

# CLONDALKIN CONSERVATION PLAN

SOUTH DUBLIN COUNTY COUNCIL

Commissioned by South Dublin County Council  
to inform the preparation of a Clondalkin Local Planning Framework

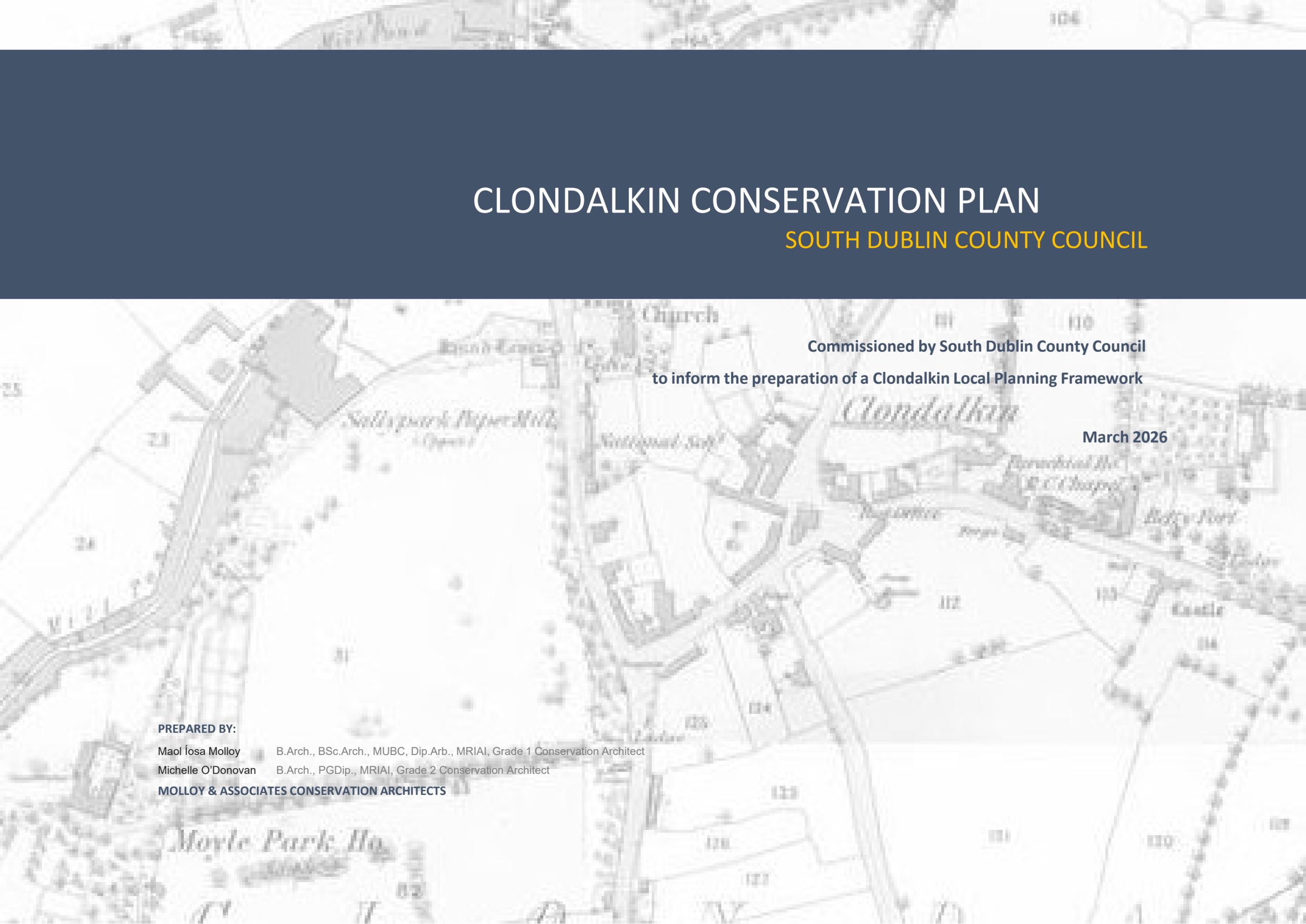
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## CLONDALKIN CONSERVATION PLAN VISION

To ensure enhanced safeguarding and preservation of the surviving features of Clondalkin's rich cultural, architectural, industrial, natural and social heritage to allow for their on-going appreciation in the face of environmental, visual and physical change.

What survives of Clondalkin's rich cultural, architectural, industrial, natural and social heritage requires enhanced safeguarding, preservation and appreciation to ensure that its significance endures in the face of continuous environmental, visual and physical change. The Clondalkin Conservation Plan aspires to provide an achievable framework for the appropriate present and future management of this important heritage by all private and public sector entities who influence it.

## EXECUTIVE SUMMARY

The Clondalkin Conservation Plan was commissioned by South Dublin County Council to inform a baseline architectural heritage context for the preparation of a Clondalkin Local Planning Framework. Whilst its primary focus is the analysis of architectural heritage character within the Clondalkin Local Planning Framework boundary, together with identification of vulnerabilities affecting that character, it also references a wider cultural (archaeological), industrial, natural and social heritage intrinsically shaping village character and exposed to similar threats and opportunities.

This document informs and should be read in conjunction with the Clondalkin Local Framework Plan and with the detailed 'ACA Appraisal' documents which also accompany the LPF. See Section 4.1. However it can also be consulted as a standalone document, particularly its appraisal and study of various character areas, such as Clondalkin Village. The document may be updated when required, as determined by South Dublin County Council.

## PURPOSE OF THE PLAN

UNESCO's approach to managing historic urban landscape recognises that urban areas are not static environments, that they are constantly evolving in response to changing economic, social and cultural demands.

This Plan is intended to provide guidance on achieving a balance between the need for change and protection of the special character of the area, consolidating corresponding measures in the County Development Plan.

In summary, it seeks to identify;

- Urban patterns which are found to positively contribute to the identity of Clondalkin
- Buildings of industrial heritage significance and features informing that industrial legacy, which are found to positively contribute to the identity of Clondalkin Village and environs
- Buildings and features of architectural heritage significance which are found to positively contribute to the identity of Clondalkin Village and environs
- Areas of architectural heritage significance falling outside designated ACAs.
- Issues which threaten and undermine all built heritage significance
- Strategic objectives to inform policies that will underpin the preparation of a Clondalkin Local Planning Framework with a view to protecting the setting and composition of architectural heritage and influence the extent and nature of future intervention and change

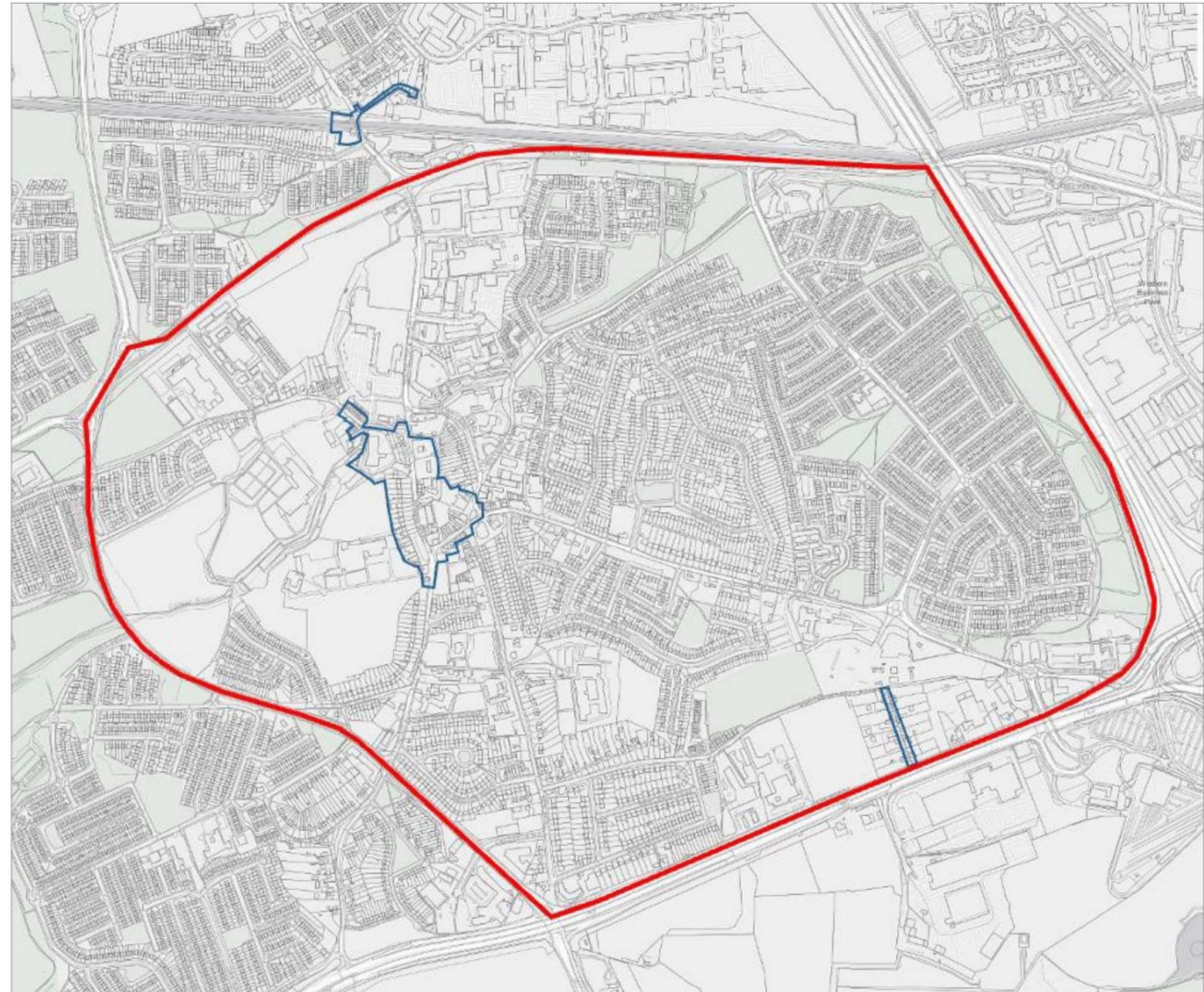
There are two Architectural Conservation Areas (ACAs) within the Clondalkin Local Planning Framework boundary; Clondalkin Village ACA and St. Brigid's Cottages ACA with the third, Ballymanaggin ACA,

outside and to the north, positioned at the Ninth Lock.

Character appraisals have been separately prepared for each of the ACAs, expanding on and complementing the content of this Conservation Plan.



**Figure 0.1** View of Clondalkin round tower, William Roe ca. 1830-1850



**Figure 0.2** Clondalkin Local Planning Framework boundary and focus of study area outlined in red. Designated ACA's within and peripheral to Clondalkin Village highlighted in blue.

## SUMMARY OF URBAN CHARACTER

Clondalkin Village and its vibrant environs are steeped in architectural heritage. The round tower maintains its prominence within the village core as a dominant visual landmark, identifiable as one of the most important archaeological sites in the country.

In addition to the archaeological monuments associated with the monastic settlement, the 19<sup>th</sup> century architectural townscape is well preserved, particularly along Tower Road and Main Street. A wide variety of building typologies enrich the surrounding area, ranging from substantial 19<sup>th</sup> century country houses such as Moyne House and Orchard House (Áras Chrónáin), to more modest labourer's cottages of the late 19<sup>th</sup> to early 20<sup>th</sup> century designed by the architect T. J. Byrne, who was also responsible for the design of the characterful Carnegie library on Monastery Road.

Evidence of Clondalkin's industrial heritage is apparent in the surviving millponds positioned along the Camac River from the village centre to the site of Corkagh demesne. The milling industry dates from at least the 13<sup>th</sup> century and extensive gunpowder and paper mills were developed over the course of the 18<sup>th</sup> and 19<sup>th</sup> centuries.

In addition to the above, are the less tangible features of heritage significance such as the historic street patterns and the distinctive limestone walls that thread through the urban fabric; all of which collectively contribute to the architectural character and cultural identity of the village.

## SUMMARY OF ISSUES & VULNERABILITIES

Clondalkin has grown from a modest rural village to a suburb of Dublin City, with most growth occurring over the latter half of the 20<sup>th</sup> century.

Primary vulnerabilities affecting Clondalkin's rich architectural heritage, to date and into the future, stem from the consequences of inappropriate development in proximity to or directly affecting its built heritage.

Whilst guidance exists in national heritage protection and the County Development Plan, Clondalkin's specific challenges are cited within this Conservation Plan, with a view to framing strategic objectives to address them.

## SUMMARY OF CONSERVATION PLAN OBJECTIVES

Management of continued development, in accordance with viable parameters, is central to the safeguarding of what survives of the townscape's heritage as it strives to coexist harmoniously with an ever-changing urban morphology.

A central ambition of this Conservation Plan is generation of a suite of recommendations, intended to guide all stakeholders in achieving this aim, in the form of objectives strategically devised to respond directly to Clondalkin's architectural heritage needs.

# PART 1 INTRODUCTION

## 1.0 INTRODUCTION

### 1.1 Background to the Clondalkin Conservation Plan

The Clondalkin Conservation Plan, culminating a two-year research process, has been undertaken on behalf of South Dublin County Council as part of the preparation process for the Draft Clondalkin Local Planning Framework. The Conservation Plan identifies features of architectural heritage significance within the village, risks and threats to that significance and proposes policies for the future protection and management of the Clondalkin LPF environs.

## 1.2 Study Area

The Clondalkin Local Planning Framework boundary, identified in Figure 0.2 is centred on the village centre of Clondalkin, with the boundary approximately defined as the lands enclosed by the New Nangor Road to the north, the M50 to the east, the N7 to the south and Fonthill Road to the west.

The study area includes two Architectural Conservation Areas (ACA) Clondalkin Village ACA and St. Brigid's Cottages ACA with a third, Ballymanaggin ACA, falling outside, positioned at the Ninth Lock.

## 1.3 Methodology

The study comprises a desktop examination of the chronological development of the urban environment, review of assessments carried out by others. Field research was undertaken to trace the origin of surviving fragments within the village as a basis for an analysis of its evolution, attaching ranges of significance to buildings and spaces central to its urban identity.

South Dublin County Development Plan 2022-2028 archaeological, architectural, and cultural heritage objectives and policies, together with its appendices was consulted, as was the National Inventory of Architectural Heritage (NIAH) and the excavation bulletin website ([www.excavations.ie](http://www.excavations.ie)) to identify, at a high level, past excavations carried out within the study area.

Research included a review of recent studies undertaken by John Cronin & Associates to identify potential candidate ACAs and structures of sufficient merit to include on the RPS.

## 1.4 Authorship

This Conservation Plan was prepared by Maol Íosa Molloy, B.Arch., B.Sc.Arch., MUBC, Dip.Arb., MRAI, Grade 1 Conservation Architect and Michelle O'Donovan, B.Arch., PGDip., MRAI, Grade 2

Conservation Architect of Molloy & Associates Conservation Architects.

## 2.0 SUMMARY OF CHRONOLOGICAL DEVELOPMENT

The historic village of Clondalkin (DU017-041) originated on the 7<sup>th</sup> century monastic site of Cluain Doncain, founded by St. Mochua. Fragments of the medieval church on the eastern side of Tower Road survive on the site of the present St. John's Church.

19<sup>th</sup> century development of large-scale milling shaped the social and economic development of the village. Its economic prosperity over this period is evidenced by altruistic development including the characterful Alms Houses and school on the eastern side of Tower Road. The eventual decline of the milling industry led to redevelopment of large parcels of land in the 20<sup>th</sup> century including the aptly named Mill Shopping Centre culminating the northern boundary of the Clondalkin Village ACA.

Pockets of lower-density residential and commercial developments have occurred over the course of the 20<sup>th</sup> century, which with its 18<sup>th</sup> and 19<sup>th</sup> century predecessors, combine to create a dynamic village character.

## 3.0 STATUTORY CONTEXT

### 3.1 South Dublin County Council Development Plan

The South Dublin County Council Development Plan 2022- 2028 includes objectives and policies for the protection of the County's archaeological, architectural, and cultural heritage. Chapter 8 of the Plan includes multiple objectives and policies relevant to the protection of the built heritage within the study area, many of which support this Conservation Plan and vice versa.

The Development Plan has designated two Architectural Conservation Areas (ACAs) within the Clondalkin Local Planning Framework boundary namely, Clondalkin Village ACA008, and St.

Bridget's Cottage ACA015, with a third, Ballymanaggin Lane ACA016 positioned to its north, adjacent the Ninth Lock of the Grand Canal.

The Development Plan's Record of Protected Structures (RPS) includes structures of special architectural, archaeological, artistic, cultural, scientific, social, or technical interest within the county boundaries, 19 of which are positioned within the Clondalkin Local Planning Framework study area and the majority clustered around the historic village centre.

There are also an additional 10 structures on the RPS positioned adjacent to the Ninth Lock on the Grand Canal. These structures have been recognised for their special architectural interest and the contribution that they make to their urban environment.

A full schedule of protected structures within the study area is provided in Appendix A1.

In addition to these protected structures, an additional 41 buildings within the study area are included in the NIAH (National Inventory of Architectural Heritage) and are identified as having a regional rating. A number of these structures are located within the Clondalkin Village Architectural Conservation Area .

*ACA No.008. Clondalkin Village*

*ACA No.015. St. Brigid's Cottages, townland of Bushelloaf, Clondalkin*

*ACA No.016. Ninth Lock and Ballymanaggin Lane, townlands of Clonburris Great and Ballymanaggin, Clondalkin*

In 2022, John Cronin & Associates were engaged by South Dublin County Council to identify potential candidate ACAs and structures of sufficient merit to include on the RPS.

Their appraisal recommended the designation of St. Bridget's Cottages, off Knockmeenagh Lane and also Ballymanaggin Lane adjacent to the Ninth Lock as Architectural Conservation Areas, both of which were adopted under the South Dublin County Development Plan 2022-2028.

Notwithstanding the ACAs, there are elements of architectural heritage of value across the Clondalkin Local Planning Framework area. These are identified in the sections on significant views,

building typology, materials and boundary treatments. These elements need to be considered as part of any proposed or new development. In these circumstances the owner or developer should liaise directly with the Local Authority.

### 3.2 General legislation

#### 3.2.1 National Monuments Acts 1930 – 2004

Multiple structures within the Clondalkin Local Planning Framework area are subject to protection under the National Monuments Acts 1930 – 2004, in their inclusion in the Record of Monuments and Places (RMP). Under the National Monuments Acts, the Minister for Arts, Heritage and the Gaeltacht must be given at least two months' notice in writing of all proposed development in proximity to designated monuments.

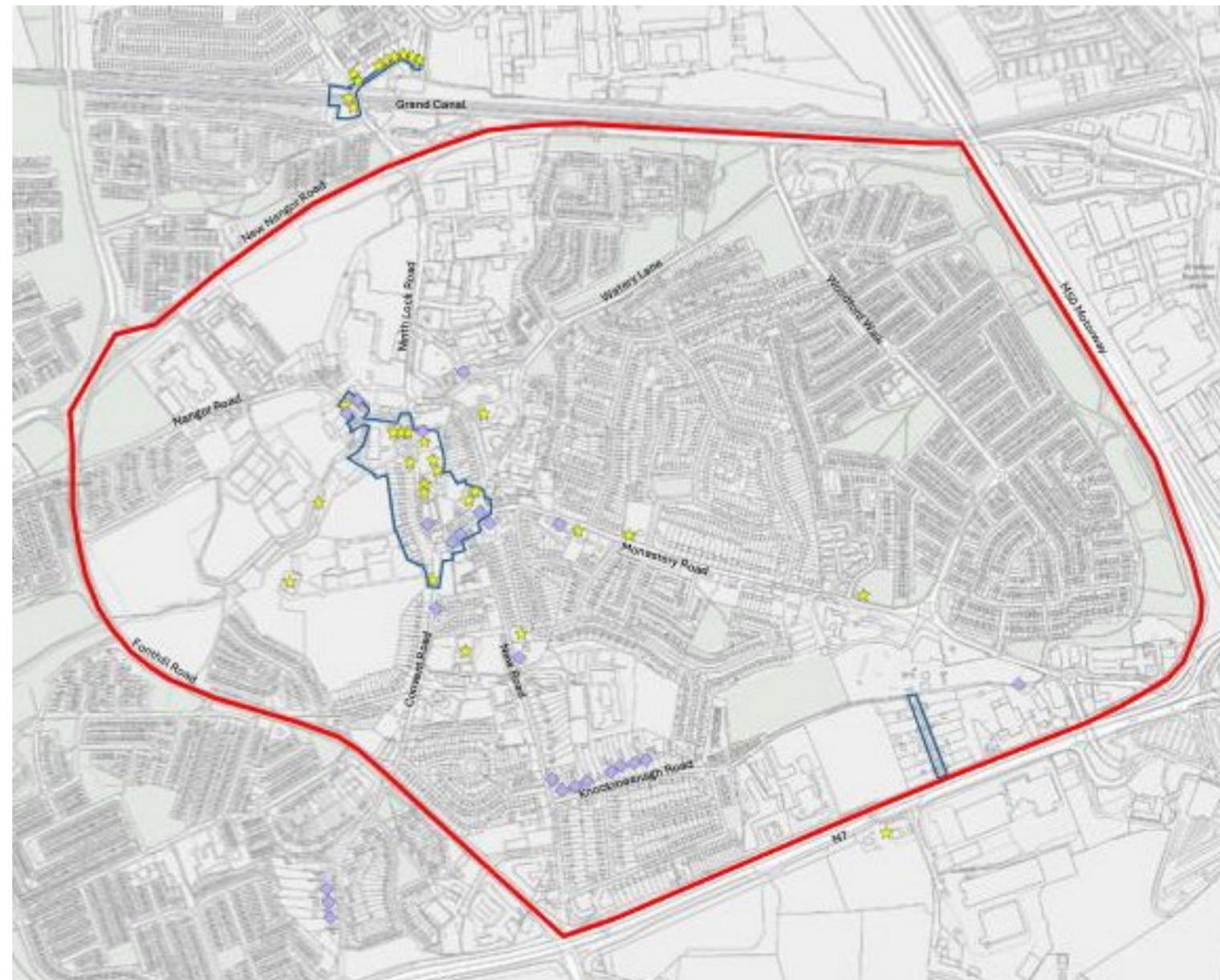
Planning Authorities are obliged to refer all proposed developments which occur in proximity to monuments included in the RMP to a range of statutory heritage consultees for their views. These views inform the responses to individual planning applications by the planning authorities and into the protections referred to in all relevant Local Authority Development Plans.

The interplay between the National Monuments Acts and the Planning Acts has an important role in the protection of the historic character of urban areas enriched by archaeological heritage in minimising developments which could detract from their setting.

#### 3.2.2. Wildlife Acts 1976-2010

The Department of Arts, Heritage and the Gaeltacht, through the National Parks and Wildlife Service, is responsible for the designation of natural heritage conservation sites in Ireland.

The following areas are afforded statutory protection: Special Areas of Conservation (SACs). Special Protection Areas (SPAs). Natural Heritage Areas (NHAs). Statutory Nature Reserves. There are no statutory nature conservation designations within the Clondalkin



**Figure 3.1** Approximate boundaries of ACAs are identified with a dashed blue line, structures included on the RPS identified with a star icon and also structures with an NIAH with a regional rating, but not included on the RPS identified with a diamond icon.

Local Planning Framework area, but the Camac River is host to a rich ecology, with obligations under the Wildlife Acts 1976-2010 ensuing.

### 3.3 Designations, Charters and Conventions

In addition to the above legislation, there are international charters, conventions, etc, which are of relevance to the cultural heritage of Clondalkin. Although these do not have any legal effect, it is

considered good conservation practice to have regard to the principles contained within them. International conservation designations that are of relevance to the subject Clondalkin Local Planning Framework area include:

- UNESCO 'Recommendation concerning safeguarding of the Beauty and Character of Landscape and Sites" - 1962
- Convention for the Protection of the Architectural Heritage of Europe, of which Ireland is a signatory;
- ICOMOS Charters and Conventions, of which the following are the more pertinent:
  - The Athens Charter for the Restoration of Historic Monuments (1931)
  - The Venice Charter (1964)
  - Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
  - The Burra Charter (1979, revised 1999)
  - Historic Gardens-The Florence Charter (1981)
  - Charter for the Protection and Management of the Archaeological Heritage- The Valetta Convention (1990)
  - Principles for the Recording of Monuments, Groups of Buildings and Sites (1996)
  - International Cultural Tourism Charter (1999)

## PART 2 APPRAISAL OF URBAN CHARACTER

### 4.0 OVERVIEW OF ARCHITECTURAL CHARACTERISTICS WITHIN THE STUDY AREA

#### 4.1 Architectural Conservation Areas

Please note that both ACAs within the study area; Clondalkin Village and St. Brigid's Cottages has its own 'Character Appraisal and Recommended Safeguarding Policies' document, which should be read in conjunction with the below. The Ballymanaggin ACA, outside the LPF area, also has a separate appraisal.

#### 4.2 Areas of architectural heritage significance falling outside designated ACAs

Clondalkin's diverse architectural character has evolved over centuries, leaving an intermeshed representative legacy from each era. Certain historic settlements and features, falling outside designated ACAs and formal statutory heritage protection policies, are considered of significance and merit guidance to ensure survival of their respective characters.

Within the study area, the following areas of particular character have been identified as follows;

- Clondalkin village centre, extending due west towards Mill Lane and east toward Orchard Road (part of the monastic fosse)
- Monastery Road
- Knockmeenagh Road and Knockmeenagh Lane
- Convent Road extending east to New Road

Whilst the specific protection of these areas of interest falls outside designated ACA boundaries, CMP recommendations for their

protection will encompass a high level strategy for implementation of future safeguarding policies.

#### 4.3 Significant Views

The slender Round Tower is the most prominent landmark in the study area.

The tower is highly visible from the converging approach roads into the village centre including Old Nangor Road, Ninth Lock Road, Monastery Road and Convent Road, with multiple incidental views above and between buildings on Main Street and Orchard Road.

The tower plays an immensely important role in terms of placemaking, legibility and wayfinding and its contribution to the identity of Clondalkin.

Views of the tower on approach to the village should be maintained and not adversely impacted by future development.

St. John's Belfry and the spire of Presentation Convent are also visible above the roofscape, particularly along New Road and Convent Road.

There is one Protected View identified on the South Dublin County Development Plan positioned on Fonthill Road. It is noted that views of the Round Tower from this specific location are presently obscured by a hedgerow of trees within Clondalkin Park. However this Conservation Plan recommends that further views within the townscape are also protected, to ensure that future development respects same in terms of building alignment, set-back, scale and height.

#### Ninth Lock Road

This streetscape is largely comprised of contemporary buildings and is lacking in active frontages. The tower is highly visible on approach and adds character and a sense of identity to a street that is presently lacking in this regard. Clondalkin's architectural heritage characteristics should influence the design and future urban character of developments along this route.

#### Monastery Road

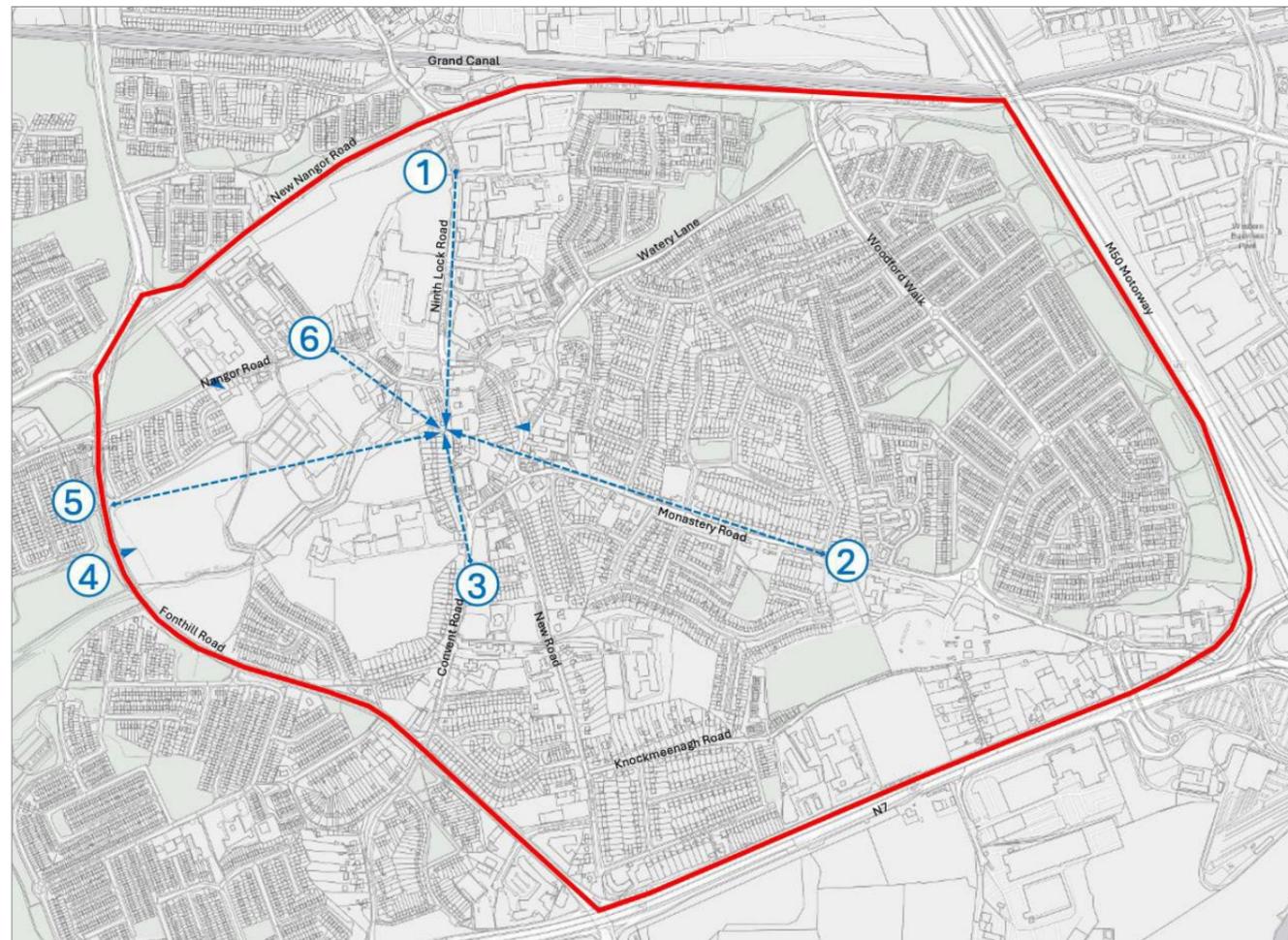
Monastery Road benefits from landmark buildings including the Carnegie Library, Tully's Castle and a clear view of the tower creating a strong sense of place and local identity. Inward views towards its Water Tower also enrich the urban scape.

#### Convent Road onto Tower Road

Buildings within the village centre are predominantly two storey or lower in height which facilitates wide ranging views of the Round Tower. The mid 20<sup>th</sup> century residences constructed on the western side of Tower Road are substantially set back from the road, thus enabling views of the Round Tower to extend to Convent Road.

#### Old Nangor Road

There are vantage points of the tower on approach from Old Nangor Road. Coupled with the bridge and the limestone walls that align the roadway, this creates an attractive entry to the ACA.



*View 1 On approach from Ninth Lock Road*



*View 2 View of Tully's Castle and the tower on approach from Monastery Road*

**Figure 4.1 Views of the tower from approach road networks**



*View 3 On approach from Convent Road*



*View 4 Within Clondalkin Park, on approach from Fonthill Road, adjacent to the playing fields, view of tower identified in the Development Plan is obscured seasonally with tree foliage*



*View 5 From Fonthill Road, adjacent to Cherrywood Avenue, long-rang view of the tower*



*View 6 On approach from Old Nangor Road*

#### 4.4 Building typology

Clondalkin Village, at the core of the Clondalkin Local Planning Framework study area, together with its urban and natural environs are rich in archaeological, architectural and cultural heritage of national significance. The 8<sup>th</sup> century round tower, a focal point within the vibrant village centre, maintains its prominence as the dominant visual landmark identifying one of the most important archaeological sites in the country.

Enhancing archaeological monuments associated with the monastic settlement, the 19<sup>th</sup> century architectural townscape is well preserved, particularly along Tower Road and Main Street. The surrounding area is occupied by a wide variety of building typologies, ranging from substantial 19<sup>th</sup> century residences such as Moyne House and Orchard House, now Áras Chrónáin, to more modest groupings of late 19<sup>th</sup> century and early 20<sup>th</sup> century housing workers' cottages designed T. J. Byrne, the architect also responsible for the design of the characterful Carnegie Library on Monastery Road.

Milling was prolific along the Camac River and evidence of the industrial heritage is apparent in the surviving millponds extending from the village centre to Corkage demesne. The Clondalkin milling industry which dates from at least the 13<sup>th</sup>



*Multiple layers of historic development contribute to the rich tapestry of the village centre*



*Vernacular buildings forms and limestone walls observed throughout the study area retain the character of an intimate rural village*



century, rose to prominence during the 19<sup>th</sup> century and remains a source of technical and social interest.

Characteristics, meriting understanding and safeguarding, of various building groups within ACAs, continuing into peripheral areas are described in each ACA 'Character Appraisal and Recommended Safeguarding Policies' document.



Landmark buildings within the study area create a strong identity and sense of place

#### 4.5 Boundary treatments

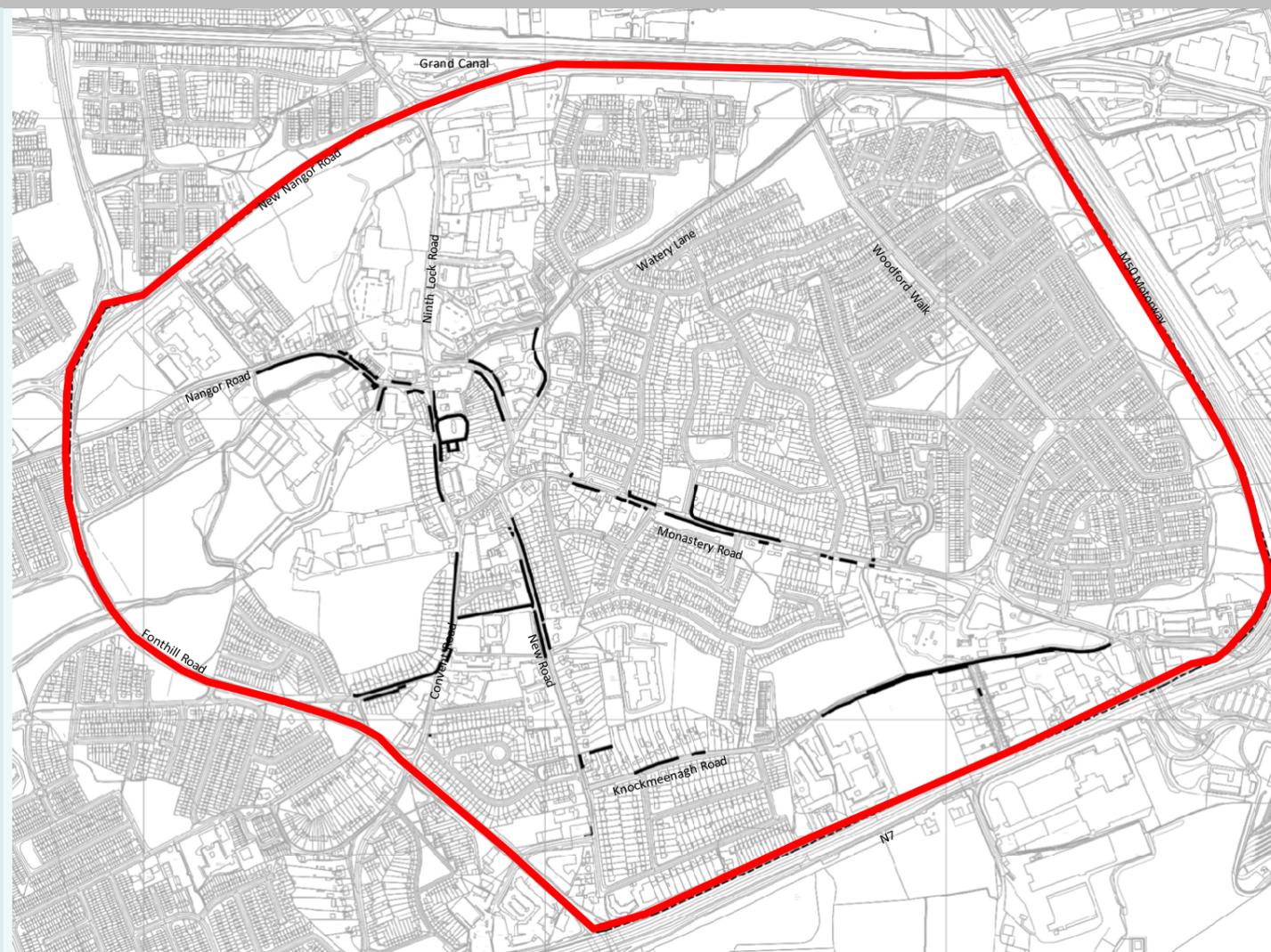
This Plan, as a primary objective, seeks to raise awareness and appreciation of the immense significance of surviving sections of historic walls within the Clondalkin Local Planning Framework area that enhance Clondalkin's unique character.

##### *Calp limestone Walls*

Features of architectural heritage significance, such as the historic street patterns flanked by multiple types of limestone walls and living ditches that weave through and connect urban fabric; collectively contribute to the distinctive architectural character and cultural identity of the village.

There are a wide variety of limestone wall types within the study area, varying in terms of origin, appearance, materiality and quality of construction, accordingly, having differing assignment of historical and architectural significance.

The earliest roadside walls within the study area are of high architectural and historical significance. These walls are comprised of local limestone, with some later vertical extensions finished with traditional 'cock and hen' copings. Amongst the best examples are those found on Tower Road.



**Figure 4.2** Limestone walls of architectural and historic interest identified in the study area which positively contribute to the architectural character of the area. Refer to Figure 4.3 below for detail of the positive boundaries observed in Clondalkin.

On the western side of Tower Road, the roughly coursed limestone is exposed and on the eastern side lengths of the walls are finished with a roughcast lime render, both with traditional copings.

These walls would have originally lined primary approach roads into the village centre, and although some have been lost or altered over time, they remain a prominent feature along Tower Road, Orchard Road, Old Nangor Road, Convent Road, Monastery Road, Knockmeenagh Road and Knockmeenagh Lane.

Surviving lengths of historic walls should be protected to ensure their continued survival, maintenance and repair using traditional materials and craft techniques, with work undertaken by competent craftspersons.

Few enclosing walls and gated entrances attached to 19<sup>th</sup> century estates survive, but those that do contribute to the streetscape and aid understanding of the historic development of the village.

Entrances of architectural heritage interest include Moyne Park gate lodge, positioned on Convent Road, and the entrance piers and limestone walls to the site of the former Sally Park House and paper mills on Old Nangor Road.

Early to mid 20<sup>th</sup> century residential estates fronting onto the primary approach roads to the village are typically enclosed by pebble-dashed masonry walls with cut stone copings. In some instances where the pebble-dash render is



*Early 20<sup>th</sup> century intervention, at the southern end of Tower Road and similar along the northern side of Monastery Road, with chamfered coping (now painted) and pebbledash render applied to the earlier limestone wall*



*Limestone wall on east side of Tower Road. Roughcast render on limestone, with distinctive cock and hen coping*



*Fieldstone copings in rubble limestone wall, with cut stone defining the openings, Knockmeenagh Road*



*Low walls with half-round coping pertaining to the 19<sup>th</sup> century canal infrastructure*



*Rubble limestone walls with traditional wrought iron gates*



*Fieldstone copings in rubble limestone wall*

damaged, a clearly earlier 18<sup>th</sup> century rubble limestone substrate is visible, so it is possible that earlier building fabric have been incorporated into their construction.

Finish variations to 18<sup>th</sup> and 19<sup>th</sup> century walls observed within the study area include exposed limestone rubble with rounded capping (New Road) and the rock faced copings (on Old Nangor Road). Limestone walls defining canal infrastructure, north of the village centre, are low with wide, rounded copings.

*Mature Trees*

Groupings of mature trees aligning principal routes positively contribute to the historic townscape. Individual trees along Tower Road and groupings of mature trees observed along Monastery Road and New Road frame views of the Round Tower on approach to the Clondalkin Village ACA. It is noted that there is a tree protection order (TPO 1973) in place for the trees at the southern end of New Road.

*Gates and railings*

There are high quality wrought iron gates at the Church and former alms houses along Tower Road.

Multiple examples of vernacular gates belonging to the late 19<sup>th</sup> and early 20<sup>th</sup> century were observed within the study area, particularly along Nangor Road and Knockmeenagh Road.

Mid-20<sup>th</sup> century Art Deco style gates of the mature housing estates on New Road and Monastery Road complement an enriched townscape.

Owners within the ACA boundary should be directed towards the detail in this document in relation to any



*Rubble limestone wall- coping style obscured with overgrowth*



*Rubble limestone wall determining character of street*



*Cylindrical pier of the former 18<sup>th</sup> century farm grouping on New Road*



*The modest low rendered walls and mid-century Art Deco style starburst gates of mature estates on New Road and Monastery Road sit harmoniously beside the historic limestone walls and create a protective buffer zone around the historic core*

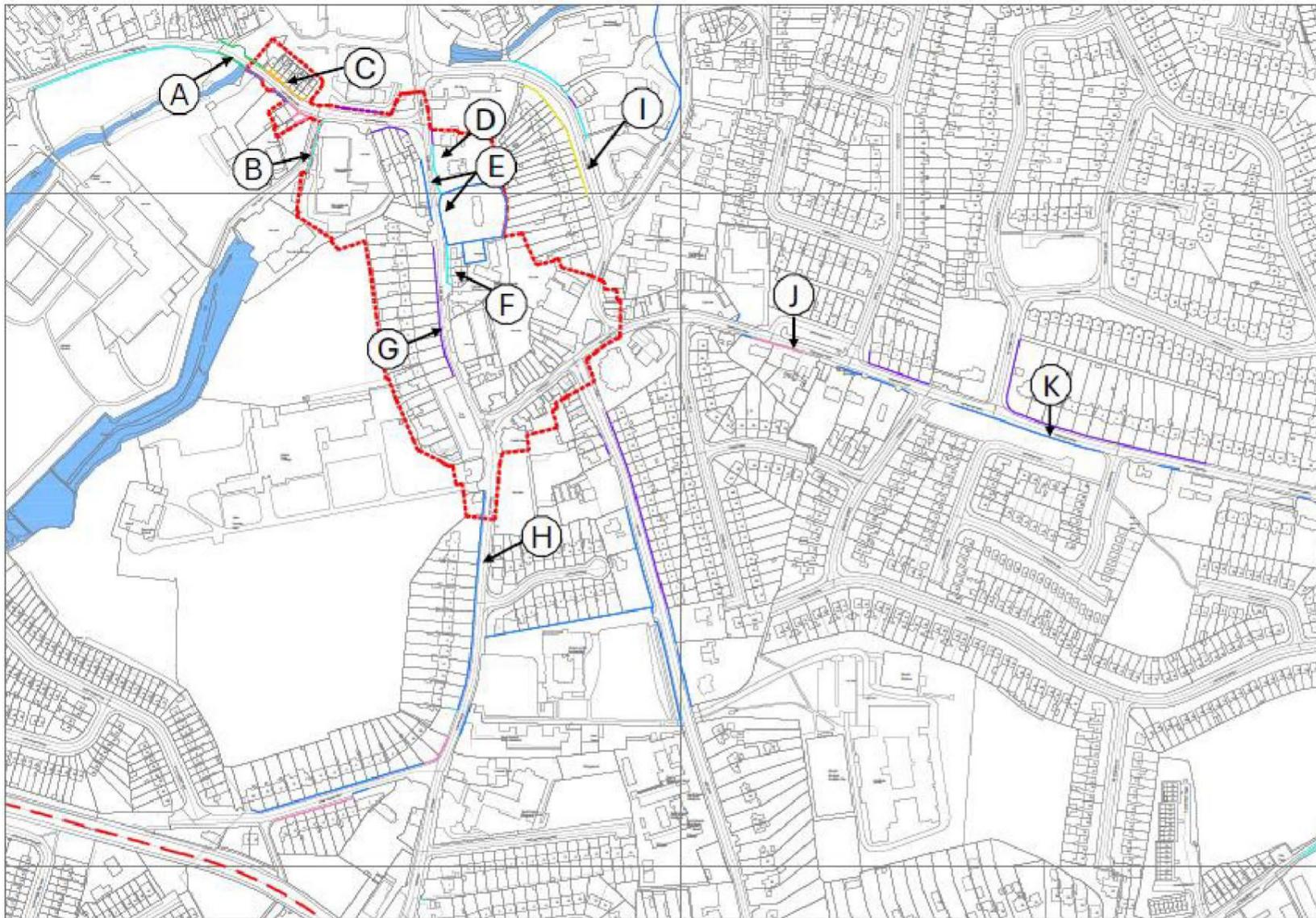


*Simple vernacular wrought iron gates and railing positively contribute to the public realm*

proposals impacting on historic metalwork, gates and railings.

However, gates, railing and metal work on sites outside but adjoining the ACA may also be of architectural merit such as on New Road and Monastery Road as stated above.

Where identified all maintenance and repairs should adhere with best conservation practice. Advice can be sought from the Architectural Conservation Section and Advice Series are available from the Dept (DHLGH).



**LEGEND**

- Wall Type 1** —  
Rubble limestone with rounded or flat copings.
- Wall Type 2A/2B** —  
Rubble limestone wall with 'cock and hen' copings, roughcast render or weathered so that limestone masonry is fully exposed.
- Wall Type 3** —  
19<sup>th</sup> C Bridge parapet with rock faced copings.
- Wall Type 4** —  
Low brick / rubble wall with render finish, rounded coping.
- Wall Type 5** —  
Positive boundary, mid 20<sup>th</sup> century and contemporary, various styles. Note: earlier fabric may be concealed or reused within.
- Wrought iron railing** —
- Plinth following line of fosse** —
- ACA Boundary** - - -
- Study Area** - - -



Bridge parapet walls, in roughly coursed limestone blocks with rock-faced copings.



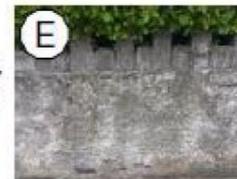
Circa 2.4m high wall, random rubble limestone. Coping excessively weathered / spalled / missing. Extensive washing out of mortar evident.



Late 19<sup>th</sup> century wrought iron railings on cut granite plinth.



Circa 2.2m high wall, randomly coursed limestone, irregularly shaped blocks with rounded coping.



Roughcast lime render below cut limestone blocks used in 'cock and hen' capping. Render has been lost due to weathering in areas, exposing the limestone at lower level.



Circa 1.1m high wall, randomly coursed limestone, cut limestone blocks to 'cock and hen' capping. Buff brick to form openings with wrought iron pedestrian gates.



20<sup>th</sup> century suburban boundary wall, with pebble dashed render. Failed render reveals roughly coursed limestone substrate, suggesting either an earlier origin or the reuse of earlier fabric in its construction.



Mixture of random rubble limestone walls and rendered walls on Monastery Rd.



Plinth on Orchard Rd. indicative of line of fosse.



Brick /masonry substrate, with render finish, rounded coping.



Former Demesne Wall (Floraville House) on Monastery Rd. Rubble limestone, with multiple later interventions

**Figure 4.3** Positive boundary walls identified in Clondalkin village and its environs

## 4.6 Materials

### *Limestone*

All primary public buildings, including remnants of the 9<sup>th</sup> century monastic settlement and the 19<sup>th</sup> century collection of altruistic community buildings along Tower Road are constructed using locally sourced tooled or calp limestone. The same locally sourced limestone is used to construct walls framing the approach to the village. The prevalence and consistency of this building material within the townscape has a cohesive visual effect in the historic core.



### *Painted Render*

19<sup>th</sup> century vernacular buildings to Main Street are typically finished in a smooth or roughcast render painted finish. There is evidence in place of surviving harling, a lime and aggregate technique creating a textured surface on stonework. Where early renders survive, these should be safeguarded to ensure their survival.



### *Brick*

The historic use of red brick within the village centre is limited to the characterful Carnegie Library (1911) on Monastery Road and Leinster Terrace (c1910) at the eastern end of Old Nangor Road, although many of these have since been overpainted.

On the fringes of the urban area, brick is used in the construction of the late 19<sup>th</sup> century and early 20<sup>th</sup> century cottages, including Convent View and St. Brigid's Cottages where it is paired with granite dressing stones.

The use of brick is prolific among the mid-20<sup>th</sup> century residential estates where it is used in a decorative manner, as a cladding on the front facades. It is important, particularly in light of the many challenges of achieving



external insulation, front extensions and fixed services, that Clondalkin's rich brick-faced building heritage is safeguarded.

#### Surface treatment

Early 20<sup>th</sup> century photographs appear to show limestone kerbs along Tower Road, though none were observed during the field investigation. Contemporary treatment of the surfaces varies throughout the study area and include concrete paths, concrete pavements, tarmacadam and shared surfaces.

The use of granite paving stones with contrasting limestone margins has been used within the park beside the Tower Visitor Centre to complement the historic setting and it is recommended that consideration be given to replicating this approach within the ACA.



### 4.7 Architectural treatment

#### Roof forms

Whilst roof pitches and styles vary, roofs are typically pitched, slated, with expressed gables, in the vernacular style. Chimneys are typically rendered with clay chimney pots.

#### Scale

Buildings are predominately single or two storey, with some landmark 19th century buildings and more recent 20<sup>th</sup> century buildings extending up to four and a half storeys.



### Fenestration

Windows and doors are primarily in timber of varying styles, with the dominant style found to be one-over-one sliding sashes. Few original exemplars were found.



## 5.0 STATEMENT OF SIGNIFICANCE

Clondalkin’s principal significance lies in its historical origins as a monastic settlement, variety of building forms, architectural coherence and characterful landmark buildings, combining to create an attractive, picturesque townscape.

Its distinctive limestone boundary walls straddle ACA boundaries and permeate the wider Clondalkin Local Planning Framework area, are of importance and merit specific safeguarding to ensure their survival into the future. The majority of buildings date from the early to mid-19<sup>th</sup> century and share many characteristics. A large number are in simple vernacular form, with undulating rooflines arranged around the concentric forms of Tower Street, Orchard Road, Main Street. The river and mill races that traverse the village are testament to the mill industry that shaped its social and urban infrastructure. The area surrounding the village centre is primarily occupied by low density residential groups, including neat rows of late 19<sup>th</sup>-early 20<sup>th</sup> century single storey cottages.

## PART 3 ISSUES, VULNERABILITIES AND SPECIFIC OBJECTIVES TO OVERCOME THEM

### 6.0 ISSUES, VULNERABILITIES AND STRATEGIC OBJECTIVES

A requirement of this Conservation Plan is the identification of issues and vulnerabilities that threaten the architectural heritage significance of the Clondalkin Local Planning Framework area.

A further requirement of the Plan is to prepare recommendations citing strategic objectives guiding the sustainable conservation and management of built heritage within the Clondalkin Local Planning Framework area as its legibility and relevance remains vulnerable to insensitive change of its setting . Measures outlined describe the reasoning behind these objectives and how they can be achieved, with particular regard to the coming five to ten year period, when a demand for large-scale development in the area requires consideration.

ISSUES & VULNERABILITIES		STRATEGIC OBJECTIVES	
<b>Development parameters</b>			
<b>Issue 1a</b>	Large scale developments in the vicinity of Clondalkin village centre, due to their scale, has inherently shifted morphological character to the detriment of a previously flourishing historic core. One such site subject to extensive, introverted redevelopment in the mid 20th century is the Mill Shopping Centre, occupying a former milling site.	<b>Strategic Objective 1a</b>	<i>This Conservation Plan generates strategic objectives to inform policies that will underpin the Clondalkin Local Planning Framework with a view to protecting the setting and composition of architectural heritage and influence the extent and nature of future intervention and change.</i>
			<i>In response, it seeks to establish guidelines to manage urban growth, to promote better integration between new development of large-scale land parcels and existing built heritage;</i>

## ISSUES & VULNERABILITIES

There are further large areas of previously undeveloped agricultural fields; underutilised, brownfield sites, relics of the area's industrial legacy, on the fringes of the historic village centre of Clondalkin. It is anticipated that these lands, having the capacity to frame a townscape that is sensitive to change and vulnerable to inappropriate development, will be subject to future development.

Specific design guidance is now required to ensure that future large-scale redevelopment absorbs the opportunity to complement Clondalkin's character, and encourage appropriately scaled growth and consolidation of its historic core.

A framework for future development cognisant of the architectural heritage value of the existing townscape is required to protect its unique character and sense of place, and to identify opportunities to encourage regeneration, introduce new connections and create new public spaces whilst respecting the fine grain of the village centre.

In the absence of a framework for appropriate development which considers the cumulative impact of change on architectural heritage, there is a risk of the individual sites being developed on a piecemeal basis and opportunities to improve connectivity and enhance the environs surrounding the ACA may be missed.



*Underutilised plots peripheral to the historic village centre have the potential to alter village character on its approach. It is recommended that an architectural heritage-led framework be established to identify appropriate development parameters and opportunities to enhance connectivity and the urban realm.*

**Issue 1b** Past amalgamation of historic plots within the Clondalkin Local Planning Framework study area is found to interrupt its established small-scale urban grain.

## STRATEGIC OBJECTIVES

*pattern of street development and established urban grain. New developments should emulate Clondalkin's varied street character, building alignment, heights and roof forms and its sensitive transitioning.*

*It is also recommended that the Plan take into consideration the scale, massing, materiality and boundary treatments of proposed developments when assessing the impact on historic settings. New developments should seek to extend the existing fine grain street pattern of the village centre, thereby improving permeability and creating opportunities for the creation of new public spaces.*

**Strategic Objective 1b** To assess new development in terms of their response to the historic patterns of development to avoid homogenisation of the architectural environment.

## ISSUES & VULNERABILITIES

**Issue 1c** It is recognised that Clondalkin could benefit from better placemaking, as reflected in the gradual erosion or infilling of intentionally designed gathering spaces as represented in chronological assessments.

**Issue 1d** Established street patterns within the historic core reflect the success of this particular settlement to the present day. In the future large-scale development of lands peripheral to historic areas, similar street characteristics are encouraged. Such adaptation of Clondalkin's unique urbanism will generate correspondingly thriving public spaces culminated by landmark buildings or features, embracing incidental vistas of the historic village and complimenting the existing sense of place.



**Issue 1e** Clondalkin possesses multiple vantage points from within the public realm and enclosing parks offering vistas of the round tower and church spires.



**Issue 1f** Historic routes into the village centre along Old Nangor Road, Ninth Lock Road, Monastery Road and Convent Road are predominantly flanked by stone walls of architectural and social interest, framing incidental vistas of landmark buildings and amenities. There is a risk, in the alteration of the public realm to address traffic, parking and public amenities, that the physical fabric of walled features that enhance urban character, might be subsumed.

## STRATEGIC OBJECTIVES

**Strategic Objective 1c** To encourage new developments to generate niches of public spaces or urban pocket parks, where favourable orientation allows, as buffers to transition between new and established urban environments, complementing the functioning and patterns of established historic urban areas.

**Strategic Objective 1d** To encourage, where introducing new routes, boundaries and entrances, that established characteristics are adopted to maintain visual homogeneity, while recognising that adaptation will be required to accommodate modern-day standards to new routes.

**Strategic Objective 1e** To encourage future urban developments to safeguard incidental views of landmark historic structures through and across the village centre from historic routes or settings by demonstrating design strategies that respond to their presence, formalising dynamic views where necessary into more static vistas. Views of the tower on approach to the village; of church steeples; the Ninth Lock from Dunawley Park; Pope's Lane should be maintained and not adversely impacted by future development. Local vistas within ACAs, such as the Black Lion Pub from Main Street, should be protected from streetscape and skyline clutter.

**Strategic Objective 1f** To consider integration of historic routes together with their framing of incidental vistas in assessing any proposed development within this area. The impact of new development should be assessed in relation to the impact on views of the tower, church spires, and boundary conditions.

**ISSUES & VULNERABILITIES**

**STRATEGIC OBJECTIVES**

**Protection of village character**

**Issue 2a** Formerly residential front gardens, particularly those positioned along the arterial routes to the village centre, converted to businesses, creating hardstanding areas for use as surface car parking, visually detract from the setting and injure the quality of the public realm.



*The sylvan character of private front gardens, particularly where mature trees exist, greatly enhances the visual and ecological character of the townscape*

**Issue 2b** Connectivity between surrounding street networks and the village centre (Main Street) is poor and not immediately apparent to visitors.



**Issue 2c** Opportunities to improve permeability and create safer, more pleasant pedestrian and cycle routes within the study area should consider the enhancement and interconnection of existing historic routes such as the canal, the Camac River and Knockmeenagh Road.

Connections between Clondalkin Park and the adjoining urban area are uninviting. The park has the potential to be further enhanced as an urban park by improving access routes into and within

**Strategic Objective 2a** *To recognise the contribution of sylvan features offered by private front gardens, to the character of the historic streetscape with loss of tree canopies and other natural amenities prevented. Development within front gardens where it would detract from the visual setting of the public realm should be resisted.*

**Strategic Objective 2b** *To encourage opportunities to consolidate the urban village centre and increase permeability to the benefit of an inviting public realm.*

**Strategic Objective 2c** *To improve pedestrian connections between Clondalkin Park and the village centre and enhance open space and recreation space as a destination in its own right; an urban park to serve as an amenity for the village.*

## ISSUES & VULNERABILITIES

the park and developing recreation amenities. Existing connections between parks and mature residential estates are hampered by restrictive barriers.



*One of the primary pedestrian routes into Clondalkin Park is understated and not obvious to visitors.*

**Issue 2d** Access to the Clondalkin Park waterbody is very limited within the urban area. Given the significance of the Camac River and the mill industry, this is an aspect of the public realm that could be improved. Some measures, such as interpretative signage have already been introduced within Clondalkin Park but further enhancements to facilitate greater access to the water's edge should be explored.



The waterbodies associated with the historic mill industry are relatively inconspicuous within the urban area and opportunities to engage directly with the water within the Clondalkin Park are limited. The milling industry shaped the social history and greatly influenced the architectural development of the village. The potential to aid interpretation and awareness of this rich industrial legacy in conjunction with upgrading the amenity of Clondalkin Park as a village heritage park, as a separate but complementary recreational space to Corkagh Park, should be considered.

## STRATEGIC OBJECTIVES

**Strategic Objective 2d** *To improve access to the various waterbodies where possible; the Grand Canal, the Camac River and Mill ponds. The amenity of the waterways to be promoted in a manner that increases awareness and aids interpretation of the architectural legacy of the mill industry and the canal infrastructure in a manner which protects and recognises their increasingly important biodiversity value within the wider urban setting.*

## ISSUES & VULNERABILITIES



*Avoca, Co. Wicklow is an example of village where its industrial Mill heritage is promoted as a tourist attraction and access to the water's edge is facilitated within pocket parks.*

## STRATEGIC OBJECTIVES

### Architectural Conservation Areas

Please refer to each ACA 'Character Appraisal and Recommended Safeguarding Policies' document (Clondalkin Village ACA; St. Brigid's Cottages ACA and Ballymanaggin ACA)

### Areas of architectural heritage significance falling outside designated Architectural Conservation Areas

<p><b>Issue 3a</b></p>	<p>Orchard Road's distinctive curve follows the boundary of the former monastic enclosure. It is possible that upstanding masonry within garden walls contain remnants of the same fosse. Whilst included in the RMP (DU017-041001), its origins are not obvious to property owners, with changes occurring over time without statutory guidance or review.</p>	<p><b>Strategic Objective 3a</b></p>	<p><i>To improve awareness, aid interpretation and enhance protection of the nationally important, pre-norman monastic settlement founded by St. Mochua, and define where possible, standing remains of its fosse within Orchard Road, with rigorous implementation of protection measures provided by its inclusion in the RMP.</i></p>
<p><b>Issue 3b</b></p>	<p>Mill Lane has maintained its alignment over time, witness to the sweeping changes of an eroding industrial milling heritage. Many features representative of that legacy still survive on the lane; notably its masonry walls; its width and its meandering route to the waterways.</p>	<p><b>Strategic Objective 3b</b></p>	<p><i>To acknowledge the special interest of Mill Lane, its vernacular proportions, walled boundaries and sylvan character, in its framing of the former RIC Barracks and access to Clondalkin Park.</i></p>
<p><b>Issue 3c</b></p>	<p>Monastery Road is a historic route of significance, aligned with a rich diversity of buildings of cultural, historical and architectural heritage interest enhancing streetscape character and setting. The setting and townscape vistas of landmark buildings and archaeological features is at risk of loss due to incremental demolition and change.</p>	<p><b>Strategic Objective 3c</b></p>	<p><i>To acknowledge the special interest of Monastery Road as a route of historic significance providing a unique setting for its surviving buildings of interest.</i></p>
<p><b>Issue 3d</b></p>	<p>Knockmeenagh Road has many structures of architectural heritage interest specific to Clondalkin, included on the NIAH. Its unique vernacular character has been observed in past</p>	<p><b>Strategic Objective 3d</b></p>	<p><i>To improve awareness of the special character of Knockmeenagh Road; its dwelling typologies; boundaries; entrances; plot treatments.</i></p>

## ISSUES & VULNERABILITIES

studies and in the subject Conservation Plan. Its special interest is at risk of incremental loss without formal guidance and ensuing protection.

Please refer to 6a below for a description of Knockmeenagh Road and its connected Knockmeenagh Lane in terms of reinstatement of an enriched, historic urban character.

**Issue 3e** Convent Road is a historic radial route of significance, aligned with many buildings of architectural interest and flanked with historic walls of differing styles. The survival of fragments of walled structures and setting of landmark buildings has gradually eroded over time.

**Issue 3f** New Road is a radial route leading to the village centre, and whilst later than other routes noted above, contains some of Clondalkin's landmark buildings and surviving walled structures of interest. It has experienced extensive erosion in recent decades, with what survives representing an important vernacular legacy.

## STRATEGIC OBJECTIVES

*Please refer to 6a below for recommended objectives for the protection of urban character of Knockmeenagh Road and its connected Knockmeenagh Lane.*

**Strategic Objective 3e** *To acknowledge the special interest of Convent Road as a route of historic significance providing a unique setting for its surviving buildings of interest.*

**Strategic Objective 3f** *To acknowledge the special interest of New Road, providing a unique setting for its surviving buildings of interest.*

## Protected structures and structures of interest

**Issue 4a** It is evident that some protected structures within the Clondalkin Local Planning Framework area, particularly within ACAs require maintenance and repair in line with best conservation practices.

**Strategic Objective 4a** *To encourage owners of protected structures and structures of interest located in Architectural Conservation Areas to carry out appropriate conservation and alteration of their property to ensure their continued contribution to historic townscape character. Please refer to each ACA 'Character Appraisal and Recommended Safeguarding Policies' document for further detail.*

**Issue 4b** Clondalkin has multiple instances where buildings of historic interest within ACAs are either vacant or under functioning.

**Strategic Objective 4b** *To facilitate owners of historic properties of interest in areas falling outside but informing the peripheral setting of ACAs to;*

- *be informed of the significant contribution their properties make to the quality of the townscape*
- *carry out appropriate conservation of their property to ensure their continued contribution to historic townscape character*
- *avail of national grant schemes for architectural conservation (where applicable)*

*The Authority to give consideration to add historic properties of interest, where presently excluded, to the RPS. Please refer to **Appendix A2** below.*

**Issue 4c** Although vacancy rates are generally low within the study area, there are protected structures and buildings of architectural heritage interest which are at risk due to vacancy. The vacant status of buildings of architectural heritage interest in themselves and in their contribution to

**Strategic Objective 4c** *To identify vacant structures of architectural heritage interest, and where in private ownership, encourage and facilitate a strategy for their conservation and reuse. Structures identified include*

## ISSUES & VULNERABILITIES

urban character include Riverside House (the former RIC barracks); Ninth Lock House; Nos.1 and 3 St. Brigid's Cottages, Nos.17 and 18 Main Street, inherently place historic building fabric at risk and visually detract from the cohesive appearance of the streetscape. All are positioned either within or adjacent to a designated ACA and their regeneration has the potential to act as a catalyst for refurbishment of their own and adjacent historic building stock in the wider vicinity.



Vacant buildings are inherently at risk of deterioration, undermining prospects for an animated urban realm. Directly informing building owners of the availability of grant assistance for protected fabric might be required to prevent further deterioration.

## STRATEGIC OBJECTIVES

*Riverside House on Old Nangor Road RPS136, Lock Keeper's House RPS130, and No's 1 and 3, St. Brigid's Cottages.*

## Historic walled structures

**Issue 5a** The limestone walls that weave through the urban fabric are a distinctive feature of the architectural streetscape and the cumulative impact of loss of these historic boundaries or replacement with inferior reproductions have a detrimental impact on authenticity and amenity of the historic setting.

Surviving sections of historic walled boundaries form a central component of historic streetscape character.



Where historic walls survive, they should be maintained and repaired using traditional methods and materials to retain their authenticity. It is recommended that the repairs be supervised by

**Strategic Objective 5a** *To establish pro-active and co-ordinated encouragement to maintain surviving historic limestone walls in accordance with best conservation practice ensuring that completed repairs align visually and compositionally with identifiable local characteristics. Repairs should be undertaken by competent craftspeople using traditional materials and methods of construction, cognisant of various rubble wall and capping styles throughout the study area. Where historic walls have limited or no foundations there shall be an appropriate setback of proposed development to ensure their integrity can be maintained.*

*Where any development has potential to affect any of the historic walls identified in Figure 4.2 above, these walls shall be repaired retained, protected and integrated into new development, with their maintenance/ repair executed using traditional methods and. A detailed survey and assessment of any walls so affected together with proposals for repair, retention, protection, and integration into any new development shall be carried out and submitted with any planning application.*

*In addition any proposed development within the Clondalkin Local Planning Framework area shall include details of existing boundary treatments including identifying any walls of historic interest.*

## ISSUES & VULNERABILITIES

a conservationist to ensure that the details of the locality including cock and hen cappings are authentically replicated. The distinctive capping style is wholly encouraged in lieu of introducing non-indigenous styles.

**Issue 5b** Clondalkin's solid walls, piers and decorative metal gates enrich its public realm.

**Issue 5c**



Inappropriate interventions to walls, including the application of cementitious strap pointing visually disfigure and irreversibly damage stonework.

Contemporary boundary treatments, emulating traditional limestone walls but using inferior methods and products have the effect of diluting the visual impact of the historic walls within the townscape. Where new boundary walls are required, it is preferable to adopt a simple but complementary style such as the low, roughcast rendered wall with solid limestone capping enclosing the Brú Chrónáin Visitor Centre on the Old Nangor Road.

## STRATEGIC OBJECTIVES

*Where identified historic walls shall be surveyed and the requirements as set out regarding walls in Figure 4.2 shall be followed.*

*Owners should consult also with the requirements of any relevant ACA Appraisal accompanying the LPF and liaise with the planning authority regarding treatment of historic walls prior to the making of any planning application.*

**Strategic Objective 5b** *To ensure protection of historic gate piers, gates and entrances, to safeguard these important features enriching the quality of the public realm, to support implementation of 5C below.*

*Notwithstanding the above, any proposed development within the Clondalkin Local Planning Framework area shall include details of existing boundary treatments.*

**Strategic Objective 5c** *To encourage that new boundary elements/entrances reflect the composition and materiality of traditional boundary/entrance treatments where opportunities arise in their reconstruction.*

*Variations on styles can be absorbed provided they are not overbearing or dominant on adjoining original exemplars.*



*Where new boundary walls are required, low walls finished with roughcast render with solid limestone cappings, such as those found at the Brú Chrónáin Visitor Centre are generally preferable to the application of limestone cladding or veneers.*

## ISSUES & VULNERABILITIES



*Top and above: The use of thick cement pointing and thin veneer and tile cladding presents a very different character to traditionally constructed limestone walls.*

## STRATEGIC OBJECTIVES

### Enhancement of the quality of the public realm

**Issue 6a** Knockmeenagh Road and its connected, ancient pilgrimage route of Knockmeenagh Lane would benefit from heritage led regeneration, by way of repair and reconsolidation of its walled boundaries and improved lighting to enhance the connection between New Road and the newly designated ACA at St. Brigid's Cottages; encouraging active use.



**Issue 6b** Advertising signage applied to commercial properties in some instances, visually detract from the architectural setting of the village centre and should be discouraged.

Street furniture, signage and road markings within and peripheral to areas of historic interest visually clutters the environment and detracts from their quality.

There is a variety of informative and interpretative signage within the study area, such as a traditional style, free-standing road sign with gold lettering and the Chamber of Commerce Logo with an image of Tully's Castle on a black background.

**Strategic Objective 6a** *To enhance the presentation of the historic route of Knockmeenagh Road, leading to Knockmeenagh Lane as a pedestrian / cycle route and to consolidate and repair flanking 19<sup>th</sup> century limestone walls and entrances. New development along this route to integrate repaired historic boundaries where surviving, as suggested in Figure 4.2 above.*

**Strategic Objective 6b** *To ensure that street furniture, signage and road markings be kept to a minimum within the ACAs and, where necessary, designs should be simple, visually restrained and of good quality materials. Extant materials within the townscape are limestone and painted render. The use of limestone kerbing to be encouraged.*

*It is recommended that a bespoke strategy be prepared for the village centre and ACA area with the objective of generally reducing visual clutter and strengthening wayfinding connections between historic elements of the town. This should address inter alia , traffic management structures including bollards utility structures and all signage.*

## ISSUES & VULNERABILITIES

Separately the Heritage Trail which identifies features of interest within the ACA and the wider environs are simple, contemporary signs with white lettering on a brown background with a QR code linked to heritage information app.

The interpretative panels within Clondalkin are contemporary with a weathered metal finish and positioned at strategic points, with images and text to provide historic and heritage information.

The fingerpost signage at the northern end of Tower Road identifying the Camac Greenway is based on a contemporary design, differing from the traditional fingerpost signs at the southern end of the same street on the traffic island on Main Street. Similarly, there is a diverse range of traffic bollards in the ACA, including contemporary stainless steel, concrete bollards, and traditional-style posts.



*Unnecessary duplication of signage. Overground services add to the visual clutter and should be installed underground where opportunities arise.*

**Issue 6c** Shopfronts play a significant role in defining the character of the streetscape of the village centre ACA. Inappropriately designed and scaled shopfronts in the Main Street section of the Clondalkin Village ACA detract from its unique sense of place.

## STRATEGIC OBJECTIVES

**Strategic Objective 6c** *To implement existing shopfront guidelines to achieve the enhancement of village character aspired to in the Development Plan. As stated in the CDP, new signage must respect the proportions and scale of existing urban grain and modest vernacular building types. Well considered, contemporary designs to be executed using high quality materials. To actively encourage retailers and business owners to embrace a coordinated improvement scheme and to avail of annual conservation grant funding schemes to improve their shopfronts and retail units in accordance with the existing Development Plan Shopfront Design Guide.*

## ISSUES & VULNERABILITIES



*At the southern end of Tower Road, there is a proliferation of oversized plastic signage and external shutters that detract from the restrained vernacular building forms.*

There is a diverse array of shopfronts and applied signage styles, both authorised and unauthorised, applied to façades of retail premises within the village centre which detract from its visual cohesion. Oversized plastic signage, externally mounted shutters should be discouraged. Removal of unnecessary elements and projecting signage should be encouraged.

Some local businesses in Clondalkin have already availed of the Authority's shopfront grant and this practice should be encouraged.



*This grouping on Orchard Road is a successful example of simple, clean signage and well-designed shopfronts.*

## STRATEGIC OBJECTIVES

## ISSUES & VULNERABILITIES

The 'South Dublin County Council Shopfront Design Guidelines' provide guidelines for shopfront design. Both traditional and well-designed, contemporary shopfronts can enhance the character of the ACA, with an emphasis on quality in respect of good shopfront design to encourage visual integration.

These recommendations are intended to both protect the character of the village centre and encourage economic regeneration through enhancing the retail experience, conducting business and socialising within the village centre. Such measures at an improved public realm aim to reduce the threat of decline on account of competition from alternative retail offerings provided by large shopping centres outside of the Clondalkin Local Planning Framework environs.



*Well-designed contemporary shopfronts can complement the setting of historic village*

**Issue 6d** Multiple finishes, colours and conditions exist within the retail component of the Main Street ACA.



*Recently completed shopfront improvement Dun Laoghaire (after / before) demonstrates the benefit to the public realm*

## STRATEGIC OBJECTIVES

**Strategic Objective 6d** To generate a targeted scheme to encourage repainting of facades using a selected palette of complementary colours, sympathetic to the historic setting is recommended to enhance the urban setting.

## ISSUES & VULNERABILITIES

**Issue 6e** Historic surface treatments do not survive, with a mix of concrete paths, concrete pavements, tarmacadam and shared surfaces provided across ACAs and peripheral areas alike. Attempts have been made to create zones within surfaces, however, these are not visually consistent within the Clondalkin Local Planning Framework area, contributing to a sense of visual discord in the public realm.

## STRATEGIC OBJECTIVES

**Strategic Objective 6e** *To implement a strategy of quality street surfaces within the Clondalkin Local Planning Framework area where opportunities arise.*

*The use of granite paving stones with contrasting limestone margins has been used within the park beside the Brú Chrónáin Visitor Centre. It is recommended that consideration be given to generating an approach of similar quality within the ACA, in instances where new surfaces are introduced.*

## PART 5 IMPLEMENTATION

### 7.0 IMPLEMENTATION

The Clondalkin Conservation Plan is not a statutory document, however, it will assist in the preparation of an informed Clondalkin Local Planning Framework, to be included as a Variation to the County Development Plan and provide a framework for its future statutory policy. As such, it should be read in conjunction with any Area Plan and Development Plan to ensure appropriate measures and understandings of the historical nature of the village are incorporated into any proposals for Development.

The Plan is the beginning of a long-term process and its successful implementation will depend on its wider acceptance and active support. In particular it is the acceptance by its core stakeholders that has greatest potential to influence its success—namely the community of Clondalkin, landowners; developers; historical, heritage or community groups and South Dublin County Council.

Advice and support in relation to the identified conservation assets of Clondalkin and particularly its designated ACAs is available from the South Dublin County Council Conservation Officer. Ongoing liaison with the planning authority is essential in relation to any proposed development within the ACA's or the wider area where elements of historic value have been identified in this document.

## APPENDICES

- A1** PROTECTED STRUCTURES WITHIN THE STUDY AREA
- A2** NON-PROTECTED STRUCTURES OF ARCHITECTURAL HERITAGE INTEREST WITHIN AND ADJACENT TO THE STUDY AREA
- A3** RECORDED MONUMENTS WITHIN THE STUDY AREA
- A4** BIBLIOGRAPHY

**A1** PROTECTED STRUCTURES WITHIN AND ADJACENT TO THE STUDY AREA

**RPS. 117** *(north of the study area)*  
5 & 6 Ballymanaggin Lane, Clondalkin  
Semi-Detached Three-Bay Two-Storey House

**RPS. 121** *(north of the study area)*  
7 Ballymanaggin Lane & Annes Brook Cottage 8  
Ballymanaggin Lane, Clondalkin  
Semi-detached Four-Bay Single-Storey House

**RPS. 124** *(north of the study area)*  
1 & 2 Ninth Lock Road, Ballymanaggin, Clondalkin  
Semi-detached Three-Bay Two-Storey House



**RPS. 126** *(north of the study area)*  
3 & 4 Ballymanaggin Lane, Clondalkin  
Semi-detached Four-Bay

**RPS. 129** *(north of the study area)*  
Ninth Lock Ballymanaggin, Clondalkin  
Two stage Canal Lock

**RPS. 130** *(north of the study area)*  
Ninth Lock Road, Ballymanaggin, Clondalkin  
Detached Three-Bay Two Storey Former Lock Keeper's  
House

**RPS. 134**  
Aras Chronain, Watery Lane, Clondalkin  
Detached Four Bay Two Storey House  
Cultural centre



**RPS. 136**  
1,2 & 3 Millview, Nangor Road, Clondalkin  
Former RIC barracks

**RPS. 137**  
1,2 & 3 Millview, Nangor Road, Clondalkin;  
Terrace of Two Bay Single Storey Houses with Dormers

**RPS. 138**  
Stone Round Tower, Church & Cross (NM)

**RPS. 139**  
St. John's Church, Tower Road, RM



**RPS. 140**  
Tower Road, Clondalkin  
Church 'site of' (RM)



**RPS. 141**  
 St. John's Cottages, Tower Road, Clondalkin  
*Two Storey House Terrace (3) & Front Boundary Walls*



**RPS. 143**  
 Patrick Massey, Funeral Home, Orchard Lane, Clondalkin  
*Semi Detached Three Bay Two Storey Building*



**RPS. 144**  
 St. John's National School, Tower Road, Clondalkin  
*School*



**RPS. 146**  
 The Black Lion, Orchard Lane, Clondalkin  
*Semi-Detached Five-Bay Two-Storey Public House*



**RPS. 147**  
 Tully's Castle, Clondalkin  
*Stone Castle (Ruin) (RM)*



**RPS. 148**  
 Clondalkin  
*Millpond*



**RPS. 149**  
 Public Library, Monastery Road, Clondalkin  
*Two-Storey Library*



**RPS. 153**  
 Convent Road, Clondalkin  
*Detached Multiple Bay Single Storey Former Gate Lodge.*



**RPS. 154**  
 Moyle Park House, off Convent Road, Clondalkin  
*Detached Former Country House*



**RPS. 156**  
 Oak Lodge, New Road, Clondalkin  
*Detached Three Bay Single Storey Over Basement House*



**RPS. 158**  
 Presentation Convent & Church of Immaculate  
 Conception, Clondalkin  
*Church & Convent*



**RPS. 419**  
 Towerville, Tower Road, Clondalkin  
*Detached, five bay, two storey house, c.1850*



**RPS. 427**

Mount St. Joseph's Graveyard, Monastery Road, Clondalkin

*Graveyard remains of monastery c.1813*

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**A2 NON-PROTECTED STRUCTURES OF ARCHITECTURAL HERITAGE INTEREST WITHIN AND ADJACENT TO THE STUDY AREA (some on NIAH)**



11209011-18  
Leinster Terrace (6 buildings) – 1900-1920 - Regional



11209024  
St Lawrence -1930-50 Regional



11209043 Identified as a Water pump 1855-65  
Regional



Tower Cinema, a culturally significant structure of early 20<sup>th</sup> century origin



Moran's Public House, 1840-60 11209037



11209033 House, Tower Road, 1820-50  
Regional



11209034 Water pump on Main Street



11209038 -39 Pair of Houses, Main Street  
1800-40 -



11209049 : St Anne's; Monastery Road, 1925-35



1209048 : St Cecilia's, New Road  
presbytery/parochial/curate's house 1900-15



Castleview House, New Road, 1810-1840 11209040



11209051 : Chomer Cottage : farm house, New Road, 1760 - 1800



11209052 : The Cottages (Chomer Cottage):  
outbuilding



Semi-detached single storey houses on  
Knockmeenagh Road 11209053 -68: house

**RECORDED MONUMENTS**

The Record of Monuments and Places (RMP), comprising the results of the Archaeological Survey of Ireland, is a statutory list of all recorded archaeological monuments known to the National Monuments Service.



Fig.A3.1 Distribution of Recorded of Monuments and Notification Zones within the Study Area, Source: Heritage maps.ie.

Notification Zone R149476

Ref:	Description
DU017-041	<p>Historic Village</p> <p><b>Description:</b> In the 13th century the archbishop of Dublin established a borough on the site of an Early medieval monastery associated with St Mochua (Gwynn &amp; Hadcock 1970, 31). An extent of 1326 mentions that the burgesses of Clondalkin held thirty-two and two-thirds burgages (Mc Neill 1950, 187). The borough was ruled by a corporation and bailiff, an office held in 1276 by one Robert Beg (Ball 1902-20, IV, 108). By the close of the 14th century there were at least five streets in the borough, known as Mill Street, Steeple Street, Pope Lane, New Street and Mahow Street. This appears from an inquisition about property assigned in 1393 to the church of Clondalkin by one John Shillingford (Ball 1902-20, IV, 111).The identification of the five streets documented in the 14th century sources with the streets of today is difficult. Mill</p>

	<p>Street may be identified with the street leading to the mills, now the eastern part of the Newcastle Road. Steeple Street is presumably Tower Road, and New Street may be New Road, but the identification of Pope Lane and Mayhow Street is unclear. Compiled by: Geraldine Stout Date of upload: 26 August 2011</p>
DU017-041001	<p>Ecclesiastical enclosure</p> <p><b>Description:</b> There was a pre-Norman monastic foundation here associated with St. Mochua (Gwynn &amp; Hadcock 1970, 31). A number of early features are contained within the curving boundary of the former monastic enclosure, which is preserved in Orchard Lane and its continuation S and in Main Street to the junction of Boot Road (diam. c. 310m). Compiled by: Geraldine Stout Date of upload: 26 August 2011</p>
DU017-041002	<p>Church</p> <p><b>Description:</b> SE of St. John's church of Ireland (1840) is a wall fragment of the medieval parish church. This is orientated N-S, (dims. L 2.80m, Wth 0.90m). Eighteenth-century drawings of the church show a graded triple lancet in E wall, an aisled chancel and a two-light belfry (Ball 1906, 109). Compiled by: Geraldine Stout Date of upload: 26 August 2011</p>
DU017-041003	<p>Cross</p> <p><b>Description:</b> N of the medieval church fragment (DU017-041002-) stands a low granite cross with damaged head (Ball 1899, 97, Healy 1974, 22). It has a raised ringed cross on the W face, the S face has a raised latin cross (dims. H 0.78m, max. Wth 0.57m, T 0.18-25). Compiled by: Geraldine Stout Date of upload: 26 August 2011</p>
DU017-041004	<p>Cross</p> <p><b>Description:</b> NE of the medieval church fragment is a tall plain granite cross. The arms are asymmetrical (H 1.75m, Wth 0.80m, T 0.30m; see Healy 1974, 22; Anon 1914, 272-273). Compiled by: Geraldine Stout Date of upload: 26 August 2011</p>
DU017-041005	<p>Castle (in ruins)</p> <p><b>Description</b> Located on the S side of Monastery Road where the land falls away to the W and NW. Known as</p>

	<p>'Tully's Castle', this is National Monument No. 285 and is in state care. The remains comprise a well preserved, square tower which is offset off the corner of a hall house. This service tower rises to three storeys with crenellations and is attached to the NE corner of the two storey dwelling. At the parapet level of the tower there are stepped crenellations with a drip-stone ledge and gutter. Its interior is not accessible, the S face has been rebuilt to secure the building. It is built of coursed stonework with hammer dressing on the quoins (ext. dims. 3.3m NW-SE; 3.45m SW-NE). Lit by plain rectangular opes, some with dressed jambs all on the roadside frontage. On the upper storey is a projecting boulder which is probably the 'carved head' identified by Ball (1899, 97). Access to the tower was originally from the S side. There are two large rectangular openings on this side, the upper is a doorway. A gable scar on the S side indicates the presence of a later building up against this side. Attached to W wall is a dwelling with remains of a stairwell in the NW corner. Possible gunloops are present on the ground floor and a chimney breast with a flue on the first floor level (Ua Broin 1944, 212; MC Dix 1898, XXX, 57). Compiled by: Geraldine Stout Date of upload: 26 August 2011</p>
DU017-041006	<p>Round Tower</p> <p><b>Description:</b> On the W side of Tower Road opposite St. John's Church is a round tower. Originally it stood five storeys high with a conical cap (dims. H 26m, int. diam 2.20m, wall Wth 0.86m). Built of coursed calp limestone with a granite finish on the door and window jambs. The base of tower was cased in the 18th-century (Sherlock 1906, 10; Barrow 1975, 61-64). Access to first floor is from external steps through a lintelled doorway in the E face. Floors are lit by small square-headed opes and four larger rectangular windows facing the cardinal points on the top floor. Pre-development testing near the round tower in 2003 produced one sherd of</p>

	medieval cooking ware in a disturbed context (Opie, H 2006, 113). Compiled by: Geraldine Stout Date of upload: 26 August 2011
DU017-041007	Font
DU017-041008-	Castle – unclassified. The exact location of this monument is not known with certainty. Ua Broin (1944, 212) has suggested that it was located on the site of the gate lodge into the college (Moyle Castle Park). There are no visible surface remains. Compiled by: Geraldine Stout Updated by: Paul Walsh Revised date of upload: 11 April 2016
DU017-041009	Water mill - unclassified
DU017-041012	Graveyard <b>Description:</b> The present church (C of I) was built in 1790 near the site of an earlier church (DU017-041002-) fragments of which are enclosed in the walled in graveyard. This wall was considered 'very old' by Austin Cooper who mentioned it in his diary in 1780 (Price, L. ed. 1942, 54-6). Within the graveyard there is a cross (DU017-041003-). There are 17th-19th century memorials in the graveyard. Compiled by: Geraldine Stout Date of upload: 26 August 2011
DU017-042	Church <b>Description:</b> Foundations of a stone church were exposed during rescue excavations in 1964 (Rynne 1967, 29-37). This was located within an ecclesiastical enclosure (DU017-042001-) which was an irregular oval in plan (dims. L 48m, Wth 40m). It was defined by a low earthen bank (Wth 4m, H 0.8m). The church was of nave and chancel type (dims. Nave L 8.80m, Wth 6.80m; chancel L 5.30m, Wth 3.00m). It was entered through diametrically opposed entrances in W end of the nave. An altar which was square in plan (dims. 1.40m x 1.30m) and built in two levels survived in the chancel. A small housing estate SE of Watery Lane occupies the site. Not visible at ground level. Compiled by: Geraldine Stout Date of upload: 26 August 2011

Notification Zone R149486

DU017-043	Enclosure Situated on a NE facing slope close to the Camock River. An aerial photograph taken in 1971 (FSI 227/8) shows cropmark evidence for a subcircular enclosure (diam. c. 38m). Possibly a levelled ringfort. There is a housing estate on the site. Not visible at ground level. Compiled by: Geraldine Stout
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Notification Zone R149466

DU021-010001	ADD
DU021-010002	ADD
DU021-010003	ADD

DU01628 on the N7

DU01628	ROAD According to Ua Broin (1944, 200) Bridewell lane which ran from the well to the Naas Road is a survival of an old road that ran from Clondalkin to Tallaght. Shown as 'Belgard road' S of the Naas road it passed to the W of and very near Newlands House and Belgard Castle. Compiled by Geraldine Stout
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