

## Michelle Dodrill

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**From:** Planning - Registry  
**Subject:** FW: Architectural Conservation Officers Report re SD22A/0445 - Esker House (proposed telecommunications)

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**SOUTH DUBLIN COUNTY COUNCILS  
ARCHITECTURAL CONSERVATION OFFICERS REPORT  
RE: SD22A/0445 – ESKER HOUSE, ESKER**

Dear Conor,  
I wish to provide the following comments by way of a report re above planning application.

### **Protected Structure**

Esker House 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. 101. 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.

### **Appraisal**

The initial application was not referred to the undersigned, however the RFI included a request for a visual impact assessment which would have been request by way of an architectural impact assessment by the undersigned. A visual impact assessment/architectural impact assessment would be required as part of any planning application relating to a proposed development within the curtilage of a Protected Structure, in order to allow for a full and proper assessment. A response to RFI has been submitted which under Item 1 includes further photomontages.

Four photomontages have been undertaken and were taken at prominent points in front of the buildings as shown by the photo location on the maps. The photomontages provided gives an indication of how the proposed development will be viewed and will be visible within its proposed location. It is stated in the RFI Item 1 that "the proposed structure is well hidden behind the trees". However, based on the assessment of the visual impact, it is considered that with the additional antennae and dish and ground equipment which will be enclosed by security fencing that any screening will not reduce any visual impact as suggested. Given the proposed height of the telecommunications tower at 24meters and the location it will be highly visible within the curtilage of Esker House (Protected Structure RPS ref. 101). Having considered the overall visual impacts it is felt that this proposed use within the curtilage of a Protected Structure is no appropriate. It is also considered that allowing a telecommunications tower and associated equipment would be detrimental in terms of overall visual impact and setting a precedent for this type of development within the curtilage/grounds of a Protected Structure site.

### **Conclusion**

It is considered that the proposed development is not an appropriate development type within the curtilage of a Protected Structure due to its visual impact and direct negative affect on the quality and setting of the Protected Structure. The proposed development would materially affect the character and setting of Esker House and if granted the consequence would set a precedent for inappropriate development within the curtilage of a Protected Structure (Esker House RPS Ref. 101).

**Recommendation**

Based on the above assessment it is considered that the proposed telecommunications support, antennae, dishes and associated equipment and security fencing is not acceptable within the curtilage of a Protected Structure (Esker House RPS Ref. 101). The proposed development is unacceptable by the nature of development and its location which materially affects the character of a Protected Structure and its setting.

**Irenie McLoughlin****Architectural Conservation Officer**

Architectural Conservation Section

Project Delivery

LUPT

South Sublin County Council

**22<sup>nd</sup> May 2023**