

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD22A/0372AI-Architectural Conservation Officer Comments re St. Claires Villa, Lucan

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SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICERS COMMENTS
RE: SD22A/0372 AI – ST. CLAIRE'S VILLA, LUCAN ROAD, LUCAN.

Appraisal

Additional information was requested in relation to the above planning application.

As the subject site is located adjacent to a number of Protected Structures the Councils Architectural Conservation Officer was requested to provide comments. Given the nature of the application additional information was requested in relation to those comments as follows;

“there is a low stone wall and gate which adds character to Chapel Road and from looking at the roof tiles the property could be early 20th Century. There is policy in our CDP relating to the retention of older buildings which you should look at and include in the AI request in that the applicant needs to justify the demolition of the existing property and should provide full details including a photographic record of the existing building. The removal of the existing low boundary wall and gate etc along with property and setting should be included in an overall architectural impact assessment for the site as part of any proposed demolition. The applicant has failed to provide information and details on the existing building proposed for demolition and justification has not been provided for the demolition over adaptive reuse and in accordance with CDP policy in relation to the retention of existing buildings. A full assessment can therefore not be made on the impact of allowing the demolition of the existing property without having full details”.

Additional information has been submitted which includes a response by way of a statement. It is detailed in the statement that the existing house was initially looked at in relation to its reuse as a new physiotherapy practice. Justification for the proposed demolition of existing structure has been given based on the view that it cannot be adaptively reuse given the overall requirement for the proposed physiotherapy practice. It is stated that the reuse is not a viable option given the requirements for this use and therefore the construction of a new purpose built 3-storey mixed use building is proposed. Clarification has now been provided in relation to the retention of the existing wall which will be kept in most parts, which is welcomed. No information has been provided with regard to the existing house and in particular how the demolition will be dealt with in line with Climate Change Actions.

Recommendation

It is recommended that the following be attached to any grant of permission;

- The existing front boundary wall including the existing boundary wall is to be retained in line with the additional information submission. Details should be submitted with regard to any repairs to the boundary wall and how this will be made good using traditional buildings and materials.
Reason: To ensure the retention of original boundary features which add to the streetscape character of the area.
- A Schedule of materials and finishes should be submitted for agreement and approval for the proposed development. Samples and images of the final palette of materials and finishes should be provided. This should be submitted prior to commencing development by way of confirming final material finishes and colours. This should include full details on materials and finishes for all elements of the proposed development.

Reason: To ensure the proposed development is of high quality and reflects the overall design ethos detailed in the Additional Information submission.

- Details should be submitted with regard to the demolition of the existing structure on site and how measures will be put in place in accordance with the Councils policies in relation to Climate Change Audit and construction waste management and how this will be addressed in accordance with the Climate Change Action Plan.

Reason: To ensure Climate Change policies and actions are adhered to with regard to demolition and waste management.

I trust the above is in order.

Irenie McLoughlin
Architectural Conservation Officer

6th March 2023