

Michelle Dodrill

From: Planning - Registry
Subject: FW: ARCHITECTURAL CONSERVATION OFFICERS REPORT RE SD22A/0323 - Main Street, Rathcoole (RPS Ref. 323)

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Tuesday 27 September 2022 12:45
To: Colm Maguire <cmaguire@SDUBLINCOCO.ie>
Cc: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: ARCHITECTURAL CONSERVATION OFFICERS REPORT RE SD22A/0323 - Main Street, Rathcoole (RPS Ref. 323)

**SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE: SD22A/0323 – MAIN STREET, RATHCOOLE**

Dear Colm,

I have assessed the above planning application and wish to provide the following comments by way of report.

Protected Structure

A detached five-bay, two-storey house c.1820, Main Street, Rathcoole is referred to in the Council's Record of Protected Structures - Schedule 2 of the South Dublin County Development Plan 2022-2028 under Map Ref. No. 323. Under Section 2 of the Planning and Development Act 2000, the term 'structure' means "*any building, structure, excavation, or other thing constructed or made on, in, or under any land, or any part of a structure so defined, (a) where the context so admits, includes the land on, in or under which the structure is situate, and (b) in relation to a protected structure or proposed protected structure, includes (i) the interior of the structure, (ii) the land lying within the curtilage of the structure, (iii) any other structures lying within that curtilage and their interiors, and (iv) all fixtures and features which form part of the interior or exterior of any structure or structures*". Therefore, the entire site is a protected structure, including all existing buildings on site including their exteriors, interiors, fixtures and fittings. The Protection also extends to the lands of the site and as such come under the provisions of the Planning and Development Act 2000.

Architectural Conservation Area

Rathcoole Village is designated as an Architectural Conservation Area in accordance with Part IV of the Planning and Development Act (2000) as such related policy is included in South Dublin County Development Plan 2022-2028.

Appraisal

This is an application for the construction of 12 dwellings comprising of eight, 2-storey with attic level accommodation to the rear of an existing Protected Structure, (RPS Ref. 323) detailed above. The proposed development includes for the demolition of a shed and workshop at the rear of the Protected Structure to facilitate the new back land development. The shed and workshop structures are of modern construction and/or of no architectural merit. The proposed development consists of development within the curtilage of the existing house (Protected Structure, RPS Ref.323) however given the proposed location and set back from the rear of the existing Protected Structure there is no direct visual impact identified. The proposed dwellings are not located right onto Main Street and although the new development may be viewed from Main Street depending on the viewpoint there will be no direct visual impact on the character of the Rathcoole ACA. However, it is considered that the proposed development within the curtilage of the existing Protected Structure is an opportunity to improve the overall setting to the front and rear of the Protected Structure. In order to improve the setting of the Protected Structure and streetscape setting a landscape plan that provides new soft planting and trees to the front site and the rear area of the Protected Structure should be included. It is noted that the proposed front boundary wall will be improved with the insertion of granite capping and iron railings with planting along the wall but it is felt more planting and soft landscaping is required to remove the amount of hard surface and improve the overall landscape setting.

It is proposed to remove the existing mesh gates to the east of the site to provide new entrance and access point to the proposed new housing. The insertion of new entrance piers at this location is acceptable and it is agreed that the removal of the existing mesh gates is a positive thing. It is also proposed to provide a new entrance piers to the west of the site for an access to rear parking behind the Protected Structure, one of the piers is extremely close to the existing building and therefore this needs to be addressed. The need for gate piers at this location should be re-examined.

The proposed dwellings are modern in form and design, however it is felt that the materials and finishes should be revised to take account of the site context and reflect the existing materials and building stock within the Architectural Conservation Area of Rathcoole Village. It is therefore considered that revised materials should be submitted reflecting the design rationale and site context. Perhaps a more modest modern design using simple materials and colour palette given its location to the rear of a Protected Structure and within a rural village setting.

Recommendation

It is recommended that in order to address the above items raised in the appraisal that the following items be requested as Additional Information;

- The proposed development includes for the demolition of a shed and workshop at the rear of the Protected Structure to facilitate the new back land development. The shed and workshop structures are of modern construction and/or of no architectural merit, however it is considered that details should be provided on how the Protected Structure will be safeguarded during the proposed demolition and proposed construction of the new development. A safety statement should be submitted detailing how the Protected Structure will be protected and safeguarded during the proposed demolition and construction works. Appropriate measures should be put in place in order to put ensure the Protected Structure is safeguarded and protected at all times.
- It is considered that the proposed development within the curtilage of the existing Protected Structure is an opportunity to improve the overall setting to the front and rear of the Protected Structure. In order to improve the setting of the Protected Structure and streetscape setting, a landscape plan that provides new soft planting and trees to the front site and the rear area of the Protected Structure should be submitted. It is noted that the proposed front boundary wall will be improved with the insertion of granite capping and iron railings with planting along the wall but it is felt more planting and soft landscaping is required to remove the amount of hard surface and improve the overall landscape setting of the front site and rear site of the Protected Structure.
- It is proposed to provide a new entrance piers to the west of the site for access to rear parking behind the Protected Structure, one of the piers is extremely close to the existing building and therefore this needs to be addressed. The need for gate piers at this location should be re-examined.
- The proposed dwellings are modern in form and design, however it is felt that the materials and finishes should be revised to take account of the site context and reflect the existing materials and building stock within the Architectural Conservation Area of Rathcoole Village. Perhaps a more modest modern design using simple materials and colour palette given its location to the rear of a Protected Structure and within a rural village setting should be considered. A revised design and the use of materials which reflects the design rationale and site context in providing a high quality housing development at this location.

I trust the above is in order.

Irenie McLoughlin
Architectural Conservation Officer

27th Sept 2022

Irenie McLoughlin | Architectural Conservation Officer

Architectural Conservation Section

Project Delivery

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