

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD22A/0286AI - Architectural Conservation Officer Comments re Main St Newcastle

Subject: SD22A/0286AI - Architectural Conservation Officer Comments re Main St Newcastle

**SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE: SD22A/0286 AI – MAIN STREET, NEWCASTLE**

Appraisal

Additional information was requested in relation to the above planning application. The Councils Architectural Conservation Officer requested that an Architectural Impact Assessment be provided detailing any visual impacts and how the new development will sit at this location partially within an ACA and overall visual impacts. This should be referenced with regard to current policy objectives in SDCC County Development Plan re New development in ACAs/historic villages. As per Item 6 which related to NCBH20 CDP (2022-2028) and the requirements for new development within an Architectural Conservation Area.

Although the site context was considered as part of a site analysis as part of the architectural report there was no reference to Newcastle village area and the ACA designation and requirements for new developments within ACAs. As part of the initial assessment of the proposed development the house type and design was considered acceptable based on the drawings and Architectural Design Report. The materials and finishes were considered to be very neutral and simple and therefore it was felt by the undersigned there would be no negative visual impact within the ACA but the additional information was deemed required to fully ascertain overall impacts and design rationale.

An Architectural Impact Assessment and Design Rationale has now been submitted as part of the RFI request and the report has been prepared by JFOC Architects. As stated in the Architectural Impact Assessment and Design Rationale that ‘the proposal integrates itself into the existing and historic urban grain of Newcastle. The residential units proposed align with the existing developments adjacent to the site. The block of houses are fronted on both sides by a high-quality public realm. This residential set piece is perpendicular to the Main Street and parallel to the historic plots’.

Details have been included on the overall site context and visual impact. As part of the design rationale the materiality has been described as providing a high quality, durable and low maintenance materials which have been selected for the proposed development to provide an overall design which is simple and in keeping to this development, while being respectful to the existing buildings. This is achieved by carefully considering the scale proportion and materials of buildings.

Recommendation

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

- 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. It is considered that given the sites location adjacent to a Protected Structure site and within an Architectural Conservation Area that a darker palette of colours should be considered as stone is the most dominant building material within the village core and therefore the finish should reflect this and would allow a more sensitive development with minimal visual impact.

Reason: To ensure the proposed development is of high quality and reflects the overall design ethos detailed in the Design Rationale (Additional Information submission) and to ensure high quality design and finish for new build within an ACA.

I trust the above is in order.

Irenie McLoughlin
Architectural Conservation Officer

30th March 2023