

Rachel Murray

From: Irenie McLoughlin
Sent: Friday 20 October 2023 12:48
To: Caitlin O'Shea
Cc: Planning - Registry
Subject: Architectural Conservation Officers Report - SD22A/0412 - Old Nangor Rd, Clondalkin

**SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE: SD22A/0412**

Dear Caitlin,
Please see below comments in relation to the above planning application.

Appraisal

A similar proposal was considered and granted permission under SD16A/0450 after a redesign and proposal to repair and retain as much as the front boundary wall as possible. The current application was not referred to the Councils Architectural Conservation Officer initially but the Area Planner raised the previous concerns as per the proposal under SD16A/0450. The architectural conservation concerns with regard to the visual impact along the Streetscape and adjoining the Architectural Conservation Area and adjoining Protected Structure still stand. The existing wall should be repaired and as much of the original boundary wall should be retained given the streetscape setting and adjoining protected structure site. There is no detail with regard to the justification of reducing the height of the existing boundary wall and no method statement has been provided in relation to the necessary repairs in line with best practice and traditional methods and materials.

The overall design and materials being proposed could be improved given the site context and adjacent protected structure site. It is noted that there is a larger scale development to the rear of the subject site and therefore the proposed design for the social housing should reflect the new site context and reflect the new build and also the material and colour palette of the built environment both old and new. The overall position and how the new build addresses the street and within the overall site context could be reassessed with regard to providing an improved new build at this location.

The overall design and use of materials should be sensitive to the adjacent Protected Structure and the streetscape therefore any proposed development at this location should bring architectural interest and quality at this location.

Recommendation

It is considered that the existing boundary wall should be retained at this location and the necessary repairs completed to safeguard the wall structure as previously indicated. Any revisions to the wall and insertion of a new entrance needs to be justified. The overall design and position of the new development should reflect the site context and its location adjacent to a Protected Structure site and ACA. Currently the proposal does not add any architectural interest or quality to the streetscape setting and has not adapted its design and site layout to take account of the new development to the rear. I would therefore be recommending that these concerns need to be addressed.

I trust the above is in order.

Irenie McLoughlin
Architectural Conservation Officer

20th October 2023