop Assessment.

3 Proposed boundary treatment

The site is to be fully opened up on the southern boundary along the back of the footpath on Dispensary Lane. The pavement will be dished and approximately level with the road across the front of the site to allow for vehicular access to the car parking bays in front of the houses. The pavement and parking areas will be designated by different surface finishes and treatments.

The west boundary wall between the application site and the adjacent Eir Telephone exchange comprising the concrete block wall with concrete capping is in good condition. It forms a party dividing wall between the two properties, bounding equally the Telephone Exchange and the application site. This wall will be retained, cleaned down and made good.

The east boundary wall between the application site and the adjacent Lucan Health Centre comprising the concrete block on edge wall is also in good condition. It also forms a party dividing wall between the two properties, bounding equally the Health Centre and the application site. This wall will be retained, cleaned down and made good.

The treatment of the rear boundary wall will be as set out in the Archaeological Desktop Assessment as follows. The rear boundary wall will require full removal of the overgrowth/vegetation that is currently obstructing it. A full visual inspection will be required by a suitably qualified archaeologist so as to ascertain its provenance as a historic garden wall. A full measured and photographic survey should be conducted to any historical section of boundary wall that may survive within the proposed development area and to seek preservation (if possible) and incorporation within the proposed development.