

What is an Architectural Conservation Area (ACA)?

Architectural Conservation Areas play a key role in the conservation of our environment. The Planning and Development Act 2000 provides the legislative base for the designation of Architectural Conservation Areas (ACAs). Under this Act an ACA is defined as 'a place, area, group of structures or townscape, taking account of building lines and heights that:

- is of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value, or
- contributes to the appreciation of protected structures.'

The Planning Act provides that all county and city development plans must now include objectives for conserving the character of ACAs and the designation of an ACA takes place as part of the making or the review of a development plan or as a variation to an existing development plan.

What types of areas can be considered for ACA status?

A wide variety of areas can be considered for designation as an Architectural Conservation Area (ACA) but for the most part ACAs contain groups of buildings extending over parts of a village, town or city which taken together give a special character to an area.

Five areas have been designated as Architectural Conservation Areas in the South Dublin County Development Plan 2004-2010. These are:

- Clondalkin Village
- Lucan Village
- Palmerstown Lower (Mill Complex)
- Rathfarnham Village including Willbrook
- Tallaght Village

Purpose of the Designation of an ACA

The purpose of an ACA designation is to define the boundaries of an area that merits protection and to use appropriate controls over development in order to protect and enhance the special character of the Architectural Conservation Area under the following objectives:

- Ensure that all proposed developments are carried out in a manner sympathetic to the special character of the area.
- Conserve, restore, and rehabilitate the existing building stock in the area.

South Dublin County Council recognises that the protection and enhancement of the character of the area as a whole is best achieved by managing and guiding change on a broader scale rather than just focusing on individual buildings. Through the designation of an area as an ACA the loss of distinctive features is prevented and new development will only be permitted where it conserves or enhances its varied character thereby promoting high-quality urban change and improvement. Architectural Conservation Areas aid the survival of visually diverse urban areas thereby making our built environment richer and the designation of ACAs is crucial if we are to safeguard attractive and varied streetscapes.

Development Management within an ACA

The carrying out of works to the exterior of a structure in an Architectural Conservation Area will be exempted development (ie: not require planning permission) *only* if those works would not materially affect the character of the area. This is in addition to the requirement under Section 4 (1) (h) of the Planning and Development Act 2000 that for works to be exempted they must be consistent with the appearance of the structure itself and of neighbouring structures. Therefore, although development may be deemed to be exempted development elsewhere (i.e. outside the boundary of the ACA) if the works to a structure in an ACA would affect the character of the ACA then planning permission may be required. Owners and occupiers of property in an ACA can apply to the Council for a declaration under Section 5 of the Planning and Development Act 2000 to determine if planning permission is required, unless the structure is a protected structure whereby a Section 57 declaration can be applied for. (Please contact South Dublin County Councils Planning Department for further information & advice).

Where can I get further information on ACAs?

The law governing ACAs is set out in the Planning and Development Acts (2000 - 2006) and the Planning and Development Regulations (2001 - 2006) which may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2 or downloaded from www.environ.ie.

For further information on ACAs and the built heritage in the South Dublin County area contact the Conservation Officer, South Dublin County Council, County Hall, Tallaght, Dublin 24 (Tel: 01 4149000) or view information online: www.southdublin.ie

THIS PUBLICATION WAS PRODUCED BY
SOUTH DUBLIN COUNTY COUNCIL AND
HAS RECEIVED SUPPORT FROM THE
HERITAGE COUNCIL UNDER THE 2006
PUBLICATIONS GRANT SCHEME.



LUCAN

South Dublin County Council
ARCHITECTURAL CONSERVATION AREA



LUCAN

Architectural Conservation Area

HISTORICAL DEVELOPMENT

Lucan Village is situated on the banks of the River Liffey nestling between a series of low hills to the north and south of the village.

The River Griffeen, a tributary of the Liffey, flows through the centre of the village before entering the demesne of Lucan House which adjoins the village to the west. Lucan is situated in a particularly scenic part of the Liffey Valley and adjoins the Liffey Valley Special Amenity Area.

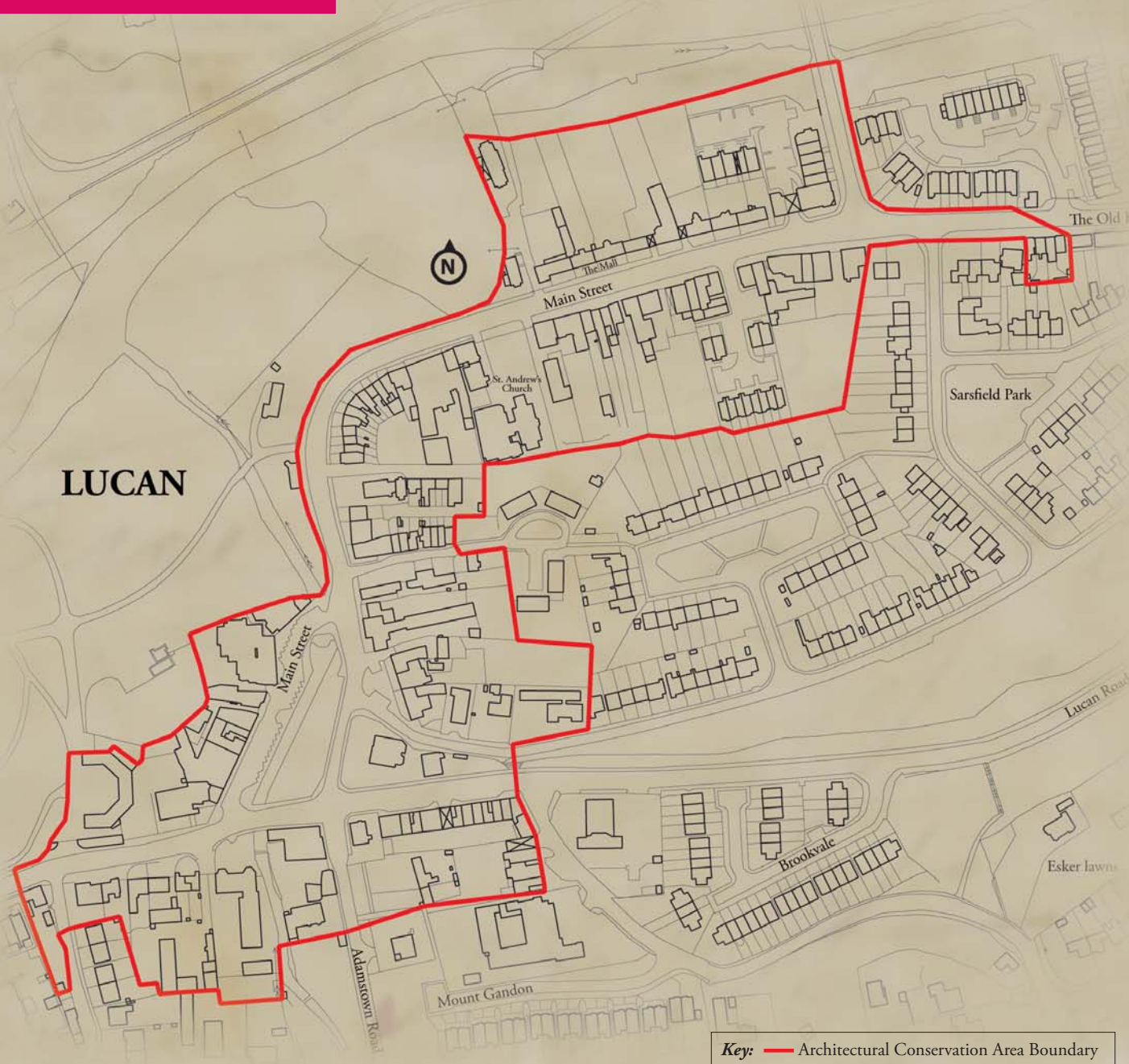
Lucan largely dates from the eighteenth century when the town became a fashionable resort, following the discovery of a sulphuric spa in 1758. However the village has been in existence since medieval times and was noted for its salmon weirs and fishing. The village was also located on the great Sli Mor which ran from the High Street in Dublin to Galway. During the latter part of the eighteenth century the village became a popular destination for wealthy personages seeking a cure at the spa. Many of the buildings within the village served as lodging houses and a number of more permanent villas were also built on the outskirts of Lucan. The Main Street dates from 1800 to 1830. The scenic nature of the village also attracted residents from Dublin and the village also became a popular place of retirement for city professionals, including James Gandon, the architect of the Custom House and the Four Courts.

A series of mills was established on the Liffey downstream from Lucan during the eighteenth and nineteenth centuries and several of these mill complexes survive in varying degrees of preservation.

An assessment of Lucan was carried out prior to the adoption of the South Dublin County Development Plan 2004-2010 in order to define the boundaries of the Architectural Conservation Area.

Features which contribute to the character of an ACA include

- A shared palette of materials including natural slate, limestone kerbing, rubble stone boundary walls, red and polychrome brick, render, terracotta, slate, timber sash windows, and cast-iron post boxes.
- Volume or massing, plot size, boundary alignments and street-frontage alignment.
- Repetitive patterns including chimneys, windows or door openings.
- Streetscape, roofscape, views, and setting; for example the curve of a street, the pattern of roofs including shapes and heights, views towards public buildings and open spaces.
- The layout and details of the village such as the village green, limestone paving, mature trees lining the streets, stone buildings and walls, and public buildings



Key: — Architectural Conservation Area Boundary