



# CLONDALKIN VILLAGE

## ARCHITECTURAL CONSERVATION AREA 009

CHARACTER APPRAISAL AND RECOMMENDED SAFEGUARDING POLICIES

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EXECUTIVE SUMMARY

This document serves to appraise the Clondalkin Village ACA 009, the designated historic core of the Clondalkin area.

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

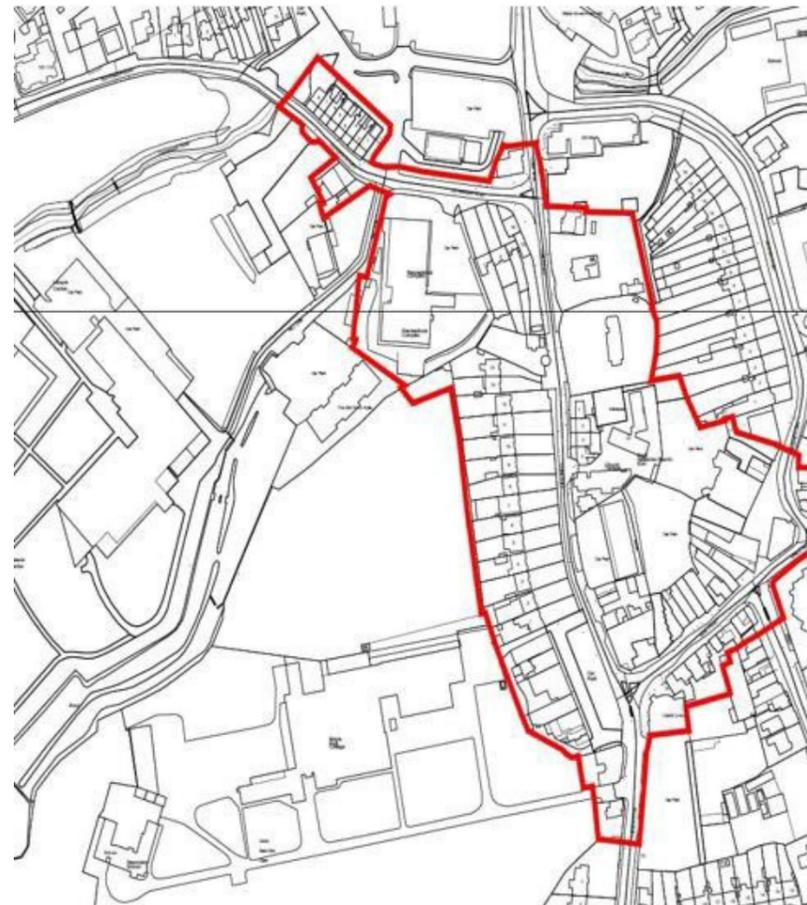


Figure 1 Boundary of the Clondalkin Village ACA 009

1.0 PLANNING AND POLICY CONTEXT OF CLONDALKIN VILLAGE ACA 009

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 Clondalkin Village 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 7.0 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 7 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 recognize 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.

#### CLONDALKIN VILLAGE ACA

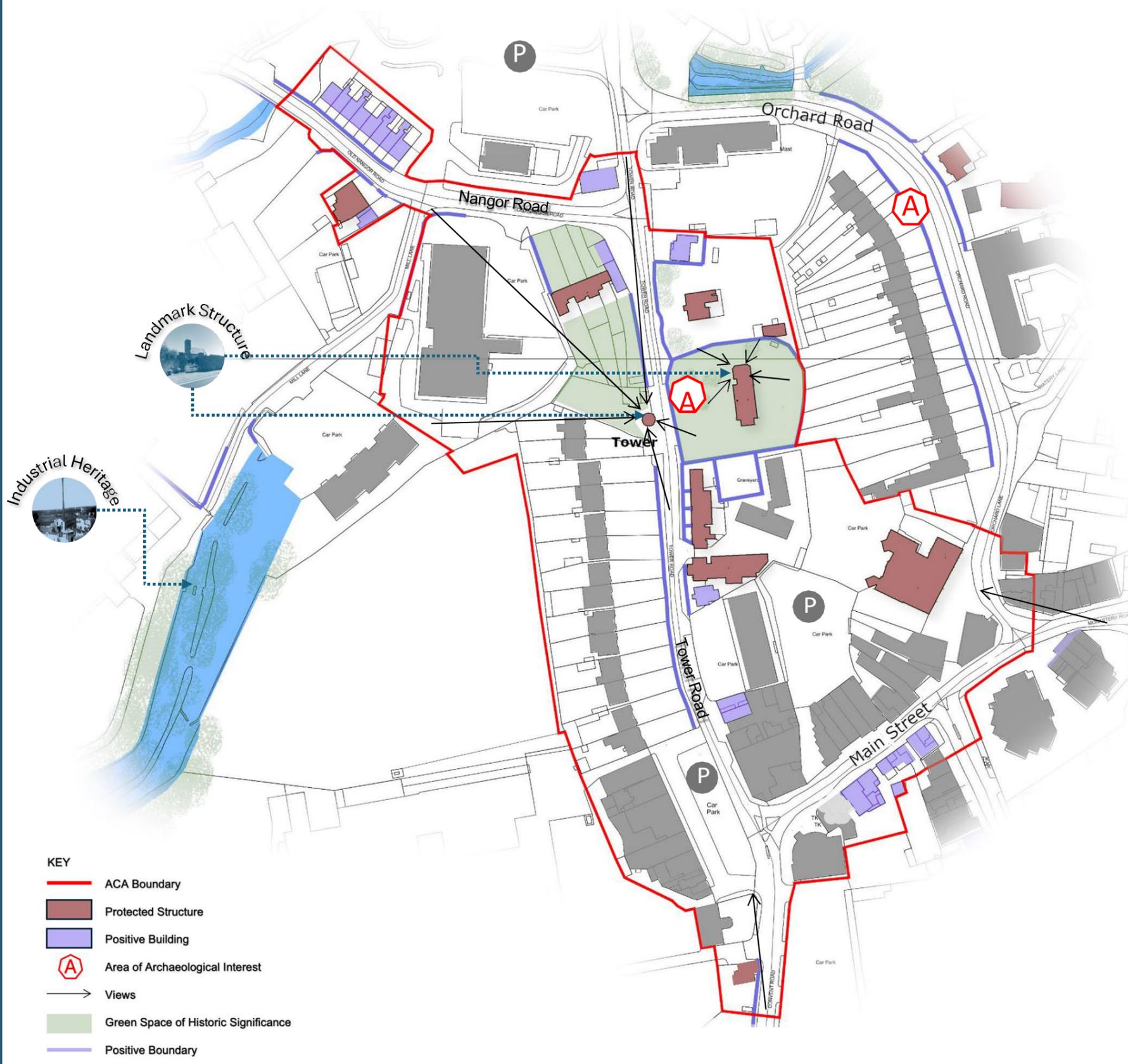
This document is one in a series for Clondalkin which in this instance identifies the special character of the Clondalkin Village Architectural Conservation Area (ACA), in accompaniment to a draft Clondalkin Conservation Plan, collectively establishes a baseline for the Clondalkin Local Planning Framework. The location and boundary of the Clondalkin ACA (009) is shown in Figure 1.1.

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 Clondalkin Village ACA (009), to avoid loss or negative impact to its special character.

#### ACA AND LOCAL SETTLEMENT OBJECTIVES

The subject Clondalkin Village 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.



## DEFINING CHARACTERISTICS

The following village features have been identified as specific characteristics of the Clondalkin Village historic core, contributing positively to its character.

- Layering of multiple historic periods
- Radial street pattern and fine urban grain in the urban core, shaped by the monastic settlement, transitioning to a fragmented urban grain on the periphery of the ACA
- Iconic landmarks and glimpsed views
- Legacy of the area's industrial heritage
- Distinctive boundary treatments
- Urban landscape
- Building character
- Traditional details and materials

Figure 2 Defining characteristics

## 2.0 HISTORIC CONTEXT

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

19<sup>th</sup> century development of large-scale milling industry shaped the social and economic development of the village. Its economic prosperity over this period is evidenced by altruistic contributions including the characterful Alms Houses (1870) and St. John's School on the eastern side of Tower Road.



*Plate 1 Clondalkin Round tower, Created 1938-51, Dublin City Library and Archive*

Pockets of 20<sup>th</sup> century low density residential and commercial developments emerged between historic landmarks, generating a diverse urban character. The eventual decline of the milling industry released large parcels of land for redevelopment in the 20<sup>th</sup> century including the Mill Shopping Centre forming the northern boundary of the ACA.

## 3.0 CHARACTER AND SPECIAL INTEREST

The following categories of special interest, as defined under the Planning Act 2000, apply to the Clondalkin Village ACA 009A;

<b>Architectural</b>	The village core presents a strong vernacular style, synonymous with its earliest origins.
<b>Archaeological</b>	The monastic origins of Clondalkin are of national significance. The round tower defines the character of the streetscape and is a beacon for its historic core. The fosse, whilst falling outside the ACA boundary directly informs the archaeological character of the settlement.
<b>Historical</b>	Clondalkin's rich history, its connections with St. Bridget and diverse chronological development has shaped its urban morphology and sustains its historical significance.
<b>Social</b>	The importance of the social connections of the village with literary and cultural traditions is represented in surviving built fabric of the ACA.

General architectural characteristics that contribute to the village's distinct character are outlined as follows;

### LAYERING OF MULTIPLE HISTORIC PERIODS

The special character of Clondalkin is derived from an overlapping of building types and architectural features owing to its long historic development.

The medieval form of Clondalkin has endured to the present day, with substantial surviving sections of a walled enclosure (fosse) evident on Orchard Road, peripheral to the ACA but inherently informing its character.

The majority of the buildings in the ACA date from the late 18<sup>th</sup> to early 19<sup>th</sup> centuries, having traditional forms with pitched slate roofs. The use of limestone and rendered buildings are a distinctive feature of this phase of the village's development.

### RADIAL STREET PATTERN AND FINE URBAN GRAIN

The present street pattern reflects, in part, the early monastic settlement structure. St. John's Church and graveyard and the Tower, are positioned at the

centre of the enclosure, dissected by Tower Road, with the concentric form of Orchard Road aligned with the fosse to the east.

The radial street network evident on 18<sup>th</sup> century maps depicting Monastery Road, Old Nangor Road, Mill Street and Convent Road converging at the centre of Clondalkin endure to the present day, with the oval-shaped parcel of land at the centre of the village, contained by Orchard Road, Tower Road and Main Street later infilled with housing.

19<sup>th</sup> century maps depict a concentration of buildings along Main Street, with terraced buildings lining the street and arranged around a free-standing structure at the junction of Monastery Road and Orchard Road, framing an open area which may have historically served as an informal marketplace.

Over the course of the 20<sup>th</sup> century, multiple residential developments were constructed on infill sites, such as Leinster Terrace (circa 1910) with its distinctive narrow plot character, on Nangor Road.

### ICONIC LANDMARKS AND GLIMPSED VIEWS

The primary routes converging at the centre of the village comprising Tower Street, Orchard Road, Watery Lane, Monastery Road, New Road, Convent Road and the Old Nangor Road offer prominent views of the Round Tower. These historically significant vistas should not be adversely impacted by the introduction of new developments along these streetscapes.

Close range views of the Round Tower are experienced on Tower Road, where the geometry of the narrow street, with a gentle curve and limestone boundary walls effectively frame views of the Round Tower. The generous set back of the 20<sup>th</sup> century residences on the western side of Tower Road facilitate unimpeded views of the tower from the northern end of Convent Road. Recent and mature trees along Tower Road contribute to its historic setting.

Glimpsed views of the belfry of St. John's Church and the spire of the Presentation Convent reveal themselves between buildings when moving within the ACA.

### LEGACY OF THE AREA'S INDUSTRIAL HERITAGE

The large-scale milling industry that dominated the 19th century village-scape is evidenced by industrial buildings, millraces and millponds that align with the river and frame the character in particular of the northwestern edge of the ACA.

### DISTINCTIVE BOUNDARY TREATMENTS

The prevalence of 18<sup>th</sup> and 19<sup>th</sup> century limestone walled boundaries within the ACA comprise a key defining characteristic of the public realm. Stone walls within and extending beyond the ACA vary in style, age and historic significance. Their variety is testament to the different periods of development within the village.

Some historic walls have enjoyed continuous repair, others have been modified/ reconstructed and refinished with the consequence the sporadic early fragments are often found amalgamated with later fabric.

### URBAN LANDSCAPE

Publicly accessible green areas within the ACA are limited to the Round Tower Clondalkin and Visitor Centre and the churchyard of St. John's Church which is open to the public intermittently.

Streetscapes are enhanced by mature trees on private lands, providing enhanced urban character where present.

Materials within the public realm are predominantly late 20<sup>th</sup> century in origin, with historic walled boundaries, where surviving, balancing the loss of early street furniture and linings.

### Surface treatment

In the 19<sup>th</sup> century rural village, the three primary nodal points, highlighted in the image below, originally fulfilled important social functions such as provision of water (water pump) and informal market spaces. These civic areas effectively functioned as informal meeting spaces.

The introduction of vehicular traffic has inadvertently reduced these former civic spaces to traffic islands and there are issues relating to the design and detail of the remaining public realm.

### Signage and street furniture

There are no surviving historic signs or street furniture within the ACA. The wide variety of styles present generates a sense of visual clutter within the village. Nodal spaces now host an assemblage of street furniture - traffic lights, concrete bollards, steel bollards, plastic bollards, planter boxes and signposts compete together and detract from the streetscape.

### Shopfronts

There are no historic shopfronts within the ACA. A variety of shopfront styles exist, some out of character with the vernacular form of their buildings. The diverse treatments creates visual clutter within the village.

### BUILDING CHARACTER

The majority of the buildings in the ACA date from the late 18<sup>th</sup> to early 19<sup>th</sup> centuries, having traditional forms with pitched slate roofs.

Character defining building features observed within the ACA are described below;

### Built Form

The simple form of the traditional vernacular forms, with vertical window openings on the upper forms and stepped roofscape of single and two storey buildings on main street form part of the special character of the village.

### Low-rise, terraced buildings

Low-rise single and two-storey vernacular buildings with traditional pitched roof, vernacular forms are a characteristic feature of the village centre, interspersed with 19<sup>th</sup> century and late 20<sup>th</sup> century buildings up to 4.5 storeys.

### Stepped roofscapes

On main street the stepped roofscape of single and two storey buildings form part of the special character of the village. The irregular building line and linking streets that separate the buildings reveal traditional gables and hipped roof profiles.

### TRADITIONAL DETAILS AND MATERIALS

Heritage materials within the ACA consist of limestone, brick, painted render, slated roofs, prominent chimney stacks and dormer windows- all contributing to the modest vernacular character of the place.



**Plate 2** The southern side of main streets is characterised by a stepped roof profile and vernacular building forms with hipped pitched roofs and vertical emphasis on the upper floor windows.

### Stone

Calp Limestone has been used traditionally in Clondalkin since the earliest recorded settlements. While not unique to the village, the consistency of its use is a very distinctive feature and contributes significantly to its architectural character. The consistent use of this material has a unifying effect on the historic core.

### Render

The majority of the buildings on the southern side Main Street are rendered with a mix of roughcast and smooth render, some with quoin stones.

### Joinery

Where surviving, original sash windows and traditional doorsets contribute to the architectural significance of the streetscape. Historic façades within the village typically had vertically orientated rectangular windows openings. Unsympathetic alterations to the opening size or orientation have the potential to greatly impact

the character of vernacular buildings and previous modifications should be reversed when opportunities to do so arise in the future.

Historic timber sash windows that enhance the character of the ACA include the over 2-over-2 sash windows with elongated horns on St. John's Cottages and the refurbished building at the Round Tower Visitor Centre, there are single sash windows on Towerville and modified sashes on the No.17 Main Street. St. John's Church has leaded comes and stained-glass windows. Elsewhere within the ACA, windows have been replaced.

There are a few original doors within the ACA including panelled doors with fanlights observed on 12 Main Street and Towerville on Tower Road and the simpler vertical boarded doors at St John Cottages.



**Plate 3** Panelled door with plain fanlight, timber door surround with scrolled corbels; on Main Street.

#### Roof finishes and rainwater goods

The majority of roofs within the ACA have traditional pitched forms with a slate finish. The roofs are a mixture of hipped roofs and A-pitch roofs, without overhang at eaves and verge.

The chimneystacks add rhythm to the streetscape; most are simple, rectangular forms with render or brick finish, and those on St. John's Cottages have clay pots.

There are cast iron rainwater goods with circular profiles on St. John's Cottages on Tower Road.



**Plate 4** Early limestone wall on Tower Road, with weathered roughcast render and 'cock and hen' capping stones.



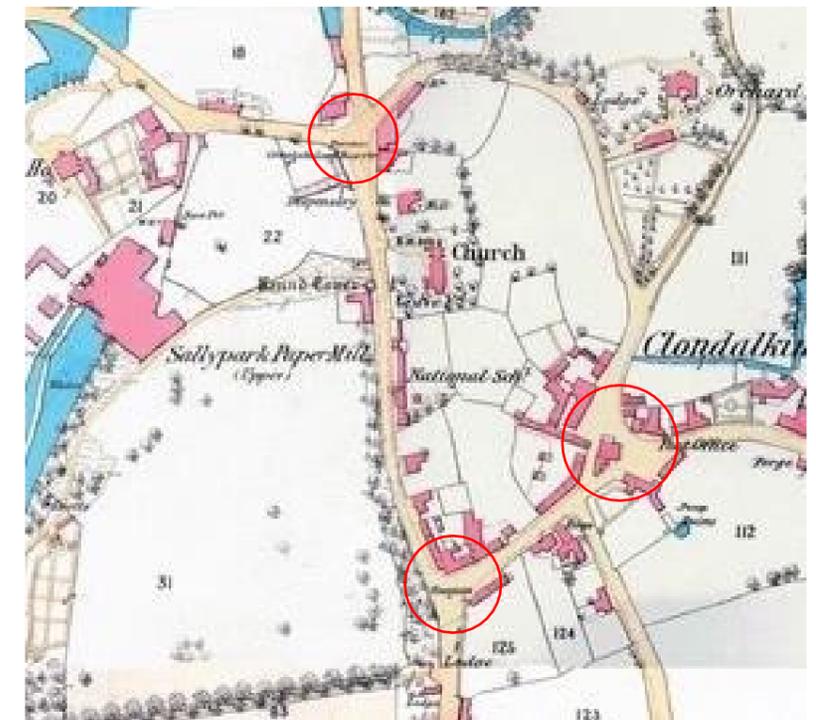
**Plate 5** St. John's Cottages have exposed limestone walls, with buff brick quoins to the openings.

#### 4.0 PRIMARY CHARACTER AREAS

Whilst the ACA does not contain historically intact streetscapes, has absorbed substantial redevelopment and loss of urban character since the mid-20<sup>th</sup> century, pockets of characterful spaces have endured. Primary character areas within the ACA, outlined further in the street-by-street appraisal below, are determined as:

- Tower Road
- Main Street
- Old Nangor Road (part)
- Orchard Road (part)
- Convent Road (part)
- Monastery Road (part)

Highly significant routes towards the ACA, containing extensive surviving architectural heritage such as Orchard Road and Convent Road, fall outside the ACA and are therefore beyond the remit of this study.



**Figure 3** Extract from 1865 Parish Map of Clondalkin with the primary junctions within the ACA highlighted.

## STREET-BY-STREET APPRAISAL

## TOWER ROAD

## Description

The narrow width of Tower Road, which is flanked by solid limestone walls, softened by tree planting, has the effect of creating an intimate scale and buffer protecting the setting of the Round Tower site and adjacent buildings of heritage interest.



**Plate 6** Mature trees and limestone walls flanking Tower Road

St. John's Church, Church Terrace and St. John School and a detached residence, Towerville, are of particular architectural heritage interest, and are included on the RPS. The detached residential building on the eastern side of Tower Road, adjacent to Towerville, adds to the coherence of the streetscape.

The junction at the northern end of Tower Road has benefited from the development of The Round Tower Visitor Centre which included the restoration of Tower Cottages and introduction of a pocket park within the village.

The Round tower remains the focus of the village. The tower is a national monument and is a major local landmark. Despite the architectural variety of adjacent buildings, there is a consistency in the use of limestone as the predominant building materials which create a distinctive historical character to

the area. Low boundary walls and verdant gardens contribute positively to the setting of the monument.



**Plate 7** The assemblage of street furniture at the junction at Main Street and Tower Road; traffic lights, concrete bollards, steel bollards, plastic bollards, planter boxes and signposts compete together and detract from the streetscape.



**Plate 8** Prioritisation of vehicular traffic over pedestrian movement at the junction between Tower Road and Orchard Road could be reconsidered. There is an opportunity to reclaim the urban realm and better define the boundary of the historic area in the village centre.

An attractive 19<sup>th</sup> century vernacular building in commercial use with pitched roof and gable chimneystacks, frames the northern end of Tower Road. The building's façade is cluttered with signage which detracts from visual amenity of the ACA.

The southern end of Tower Road is flanked by semi-detached mid-twentieth century suburban housing and terraced commercial units, the latter being set back generously from the road. Their modest composition does not distract from the approach to the tower. The vista due south from the ACA is culminated by the spire of the Church of the Immaculate Conception, outside the ACA but terminating the Tower Road vista.

## Identifiable characteristics

The ribbon of limestone walls found along Tower Road are among the most historically significant in the area. Craftsmanship is evident in their construction, some of which have an applied harling finish, topped with a distinctive 'cock and hen' coping or a rounded capping. The survival of early wall finishes varies, with random rubble now the dominant visual presentation.

Walls on the eastern side of Tower Road are taller along the boundary of St. John's Church scoop elegantly to meet a good pair of wrought iron entrance gates. The style of the boundary wall in front of the 19<sup>th</sup> century former Alms Houses is similar in style, lower in height and punctuated with regular gated openings.

Early 20<sup>th</sup> century photographs depict limestone kerbs along Tower Road, although none found to be surviving during the field investigation. Contemporary treatment of ground surfaces varies throughout the study area and include concrete paths, concrete pavements, tarmac and shared surfaces.

The use of granite paving stones with contrast 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, where such opportunities arise, within the ACA.

## MAIN STREET

## Description

Main Street connects, in an east-west direction, Tower Road to Orchard Road and is the principal street in the village, with shops, services and restaurants at street

level. There is no discernible change in level and the slight curve creates deflective streetscape views. The linear arrangement of its buildings is enlivened by the peculiarities of setbacks, gaps between the buildings and orientation of buildings at junctions. Notwithstanding multiple contemporary interventions, the overall character of the primary street is one of a 19<sup>th</sup> century streetscape.

On the southern side of Main Street, there is an historic grouping of single and two-storey commercial and residential buildings. Although many of their external elements have been replaced, the vernacular form of long-vacant terraced single storey cottages (Nos 17 and 18 Main Street) with centrally positioned front doors flanked by sash windows, prominent chimneys on the gable walls, painted roughcast render façades and natural slate roofs make a positive contribution to the ACA. The cottages are associated with local shoemaker, author, tenants' rights activist and member of the Irish Literary Revival, Patrick Gogarty.

The majority of the buildings lining the street are two-storeys in height, typically having hipped slated roofs. Broken and stepped roof profiles are a recognisable feature of the streetscape.

The two-storey scale has generally been maintained by later contemporary buildings on the northern side of Main Street, although recent developments have introduced differing architectural styles and material finishes. The horizontal form and materials of late 20<sup>th</sup> century redevelopment are less sympathetic to the traditional streetscape context.

The incremental introduction of surface mounted services, lighting and signage negatively impacts visual amenity. The introduction of soft planting has added to the visual amenity of the village.

Early 20<sup>th</sup> century photographs depict traditional vernacular shopfronts at the eastern end of Main Street with simple timber boards with painted lettering above the entrance. The present shopfronts are a mix of traditional timber facias and contemporary styles.

A number of commercial premises have oversized plastic facias, flagposts, projecting signs and externally mounted security shutters which are visually intrusive and not in keeping with the historically sensitive environment.



**Plate 9** The slight curve on main street creates deflective streetscape views and increases the visibility of gables and irregular stepped building lines.



**Plate 10** The vernacular forms of No. 17-18 Main Street maintain the rural character of the village centre

#### Identifiable characteristics

Main Street's primary character derives from its irregular alignment, flanked by two-storey traditional buildings, whose vernacular typologies and form rather than specific features, survive. The street is at its most characterful at its western end, enriched by an incidental vista of the bell tower of St. John's Church due north through an alley, and the water tower, due south, through a gap between buildings. Though many of its original buildings have been replaced, the overall

composition is one of morphological unity owing to the consistent scale of buildings.



**Plate 11** The proliferation of oversized plastic facias, projecting signs and external mounted security shutters add to the visual clutter and are not appropriate within the ACA.

#### OLD NANGOR ROAD (part)

##### Description

The eastern end of Old Nangor Road, commencing at the bridge over the Camac, is included in Clondalkin Village ACA. The parapet walls of the bridge have rock faced copings, merging harmoniously with sections of earlier limestone walls below.

Leinster Terrace is a notable early 20<sup>th</sup> century residential terrace on the northern side of Old Nangor Road, with distinctive gable-fronted elevations. Many of the terrace's brick fronted houses have been modified by over-painting and the addition of porches but the overall character of the terrace endures. Front boundaries are comprised of low, cut stone plinth walls with railings and gated openings.

East of this terrace, the low boundary wall, combined with hedging and mature street trees help to reduce the visual impact of the Mill Shopping Centre's extensive car park as viewed from within the ACA.

The snooker / bingo hall adjacent the Round Tower Visitor Centre is a large single storey flat-roofed building. Any future development on this large site has the potential to significantly impact the ACA.

The restoration and active re-use of the former RIC barracks on the southern side of Old Nangor Road is subject to an objective in the current development plan; *‘to investigate the purchase and development of the old RIC Barracks on the Old Nangor Road which is a Protected Structure and within the present Architectural Conservation Area’* which would constitute a positive outcome in architectural heritage terms.

#### Identifiable characteristics

The junction of Old Nangor Road and Tower Road is terminated by an oblique vista of the RIC Barracks, which notwithstanding the recent construction of apartment buildings on Mill Lane, frames this section of the ACA.



**Plate 12** The front garden boundaries of Leinster Terrace on Nangor Road are formed by wrought iron railings on granite plinth which contribute to the architectural character of the streetscape.

The section of cock and hen capped wall to the west of the Visitor Centre campus also informs this vista, which is complimented by the later, but visually consistent

boundary wall to the Mill Shopping Centre car park. Solid historic walled boundaries survive to the northwestern edge of the ACA, opposite Leinster Terrace.

Quality wrought iron gates and railings are observed throughout this section of Old Nangor Road within the ACA. The front gardens of Leinster Terrace have attractive wrought iron gates and railings mounted on a cut granite plinth, enhancing the approach to the northern end of the ACA.

#### ORCHARD ROAD (part)

##### Description

Quinlan’s Pub and Massey Bros.Funeral Home, significant 19<sup>th</sup> century structures, frame the southwest edge of Orchard Road.

The remaining sections of Orchard Road falling within the boundary of the ACA contains replacement buildings of late 20<sup>th</sup> century origin.

Sections of Orchard Road falling outside the ACA are highly significant. Its 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.

#### Identifiable characteristics

Whilst the set-back to the public house building group, culminating the Main Street vista and referencing a legacy to what might have served as a triangulated market square, is immensely significant, the remaining sections of road within the ACA have no identifiable historic characteristics.

#### CONVENT ROAD (part)

##### Description

The southernmost boundary of Clondalkin Village ACA extends as far as the former gate lodge pertaining to Moyle Park House, now Moyle Park School. The building is occupied and appears to be in good decorative order, although its setting has been irreversibly altered by removal of its paired gate lodge and late 20<sup>th</sup> century developments on adjoining sites.

#### Identifiable characteristics

The survival of fragments of boundary wall to the former Moyle Park House is the most distinctive historic feature of Convent Road within the ACA.

#### MONASTERY ROAD (part)

##### Description

The section of Monastery Road falling within the boundary of the ACA contains replacement buildings of late 20<sup>th</sup> century origin. Further east, beyond the ACA boundary, it 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.

#### Identifiable characteristics

The section of road within the ACA has no identifiable historic characteristics.

## 5.0 SUMMARY CHARACTER STATEMENT

The special character of Clondalkin village is derived from overlapping of historical phases in its development, evident in the layout and form of buildings clustered around the urban centre. At the heart of the village stands the distinctive Round Tower, a striking remnant of the area’s monastic heritage. Directly opposite is a medieval church, which adds to the village’s historic and architectural significance.

Clondalkin is further characterised by the predominance of vernacular nineteenth-century buildings. The single-storey cottages and terraced two-storey houses that line Main Street reflect the structure of a vibrant market settlement.

In addition, its historic buildings, Clondalkin features a network of limestone walls that radiate from the central area, along the main approach roads, and enclose significant historic landmarks. These walls enhance the village’s aesthetic appeal and serve as a reminder of its historical plot boundaries. The presence of mature trees within the ACA further enhances the picturesque quality of the streetscape.

The legacy of the milling industry, which shaped the village's development, is evident in the millponds and associated infrastructure that remain along the River Camac.

## 6.0 INTERVENTIONS WHICH WOULD AFFECT 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 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.

Early to mid-20<sup>th</sup> century low-density residences that surround the historic village centre, particularly those that front directly onto the primary roadways are of architectural merit. Collectively these residential typologies, with mature trees and low boundary walls effectively act as a buffer to protect the setting of the 19<sup>th</sup> century urban core. All external works to such properties should consider assessment of the cumulative impact of same. In particular, the loss of mature trees and boundary walls and the visual impact of large uninterrupted areas of surface parking on the setting of the ACA.

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.

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.

Recent developments have attempted to replicate the limestone walls with varying degrees of success. The historic walls are not easily recreated without the benefit of high-quality natural stone, an understanding of the complex vernacular style and skilled craftspeople. The use of tiled veneers or application of thick cement pointing is inappropriate and detracts from the appearance of the ACA. A more sympathetic approach has been demonstrated in the recently refurbished Round Tower Visitor Centre where the boundary wall is comprised of a low render wall with a simple and robust natural limestone coping. NCBH21 SLO 1 of

the SDCC Development Plan 2022- 2028, seeks to protect and maintain the remaining old stone walls of Clondalkin.

## 7.0 DEVELOPMENT MANAGEMENT WITHIN THE CLONDALKIN VILLAGE ACA

As set out in Section 1.1 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 Plan<sup>1</sup>

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'.

#### 8.0 CLONDALKIN VILLAGE ACA RECOMMENDATIONS

To protect the special interest of Clondalkin Village ACA and to manage its future development the following recommendations are proposed;

##### Preserving village 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 require repair rather than replacement of historic boundary conditions including limestone walls and early gates and railings. See Map 1.
- To protect the fabric and setting of the monastic fosse within and peripheral to the ACA.
- To discourage the amalgamation of adjoining plots and the removal of dividing boundary walls.

##### Reinstatement of village character

- Repair works should ensure that historically appropriate materials and methods are used
- To improve awareness of the village's industrial heritage and encourage opportunities to improve access to the river as an amenity.

##### 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 walls, where missing, to maintain building lines and the strong enclosure of the public realm with the style of wall complementary to the character of the ACA.
- To protect the sylvan character of the village core, new developments should ensure protection of mature trees and sensitive integration into future landscape proposals.
- To encourage native tree planting where possible to enhance streetscape vistas
- Where opportunities arise, to introduce quality urban spaces, where possible, within the ACA to give space for its enjoyment and encourage public usage

##### Streetscape and skyline clutter

- To encourage the removal of visually intrusive elements such as overhead cables or inappropriate signage.
- To rationalise signage within the ACA and to implement a single cohesive design approach.
- The design of the streetscape and open spaces should aim to emulate the spatial simplicity evident in historic photos of Clondalkin. Urban realm improvement works would improve its visual amenity of the three primary road junctions within the village and help reinstate their historic character as an amenity space. Such designs should employ good quality natural materials which are already found in the streetscape or are in sympathy with its scale and materials. The Council's Architectural Conservation Section should be consulted in the design of any such schemes, to ensure that impact on the village's morphological, historic character are minimised.

##### New Development

- To preserve the character of the village and its setting by requiring that the height, scale, and massing and design of any proposed development within the village core and adjoining area should complement the character of the village and not diminish its distinctiveness of place.

<sup>1</sup> The Planning and Development Act 2024 also includes these provisions under Sections 9(4)© in respect of 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 specified works are would materially affect the character of the ACA.

- To respect the existing village character, new urban blocks proposed within and in the periphery of the ACA are to respect the established scale and fine-grain pattern of development.
- The alignment, scale and height of new developments and extensions within the ACA should not impede on established glimpsed views of the Round Tower, the belfry of St. Johns Church and the spire of the Presentation Convent. See Map 2.
- The finishes and materiality new developments and extensions to existing buildings should complement the traditional palette of materials found within the ACA.
- To protect existing historic boundaries, new developments should ensure protection of existing limestone boundary walls and early gates or railings.

#### Shopfronts and Signage

- Adhere to the advice and guidelines in the South Dublin County Council's Shopfront Guidelines for the design of new shopfronts.
- Separate street access to the upper levels, where existing, should be maintained to encourage occupation of the upper floors.
- New lighting proposals to be in-keeping with the building and general streetscape. Illuminated projecting signs or neon or flashing lights are not appropriate within the ACA.
- The number of signs on a building should be limited and use of sandwich boards, banners and flagpoles discouraged in the interest of reducing visual clutter.
- Consider shopfront proportions and materials relative to the building overhead and the rest of the street.
- Plastic / vinyl and oversized signage boards are to be discouraged.
- If roller shutters are required, it should be positioned behind the glazing. Tables and chairs for outdoor seating areas should be durable, high quality designed in-keeping with the streetscape and should not impede pedestrian or vehicular access



**Plate 13** Soft landscaping and mature planting in private front gardens and generous set back from the street protect views of the tower on approach roads.

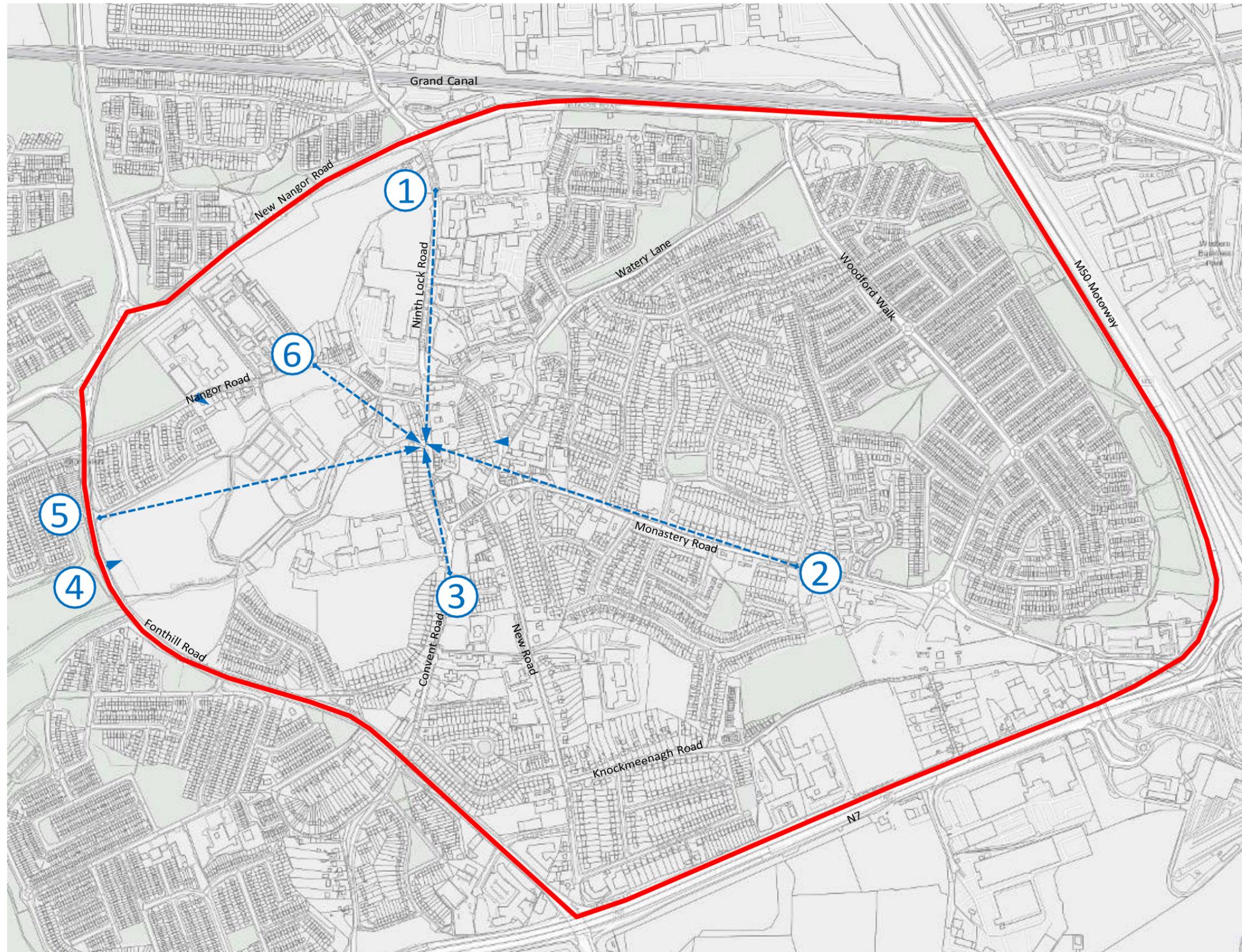


**Plate 14** Vernacular building forms and distinctive walled boundaries contribute to Clondalkin's distinct architectural identity

## APPENDIX A1

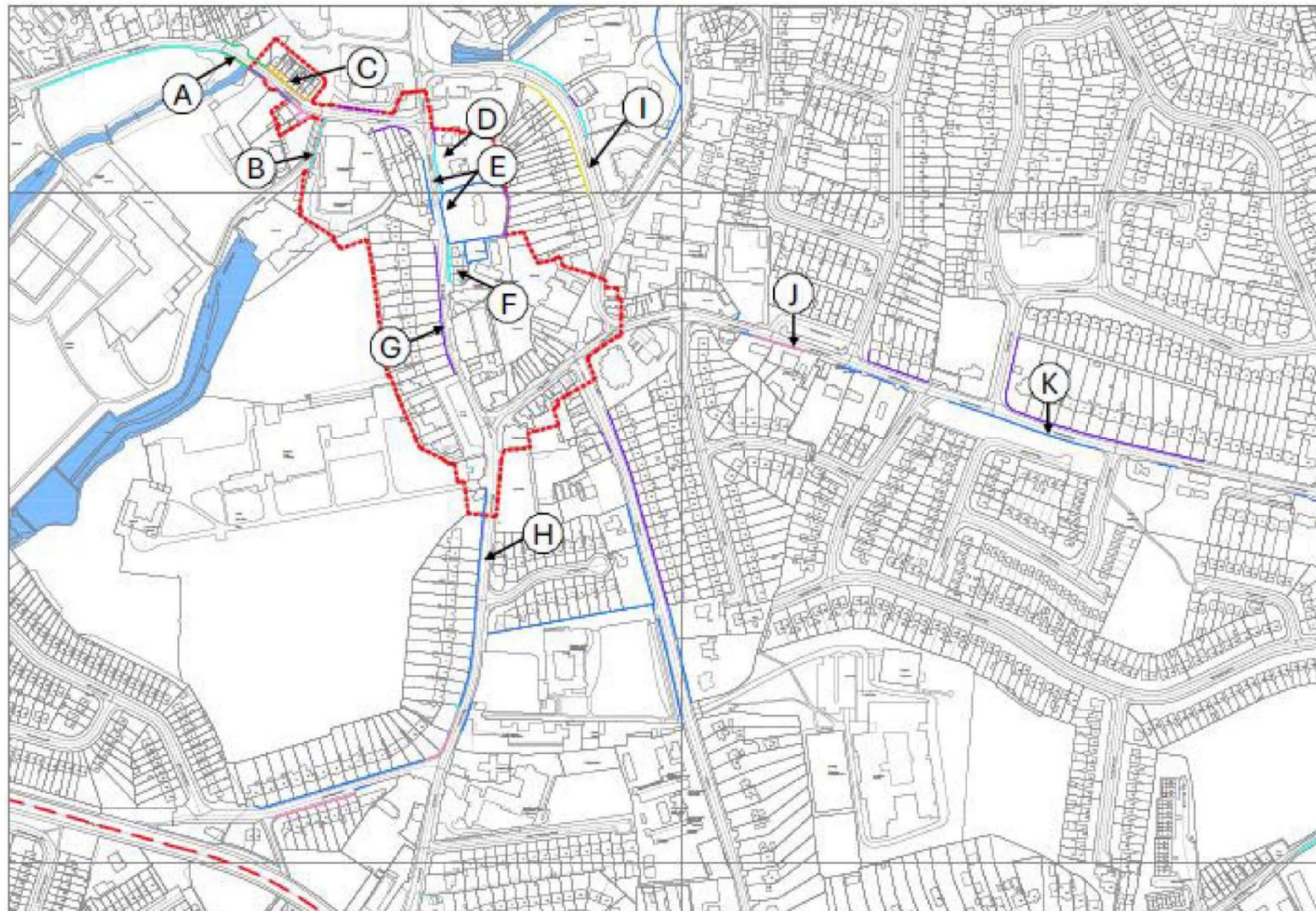
**MAP 1** Significant Views

**MAP 2** Positive Boundaries



**MAP 1:** Primary views of architectural heritage interest offering framed and glimpsed views of the Tower

*This map is illustrative in nature and indented to indicate the primary views of architectural landmarks within the Clondalkin Local Planning Framework Area (outlined)*



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<p><b>B</b> Circa 2.4m high wall, random rubble</p>	<p><b>C</b> Late 19<sup>th</sup> century wrought iron railings on cut granite plinth.</p>	<p><b>D</b> Circa 2.2m high wall, randomly coursed limestone, irregularly shaped blocks with rounded capping.</p>	<p><b>E</b> 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.</p>	<p><b>F</b> Circa 1.1m high wall, randomly coursed limestone blocks and 'hen' capping to form opening gates.</p>
<p><b>G</b> 20<sup>th</sup> century suburban boundary wall, with pebble dashed render. Failed render reveals roughly coursed limestone substrate.</p>	<p><b>H</b> Mixture of random rubble limestone walls and rendered walls on Monastery Rd.</p>	<p><b>I</b> Plinth on Orchard Rd. indicative of line of fosse.</p>	<p><b>J</b> Brick /masonry substrate, with render finish, rounded capping.</p>	<p><b>K</b> Fo. rrr; r Demes l le Wall j 'tra'ail le House Jon r. klllaste IVrui lMille limestone, wrnihmuh: i e r Dm!f'aloom</p>

**MAP 2:** Positive boundary walls within Clondalkin village  
 This map is illustrative in nature and not exhaustive. Vegetation and contemporary finishes may conceal early fabric.

## APPENDIX A2

Protected structures within the ACA



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



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