

From: Irenie McLoughlin
Sent: Friday 28 July 2023 16:05
To: Darren Fagan
Cc: Planning - Registry
Subject: Architectural Conservation Officers Report re SD22A/0323 AI - Main St, Rathcoole (RPS Ref. 323)

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

Dear Darren,
Please see report below in relation to the planning application referred to above.
Best regards,
Irenie

Appraisal

Additional Information has been received in relation to proposed development under SD22A/0323. AI request Item 1 (A) & (B) relates to Architectural Conservation Items following a recommendation from the Councils Architectural Conservation for the following;

1. Architectural Conservation

(A) 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.

Response: Sufficient details have been submitted detailing the safeguarding the protected structure during proposed demolition and proposed construction works.

(B) 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.

Response: It is noted that the landscaping to the front of the Protected Structure is detailed in the response which refers to the proposed landscape plan, however it is considered that the front site and setting of the protected structure still lacks soft landscaping and therefore the design at this area should be revised in order to provide for a greater level of soft landscaping in order to improve the protected structure and streetscape setting within the ACA. The proposed railing design is shown as a parkland railing on the landscape drawings however it is shown on the revised survey drawings as a more ornate railing type. Final details are required for the boundary treatment which will provide the boundary along the front site of the protected structure with regard to the correct historical type of railing and does not reflect the overall context within the ACA with regard to providing a more appropriate boundary treatment. It is also considered that the existing brick wall to the Main Street and front site of the Protected Structure does not provide an appropriate boundary at this location and therefore the

existing wall should be rendered to match the finish of the protected structure and new pier proposed at the entrance to the new development.

- (C) 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.

Response: It is stated in the response that “the proposed access and egress to the proposed development has been amended following consideration of RFI response whereby the entrance is now proposed to the east of the protected structure and the exit to the west of it”. A gate pier is still proposed close to the protected structure as it is stated that “this would appropriately identify the exit and also provide a form of protection to the protected structure from existing motor vehicles”. It is considered that the response provided is acceptable

Recommendation

It is considered that the following conditions should be attached to any grant of permission:

- I. Appropriate measures as detailed in the AI submission should be put in place in order ensure the Protected Structure is safeguarded and protected at all times during the proposed development and proposed construction. A buffer zone should be set and marked around the perimeter of the Protected Structure ensuring that no construction vehicles or equipment are operated within the zone of protection. In addition, a Construction Management Plan should be submitted for agreement and approval on final details of protective measures for the Protected Structure.
- II. It is noted that the landscaping to the front of the Protected Structure is detailed in the response which refers to the proposed landscape plan, however it is considered that the front site and setting of the protected structure still lacks soft landscaping and therefore the design for this area should be revised in order to provide for a greater level of soft landscaping to improve the setting of the protected structure and streetscape setting within the ACA.
 - The proposed railing design is shown as a parkland railing on the landscape drawings, however it is shown on the revised survey drawings as a more ornate railing type. Final details are required to confirm the proposed boundary treatment which will provide the boundary along the front site of a protected structure. Currently the overall design and boundary treatment does not reflect the overall context within the ACA with regard to providing a more appropriate boundary treatment and setting.
 - It is also considered that the existing brick wall to the Main Street and front site of the Protected Structure does not provide an appropriate boundary at this location and therefore the existing wall should be rendered to match the finish of the protected structure and new pier proposed at the entrance to the new development. The applicant should be reminded that building materials should reflect the building materials/building stock found within the ACA.
 - Full details and materials/finishes should be submitted for agreement and approval by the Councils Architectural Conservation Officer prior to commencement of works. Details should include a profile for the proposed railing design at this location and a Schedule of Materials to include images in relation to the materials and planting.
- III. 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.

Revised design elements and the use of materials which reflects the design rationale and site context in providing a high quality housing development at this location should be submitted for agreement and approval. A schedule of materials should be included and should be considered and sensitive in terms of finishes within an Architectural Conservation Area.

The above conditions should be submitted for agreement and approval with the Councils Architectural Conservation Officer (Ms. I McLoughlin) prior to the commencement of development.

**Irenie McLoughlin
Architectural Conservation Officer
South Dublin County Council**

28th July 2023