



NINTH LOCK and BALLYMANAGGIN LANE

ARCHITECTURAL CONSERVATION AREA 017

CHARACTER APPRAISAL AND RECOMMENDED SAFEGUARDING POLICIES

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EXECUTIVE SUMMARY

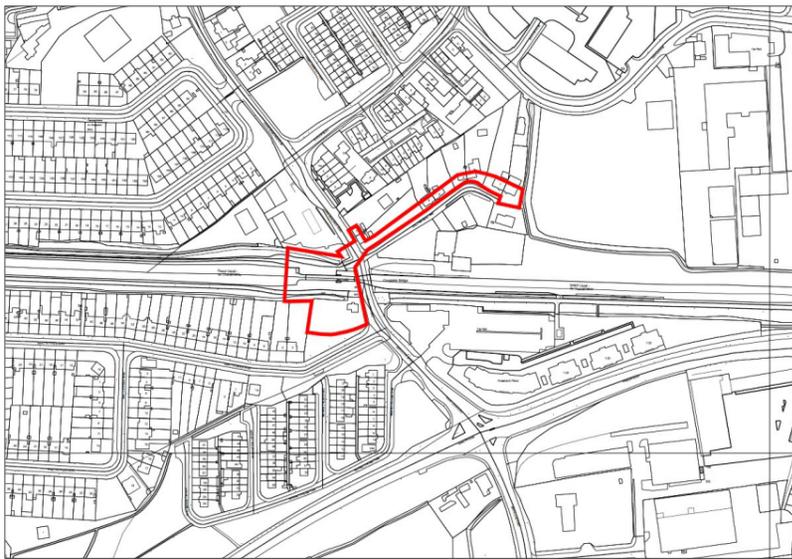


Figure 1 Location of the Ballymanaggin Lane ACA 017

This document serves to appraise the Ninth Lock and Ballymanaggin Lane Architectural Conservation Area (ACA) 017, which is positioned to the north of the historic core of Clondalkin.

It should be read in conjunction with the South Dublin County Development Plan; a draft Clondalkin Conservation Plan and the Clondalkin Local Planning Framework.

1.0 PLANNING AND POLICY CONTEXT OF THE NINTH LOCK AND BALLYMANAGGIN LANE ACA

WHAT IS AN ARCHITECTURAL CONSERVATION AREA

The Planning and Development Act 2024, Part IV, Chapter II, Section 331 defines an Architectural Conservation Area as follows:

331. (1) Where a planning authority considers that—
- (a) a place in its functional area—
 - (i) is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
 - (ii) contributes to the appreciation of protected structures, and
 - (b) it is necessary to do so for the preservation of the character of the place, it shall, taking account of building lines and heights, include an objective in the development plan to preserve the character of the place.
- (2) Where a development plan includes an objective referred to in subsection (1), any development plan that replaces the first-mentioned development plan shall, subject to any variation thereof under section 58, also include that objective.
- (3) The Minister may prescribe particulars relating to an architectural conservation area that shall be included by a planning authority in the objective referred to in subsection (1).

Designations of such areas under the provisions set out above are referred to in statutory terms as Architectural Conservation Areas, or ACAs.

Each area of historic significance has its own unique characteristics; with combining factors comprising structures and features of various forms and settings into which that built heritage is framed. All such interdependent components contribute collectively to the character of the area or group.

Architectural treatment and detailing of building forms, materials, building heights, roofscapes and alignment, plot character, as well as the width and

arrangement of streets, footpaths, entrances and open spaces all combine to create a unique sense of place defining the essence of an ACA.

Owing to the variety of components, the protection of those features which inform the character and enduring quality of the ACA is essential. Changes are anticipated but must accord with development parameters clearly set out in the Planning Act and the South Dublin County Development Plan 2022-2028.

The same statutory parameters govern the types of development within ACAs that fall under exempted / non- exempted works. The subject Ninth Lock and Ballymanaggin Lane ACA character appraisal is informed by these comprehensive development tools, in their capacity to protect and sustain the special character of ACAs. These are expanded upon in Section 6 of this document.

As set out in the legislation, the designation of ACA's is actioned through the relevant County Development Plan for the area.

It is also notable that Section 3.5.3, Chapter 3 Natural, Cultural and Built Heritage of the South Dublin County Development Plan 2022-2028 defines an Architectural Conservation Area as follows:

'An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures. An ACA may consist for example, of a row of terraced houses, a street, a village centre or a cluster of structures. Unless a structure is also listed on the Record of Protected Structures, the designation afforded from inclusion in an ACA only applies to the exterior and streetscape.'

PURPOSE OF ACA DESIGNATION

The aim of designating an area as an ACA is to protect the special external expression of the buildings by managing change in a positive manner. This is achieved through the Development Management functions of the Local

Authority. The legislation and requirements of this process as they relate to Architectural Conservation areas are set out in Section 6 of this report.

WHY PREPARE AN ACA CHARACTER APPRAISAL

The legislation as set out in this document gives a planning authority the jurisdiction to formally recognise the importance of places, building groups or townscapes that have special significance under a range of prescribed categories: architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or enhance the setting of protected structures.

The appraisal identifies the special character of the ACA, provides policy and objectives to protect the ACA and provides guidance to owners/occupiers on works that might require planning permission and to provide guidance in relation to new development within the ACA area.

THE NINTH LOCK AND BALLYMANAGGIN LANE ACA

The location and boundary of the Ninth Lock and Ballymanaggin Lane ACA, is shown in Figure 1. The Ninth Lock and Ballymanaggin ACA is positioned north of Clondalkin town centre. Its boundary encompasses the Ninth Lock of the Grand Canal, a late 18th century two stage canal lock, the associated lockkeeper's house and a grouping of early 20th century cottages on Ballymanaggin Lane at the eastern side of Ninth Lock Road. There are six protected structures within the ACA boundary, noting that each pair of houses on Ballymanaggin Lane are described as a single entry on the RPS.

This document is one in a series for Clondalkin which in this instance identifies the special character of the the ACA, in accompaniment to a draft Clondalkin Conservation Plan, collectively establishes a baseline for the Clondalkin Local Planning Framework.

In addition to identifying the special character of the ACA it also;

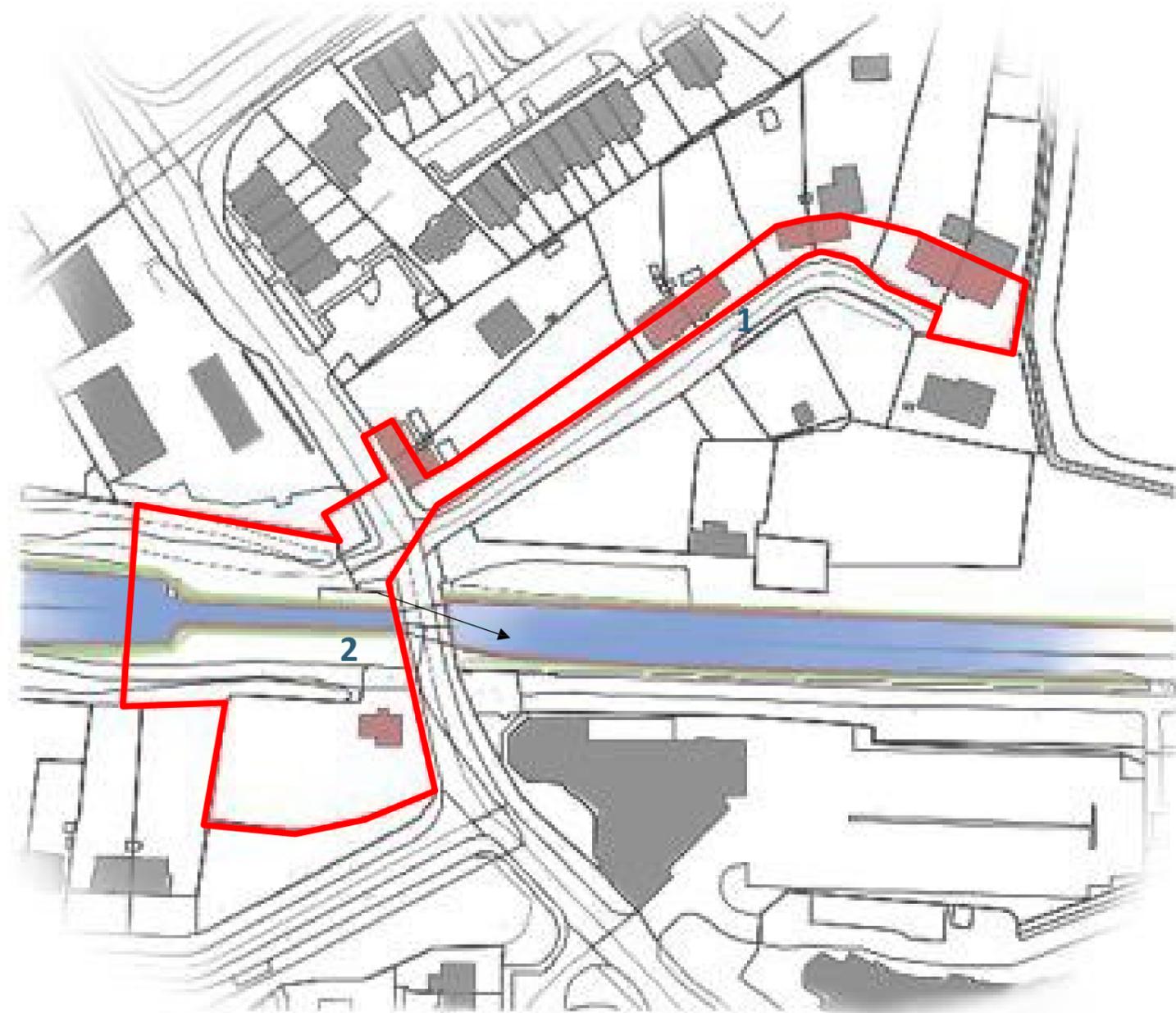
- a) provides specific conservation objectives and policies to protect the ACA
- b) provides guidance to ACA owners/occupiers and developers on the type of work that would require planning permission and
- c) provides recommendations to guide the built form of new

development in the ACA where such development is likely to impact key architectural heritage assets by virtue of, for instance, location or design and

- d) provides advice and guidance to those seeking planning permission, such as homeowners, developers and planning professionals, on the type of work(s) or development that would be acceptable within the St. Brigid's Cottages ACA to avoid loss or negative impact to its special character.

ACA AND LOCAL SETTLEMENT OBJECTIVES

The subject Ninth Lock and Ballymanaggin Lane ACA *Character Appraisal and Recommended Safeguarding Policies* and draft Clondalkin Conservation Plan have been prepared in conjunction with and to support local settlement objectives set out in the Clondalkin Local Planning Framework or other relevant plan arising from the provisions of the Planning and Development Act 2024.



- KEY
- ACA Boundary
 - - - Character Area
 - Protected Structure
 - Positive Building
 - A Area of Archaeological Interest
 - Views
 - Green Space of Historic Significance

DEFINING CHARACTERISTICS

The following townscape features have been identified as characteristics of the ACA, contributing positively to the neighbourhood character.

- Low-rise single and two storey residential area
- Vernacular building forms, with distinctive architectural identifying them as one of T.J.Byrne's designs.
- Use of locally sourced, quality materials such as granite, brick and slate
- Rural character with wide, generous plots and mature trees
- Traditional boundaries formed by wrought iron railings
- The infrastructure of the Grand Canal a testament to the historic industrial heritage of the area and now a green amenity space, which forms a strong physical boundary on the north side of the town.



The distinctive architectural character of Ballymanaggin Lane



The Grand Canal environment at Ninth Lock Road

2.0 HISTORIC CONTEXT

Construction on the Grand Canal began in 1756 at the 11th lock in Clondalkin. By 1779, 12 miles of the canal had officially opened, providing a vital trade route that facilitated economic growth. Over time, the canal's infrastructure has evolved from an essential transport route that drove economic progress to a crucial riparian corridor and recreational amenity.

The group of two-storey and single-storey semidetached cottages on Ballymanaggin Lane was built by South Dublin Rural District Council, in the early 20th century and appear on the 1928 fourth edition ordnance survey map.

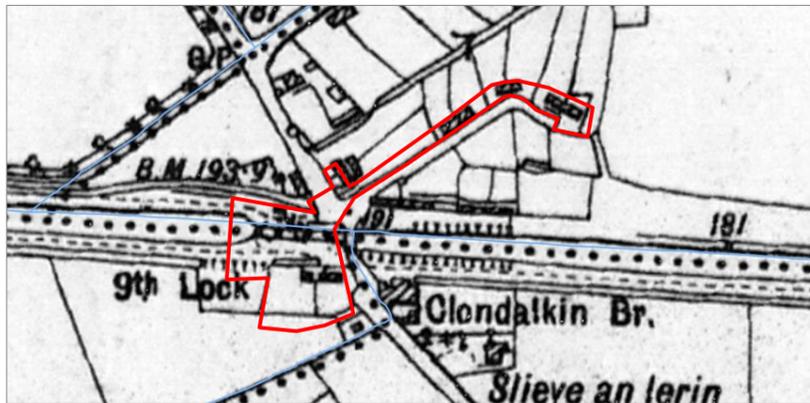


Figure 1: 4th Edition 1938 Ordnance Survey Map, with ACA boundary overlaid



Plate 1 View towards Ballymanaggin Lane from Ninth Lock Road, enhanced by mature trees and soft verges

These cottages were executed using high-quality materials and feature distinctive Arts and Crafts detailing and are typical of the dwellings designed by T.J. Byrne, the architect for South Dublin Rural District Council.

3.0 CHARACTER AND SPECIAL INTEREST

The Grand Canal environs has a distinct character, which has evolved from an essential transport link for industrial growth to a recreational and natural amenity. It functions like a linear park, flanked by mature trees, and is frequently utilised for recreational activities.

The first pair of houses in Ballymanaggin ACA face Ninth Lock Road and feature particularly long rear gardens. The remaining three pairs of houses are arranged in pairs on the northern side of Ballymanaggin Lane.

Ballymanaggin Lane has a mature, well-established residential character. When the houses on this lane were constructed in the early 20th century, Clondalkin was still a small rural village.

The residential cul-de-sac, enhanced by green verges and gardens, has preserved its quiet, sylvan character, in contrast to Ninth Lock Road, which has become a heavily trafficked route connecting the town centre to outer ring roads.

Its public realm forms part of the canal greenway and provides a rich setting for the ACA.

Protected Structures

Multiple protected structures occupy the ACA as follows:

RPS REF.	ADDRESS / LOCATION	DESCRIPTION
117	5-6 Ballymanaggin Lane Clondalkin	Semi-detached Three Bay, Two-storey House.
121	7-8 Ballymanaggin Lane Clondalkin	Semi-Detached Four-Bay Single-Storey House
124	1-2 Ninth Lock Road, Ballymanaggin, Clondalkin	Semi-detached Three Bay, Two-storey House.
126	3-4 Ballymanaggin Lane Clondalkin	Semi-Detached Four-Bay Single-Storey House

129	9 th Lock, Ballymanaggin, Clondalkin	Two-stage canal lock
130	9 th Lock Road, Clonburris Great, Clondalkin	Detached Three-Bay Two Storey former Lock Keeper's House

The following categories of special interest, as defined under the local government Planning Act, apply to the ACA.

Architectural The houses located on Ballymanaggin Lane serve as an important and regionally significant example of early twentieth-century residential architecture. These homes were constructed under the auspices of the South Dublin Rural District Council and were skilfully designed by the architect T.J. Byrne. The design and arrangement of these houses not only showcases the architectural styles of that era but also enhances the overall character and aesthetic of the surrounding area.

Technical This section of the Grand Canal features a two-stage canal lock which is of considerable technical interest. The ninth lock, built around 1780, features three sets of timber and iron lock gates, timber mooring posts and carefully crafted limestone walls with limestone coping.

BUILT FORM, URBAN GRAIN AND ARCHITECTURAL STYLE OF THE EARLY 20TH CENTURY HOUSING DEVELOPMENT

Built Form

The residential buildings along Ballymanaggin Lane exhibit a cohesive architectural style characterised by standardised designs, that are reminiscent of those found in other nearby areas, such as Chapelizod and Whitechurch Road in Ballyboden. There is a total of eight dwellings within the scheme arranged in pairs along Ballymanaggin Lane and fronting onto Ninth Lock Road, comprising of two single storey semi-detached cottages and two two-storey semi-detached residences adding visual interest to the streetscape. All of the houses have been extended, to either the rear or the side.

Materials

The walls are constructed using high-quality materials, including snecked, rock-faced granite at ground level and buff-coloured brick at the first-floor level, to contrast with the granite below. The ground floor openings are framed by round-arched blind recesses, which are dressed in brick quoins.

The single storey cottages feature a common palette of materials, ensuring uniformity within the group. The cottages have snecked, rock-faced granite detailing at the ground level, with buff-coloured brick to the upper gable walls. The upper gables are finished with buff-coloured brick and feature projecting gabled entrance porches finished with natural slate.

Joinery

The original windows of these residences comprised of multipaned timber sashes in-keeping with the Arts and Crafts aesthetic. It is noted that all of the dwellings have undergone alterations, resulting in the installation of replacement window frames and entrance doors, that vary in fenestration patterns and detract from the original design coherence.

Roof finishes and rainwater goods

Several of the cottages retain their original slate roofs, which contribute not only to their aesthetic appeal but also offer historical authenticity. The brick chimneystacks are finished with clay pots. Initially the cottages featured semi-circular profile, cast iron rainwater goods, which added to their charm, however, many of these original elements have been replaced over time with modern alternatives.

Decorative Details

The two-story houses along Ballymanaggin Lane are particularly distinctive due to their granite porch hoods, which are supported by intricately cut granite corbels. This decorative element not only enhances the visual appeal of the homes but also reflects the craftsmanship prevalent during the time of construction.

Boundary Conditions

The boundary treatments of the houses are also noteworthy, featuring original horizontal wrought iron railings that exhibit decorative scrollwork on the gates.

These elements contribute significantly to the overall character of the streetscape. Additionally, the informal boundaries and ditches found on the southern side of the lane play a crucial role in maintaining the sylvan and rural ambiance.

CHARACTER OF THE GRAND CANAL ENVIRONS

Spatial qualities

The Grand Canal's towpaths are lined with natural vegetation that provides an attractive amenity space for residents and visitors alike. This lush greenery offers a pleasant respite from the often-congested roadways found in the urban surroundings, creating a serene and inviting atmosphere for leisurely strolls, cycling, and other recreational activities.

Canal Boundary Conditions

The infrastructure that supports the Grand Canal possesses a unique architectural character that is instantly recognisable. This is primarily due to the consistent application of coursed limestone throughout, which not only underscores its historical significance but also assures durability. The distinctive rounded coping stones employed along the canal edges further enhance its visual identity, making it a notable feature in the urban landscape.

URBAN REALM

Surface treatment

Surfaces to paths and roadways are of tarmacadam or concrete, edged in places with rounded granite kerb stones.

Boundary Conditions

Treatments adjacent to housing or canal frontages vary and are described above.

Signage

Signage within the ACA is late 20th century in origin.

Setting

Extant greenery enhances the setting of the ACA and distinguishes it as a vernacular settlement on the canal, having largely retained its character of origin.

4.0 SUMMARY CHARACTER STATEMENT

The special character of the Ninth Lock and Ballymanaggin Lane ACA is derived from its sustained character, which has endured over the course of the 20th and 21st centuries notwithstanding extensive and irreversible change to its wider urban environs.

Its origin has a dominant late 19th century/ early 20th century historical phase of development, evident in the layout and form of buildings and their enclosing spaces as interacting with the canal and its towpath.

5.0 INTERVENTIONS WHICH WOULD DETRACT FROM ACA CHARACTER

The Planning and Development Act 2024, Part IV, Chapter II, Section 333 outlines the types of works within Architectural Conservation Area, that would require planning consent, as follows:

Declaration on works affecting character of architectural conservation areas

333. (1) *An owner or occupier of land situated in an architectural conservation area may make a written request to the planning authority, within whose functional area that architectural conservation area is situated, for a declaration (in this section referred to as a "declaration") as to whether specified works identified in the request would materially affect the character of the area.*

(2) (a) *A request under subsection (1) shall be accompanied by all such information and documentation as is necessary to enable the planning authority to perform its functions under this section in relation to the request.*

(b) *For the purposes of the performance of its functions under this section, a planning authority may, by notice in writing, require a person who makes a request under subsection (1) to provide the planning authority with such further information and documentation as it specifies in the notice not later than 2 weeks (or such longer period as may be prescribed) from the date of the notice.*

(c) A planning authority may, for the purpose of the performance of its functions under this section, request a person (other than the person who made the request under subsection (1)) by notice in writing to provide the planning authority with such information and documentation as is specified in the notice not later than 2 weeks (or such longer period as may be prescribed) from the date of the notice.

The vulnerability to loss of features of character within the ACA is pronounced. Every effort to avoid demolition must be considered.

All works (including energy efficiency upgrades, elevational change and plot alteration) affecting the external character of buildings and their setting within the ACA will require full planning permission, in accordance with statutory national and local architectural heritage protection guidelines.

The incremental loss of structures and features of architectural heritage interest arising from insensitive interventions within the ACA is notable. Demolition of fabric of heritage interest within the ACA should be avoided.

Other works (including energy efficiency upgrades, elevational change and plot alteration) affecting the external character of buildings and their setting within the ACA will require full planning permission, in accordance with statutory national and local architectural heritage protection guidelines.



Plate 2 Front Garden boundary walls feature original wrought iron railings.



Plate 3 Incremental alterations, such as changes to fenestration design and loss of front boundary walls have a major impact on the character of the historic streetscape.



Plate 4 This pair of semi-detached two-storey houses on Ninth Lock Road exhibits the architectural features synonymous with T.J. Byrnes designs, including the use of vernacular forms, high-quality materials and Art and Craft style detailing.

Developments resulting in the loss of enclosing cross walls and the removal of soft landscaping to accommodate surface carparking has the potential to seriously injure the visual amenity of the historic streetscape and will require full planning permission.

The introduction of new materials and treatments within the ACA has the effect of visually detracting from the elegant simplicity of the historic townscape and will require planning permission. The introduction of surface mounted services, lighting and signage has the potential to negatively impact visual amenity and will require planning permission.

6.0 DEVELOPMENT MANAGEMENT WITHIN THE ACA

As set out in Section 1 of this document the aim of designating an area as an ACA is to protect the special external expression of the buildings by managing change in a positive manner. This managed through the provisions of the Planning and Development Act 2000 (as amended).

General requirement for planning permission and exempted development

There is a requirement under the Planning and Development Act, 2000, as amended, that planning permission be sought for all development works except those considered to be exempted development.

Section 4 (i)(h) of the Planning and Development Act, 2000, as amended, also lists developments, which constitute exempted development, Section 4 (i)(h) states:

Development consisting of the carrying out of works for the maintenance improvement or other alteration of any structure, being works which affect only the interior of the structure or, which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of its neighbouring structures

Schedule 2, Part 1 – Exempted Development – General, include the following classes: Class 1, 3, 5, 6, 7, 9, 11, 31d, 50b.

The most prevalent are as follows:

- Extensions (Class 1): Domestic Extensions
- Domestic garages/sheds etc. (Class 3) –domestic garages, glasshouses, sheds etc. within an ACA.
- Signage and Pillars (Class 5)

Exempted Development within an ACA

Section 82(1) Planning and Development Act ‘Development in architectural conservation areas’ states:

(1) Notwithstanding paragraph (a), (h), (i), (ia), (j), (k) or (l) of section 4(1), or any regulations made under section 4(2), the carrying out of works to the exterior of a structure located in an architectural conservation area

shall be exempted development only if those works would not materially affect the character of the area. Works generally exempt but will require planning permission in an ACA Area if It materially affects the character of the area.

How to determine if Planning Permission is required for development/works within an ACA

Planning permission will be required for any development/works within an ACA even where development/works would normally be exempted if any of the character elements listed in the Character Appraisal are impacted in any way by the proposed development/works either directly or indirectly.

What to do if there is any uncertainty as to the need to apply for planning permission

Where uncertainty arises as to what, in a particular case, is or is not exempted development, any person may under Section 5 (1) Planning and Development Act, 2000, as amended, on payment of the prescribed fee, request in writing from the Planning Authority, a Declaration in relation to the query. Advice and information can also be requested from the Council’s Architectural Conservation Section

Therefore, when considering development within a designated ACA the provisions of Section 4(1) of the Planning and Development Act 2000 (Provisions of 9(1) of the Planning and Development Act 2024 should be consulted as should the detailed Character Appraisal contained within this document.

County Development Plan¹

In respect of land uses the Zoning provisions and associated use classes which advise on the uses permitted/open to consideration and not permitted within any areas of the County should also be consulted. It is noted that in the County Development Plan 2022-2028 the ACA is designated for VC uses Zoning objective ‘VC’ – ‘To protect, improve and provide for the future development of Village Centres’.

¹ The Planning and Development Act 2024 also includes these provisions under Sections 9(4)© in respect of



Plate 5 Informal planted boundaries contribute to the rural character of the lane. The overhead wires and cables attached to chimneystacks detract from the visual amenity of the streetscape.

7.0 ACA RECOMMENDATIONS

To protect the special interest of the Ninth Lock and Ballymanaggin Lane ACA and to manage its future development, the following **recommendations** are proposed.

Preserving character

- To require the preservation and re-instatement of traditional details and materials on existing buildings and the streetscape where improvements or maintenance works are being carried out. Historic buildings should be repaired using historically appropriate materials and methods.
- To prioritise repair rather than replacement of historic wrought iron railings.
- To minimise the visual impact of parking, spaces should generally be located at the side or the rear of the properties.

restrictions on exempted Development within ACA’s and associated regulations yet to be published

Section 333 allows an owner or occupier to request a declaration from the Planning Authority as to whether

Reinstatement of character

- Repair works should ensure that historically appropriate materials and methods are used.
- To reinstate missing wrought iron railings at front garden boundaries.

Public domain

- To encourage, with the support of specific policy, incentives and education, property owners to protect and repair historic boundaries, entrances (piers and gates) and features to ensure the survival of public realm character
- To reinstate new boundary conditions, where missing, to maintain building lines and the strong enclosure of the public realm with the style of boundary complementary to the character of the ACA.
- To protect the sylvan character of the ACA, new developments should ensure protection of mature trees and sensitive integration into future landscape proposals.
- To encourage native tree planting where possible to enhance vistas of the ACA.

Streetscape and skyline clutter

- To encourage the removal of visually intrusive elements such as overhead cables.

New Development

- Extensions to the original dwellings should be set-back from the established building lines and ideally positioned to the rear. They should be sympathetic to

specified works are would materially affect the character of the ACA.

the existing cottages in terms of scale, plan form and materiality.

- To maintain the enclosure of the public realm, existing access gates should not be enlarged, and new openings should not generally be permitted.