



Natural, Cultural and Built Heritage

Vision

Protect and enhance the key natural, cultural and built heritage assets which have shaped South Dublin County and continue to create a sense of place and local distinctiveness, including our diverse landscapes, our varied flora and fauna, our historic buildings and streetscapes, and our rich archaeological history, for current and future generations to appreciate and enjoy.

3.0 Introduction

The term ‘heritage’ refers to everything that we have inherited from previous generations. This inheritance can be both tangible and intangible, and it is reflected in both our natural and in our built environments.

Our tangible heritage includes our natural landscape with its rich diversity of habitats and species. It includes our built environment which is composed of every-day homes, streetscapes, agricultural and industrial buildings, and highly distinctive examples of ornate architecture. It also includes our rich archaeological history, reflected in both the visible above ground monuments and the below ground records. Heritage can also be intangible, or less obvious. This reflects our unique traditional customs, music, crafts, skills, oral history, local beliefs, myths and folklore. These are the human elements of our heritage which have built up over generations and which give us a sense of shared identity.

These tangible and intangible aspects of our heritage are not separate entities. They are very closely inter-linked, and they work together to create our distinctive cultural heritage. As we interact with our natural, built, and historical heritage, we are shaping our view of the world. We create an identity, and we build a sense of place for ourselves and for future generations.

Our cultural heritage assets are not static, however. Cultural heritage is a growing, ever-changing concept from generation to generation. Not everything can, or should be, preserved and what we retain, create, and build now will be our legacy for future generations, shaping their cultural identity.

The changes that are likely as a result of biodiversity loss and climate change will also bring challenges to our heritage assets, potentially altering our landscapes and affecting the integrity of our built and our historic features.

The challenge therefore is to manage the varied, inter-linking elements of our important cultural heritage resource in a truly sustainable manner, so that we can protect our heritage assets while promoting a quality of life and a sense of identity and pride in a vibrant, thriving County.

3.1 Heritage in South Dublin County

The landscape and its natural resources have shaped the economic development and the cultural identity of South Dublin County.

Since prehistoric times, the wide, flat, fertile, plain between the River Liffey to the north, and the hills of the Dublin Mountains to the south, offered many opportunities for settlement and agriculture. This is reflected today in the abundant archaeological heritage that is recorded from the low-lying plains to the tops of the Dublin Mountains, where a rich record of prehistoric tombs and other archaeological records point to the importance of this area in early cultures.

As communities developed around important ecclesiastical sites and key village centres, agriculture, trade, and industry blossomed. This brought a legacy of distinctive farm and estate architecture, ecclesiastical structures, industrial mills, streetscapes and residential buildings. Today these villages still hold strong cultural heritage identities and include Tallaght, Clondalkin, Lucan, Palmerstown, Templeogue, Rathfarnham, Saggart, Rathcoole, and Newcastle.

The County's underlying geology also contributed to the County's economic and industrial development by providing ample supplies of sand and gravel for construction purposes. Alongside this industry, the County's rivers provided the power for the numerous mills and other businesses that brought economic development to the County.

The County's rich built heritage assets contribute to our understanding and appreciation of the past and make a valuable contribution to the character and visual amenity of the County as well as to sustainability and climate action through their continued use and adaptation. It is therefore essential to review and safeguard for future generations the many and varied components of our built heritage including our protected structures, architectural conservation areas, country houses and estates and vernacular buildings.

South Dublin County Council recognises the value of the County's natural, built and cultural heritage, and is committed to ensuring that these assets continue to contribute to the future sustainable cultural and economic development of the County. A key challenge for the Development Plan is to balance the protection of these assets with the management of change, in a manner that enhances rather than diminishes both our tangible and our intangible heritage identity.

The Council supports the implementation of the County Heritage Plan and the County Biodiversity Action Plan. These Plans, through partnership with a wide range of agencies, groups and individuals, aim to protect and promote the County's heritage resources, so that they continue to contribute to the future sustainable development of the County.

3.2 Heritage and Climate Action

Our natural and built heritage plays a vital role in the reduction and absorption of carbon and consequently has a significant positive climate impact. Natural landscapes, areas of high amenity, trees and hedgerows and wildlife habitats make a significant contribution to carbon sequestration. Boglands also play an important role in embedding carbon. The provision of greenways offers opportunities for active travel and a shift away from car-based transport. Similarly, the re-use, adaptation and upgrading of our older and historic building stock will support a move towards a low-carbon society. Together, these measures will assist South Dublin County in achieving its climate action targets.

Policy NCBH1: Overarching

Protect, conserve and enhance the County’s natural, cultural and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations.

NCBH1 Objective 1:

To protect, conserve and enhance natural, cultural and built heritage features, seeking opportunities to identify, retain, protect, and incorporate heritage assets into plans and development.



NCBH1 Objective 2:

To support the objectives and actions of the County Heritage Plan and the County Biodiversity Action Plan in the promotion and protection of natural, built and cultural heritage, and to take full cognisance of the County’s Landscape Character Assessment and the County Geological Audit in the sustainable management of development.



NCBH1 Objective 3:

To carry out an audit and assessment, based on an initial pilot study of the County’s natural and built heritage assets including Council owned protected structures and archaeological features; to identify and safeguard these assets from the potential impacts of climate change; and to explore possible uses as part of climate change mitigation.



3.3 Natural Heritage

The County’s natural heritage and biodiversity is of local, national and international importance. It provides the base layer and foundations upon which the built environment, transport network, and sustainable communities evolve. Consequently, protecting and conserving our biodiversity and landscapes is pivotal to the health, wellbeing and quality of life of all our citizens. The term ‘biodiversity’ is used to describe all the different types of life that makes up our environment, including plants (flora), animals (fauna), and micro-organisms which work together to create ecosystems which maintain balance and support life. The importance of natural heritage and biodiversity is apparent from the wide-ranging EU and statutory protections in place in addition to conventions signed up to by the State.

3.3.1 Statutory Context and Planning Policy Guidance for Natural Heritage

There is a significant amount of EU and national legislation and many plans, policies and guidelines governing the area of natural heritage. The key legislation relating to this section of natural heritage has been indicated in the objectives and text as it arises.

Natural heritage is embedded in planning policy at national and regional levels through the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).

National Planning Framework, 2040

One of the aims of the National Planning Framework (NPF) is to protect, conserve and value our habitats, natural heritage and landscapes. It highlights the importance of the symbiotic relationships between natural heritage, cultural heritage, biodiversity and green infrastructure. The NPF includes National Policy Objectives (NPOs) relevant to the area of natural heritage including:

- **NPO 59** to *‘Enhance the conservation status and improve the management of protected areas and protected species’*; and
- **NPO 60** to *‘Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance’*.

The Regional Spatial and Economic Strategy

The RSES sets out Regional Strategic Outcomes which are aligned with International, EU and national policy and specifically identifies biodiversity and natural heritage as one of these outcomes. It recognises the need to conserve and enhance biodiversity through the protection of habitats and species and ensure the sustainable management of our natural resources, to promote climate resilience and support the transition to a low carbon economy by 2050. The RSES contains a number of Regional Policy Objectives (RPOs) which are particularly relevant to natural heritage and form the basis for a number of specific policies and objectives set out in this chapter:

- **RPO 7.15** states *‘Local authorities shall take opportunities to enhance biodiversity and amenities and to ensure the protection of environmentally sensitive sites and habitats, including where flood risk management measures are planned’*;
- **RPO 7.16** states *‘Support the implementation of the Habitats Directives in achieving an improvement in the conservation status of protected species and habitats in the Region and to ensure alignment between the core objectives of the EU Birds and Habitats Directives and local authority development plans’*;
- **RPO 7.17** states *‘Facilitate cross boundary co-ordination between local authorities and the relevant agencies in the Region to provide clear governance arrangements and coordination mechanisms to support the development of ecological networks and enhanced connectivity between protected sites whilst*

also addressing the need for management of alien invasive species and the conservation of native species’.

3.3.2 Biodiversity

South Dublin County has a rich biodiversity of flora and fauna, including insects, birds, fish and micro-organisms and their habitats in which they live and interact, such as grasslands, woodlands, streams, hedgerows, boglands, public parks and private gardens. All communities are part of nature and everything in nature is connected.

Ireland is a signatory to the Convention of Biological Diversity and has developed its National Biodiversity Action Plan in line with EU and International Biodiversity strategies and policies. In 2019 the Dáil and South Dublin County Council separately declared a climate and biodiversity emergency. The EU Biodiversity Strategy for 2030 sets out measures to protect 30% of EU land and sea territory with 10% of this ‘strictly protected’ and sets out measures aimed to achieve this. The importance of biodiversity and landscape in Ireland is underpinned by National Strategic Outcome 7 ‘Enhanced Amenity and Heritage’ of the National Planning Framework and associated strategic investment priorities in the implementation of the *National Biodiversity Action Plan (2017-2021)*. The 4th National Biodiversity Action Plan is due to be published in 2023. NPO 59 of the National Planning Framework and RPO 7.15 and 7.16 of the RSES reinforce the need to ensure protection and enhancement of environments and habitats. The role of biodiversity is further strengthened with the adoption of the *All-Ireland Pollinator Plan (2021-2025)* providing for natural management measures to protect native species.

Policy NCBH2: Biodiversity

Protect, conserve, and enhance the County’s biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.

NCBH2 Objective 1:

To support the implementation of the *National Biodiversity Action Plan (2017-2021)* and the *All-Ireland Pollinator Plan (2021-2025)* and to support the adoption and implementation of the *South Dublin County Biodiversity Action Plan (2020-2026)* and *Pollinator Action Plan (2021-2025)* and any superseding plans.



NCBH2 Objective 2:

To ensure the protection of designated sites in compliance with relevant EU Directives and applicable national legislation.



NCBH2 Objective 3:

To protect and conserve the natural heritage of the County, and to conserve and manage EU and nationally designated sites and non-designated locally important areas which act as ‘stepping stones’ for the purposes of green infrastructure and Article 10 of the Habitats Directive.



NCBH2 Objective 4:

To protect our rivers and in particular to avoid overdevelopment which could have an adverse effect on the biodiversity and ecosystems of the river.



3.3.3 Designated Areas for Nature Protection and Conservation

South Dublin County has a rich and varied natural heritage that includes a number of unique habitats, areas of natural interest and species that are designated for conservation under national and European legislation.

Protected sites located within the County under European legislation include Special Areas of Conservation (SAC) under the Habitats Directive and Special Protection Areas (SPAs) under the Birds Directive, known collectively as Natura 2000 sites. The Wildlife Acts underpin nature conservation and biodiversity in Ireland and provide for Natural Heritage Areas and proposed Natural Heritage Areas (pNHAs). These areas host a rich variety of rare, protected and vulnerable habitats and species and areas of geological interest. Wildlife networks and areas located outside of protected sites can also host a diverse and rich variety of rare, protected and vulnerable habitats and species.

Natura 2000 Sites

Directive 92 / 43 / EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) and Directive 2009 / 147 / EC on the conservation of wild birds (the Birds Directive) underpin biodiversity and nature conservation at a European level. Special Areas of Conservation (SAC) and Special Protection Areas (SPAs) under the Habitats and Birds Directives are known as 'European Sites' and collectively form part of a Natura 2000 network of protected areas across Europe. The main aim of the Habitats Directive is to achieve and maintain favourable conservation status for habitats and species that are considered to be at risk. The Habitats Directive has been transposed into Irish law through the European Communities (Birds and Natural Habitats) Regulations, 2011.

SACs are designated areas for habitats listed in Annex I and for species listed in Annex II of the EU Habitats Directive. SPAs are designated areas for wild birds listed in Annex I of the EU Birds Directive. These areas are legally protected under the Habitats Directive and the European Communities (Birds and Natural Habitats) Regulations, 2011 and are therefore afforded European and National protection.

It is a requirement under the Planning and Development Act, 2000 (as amended) for a Development Plan to include objectives for the conservation and protection of Natura 2000 and other sites. Development within the County has the potential to impact on the integrity of European Sites located both within and outside of the County, including those located in the Wicklow Mountains and Dublin Bay.

A Planning Authority must have regard to any European Site when making a decision in relation to any plans or projects. In accordance with *Appropriate Assessment of Plans and projects in Ireland, Guidance for Planning Authorities* (2009), any plans or

projects that are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, are subject to a screening for Appropriate Assessment unless they are directly connected with or necessary to the management of a Natura 2000 site.

Where it has been determined that Appropriate Assessment is necessary then a full Natura Impact Statement or Stage 2 Appropriate Assessment is required. Permission for a development can only be granted where the Council is satisfied that the proposal would not adversely affect the integrity of a Natura 2000 site unless it has been determined that there are among other things, imperative reasons of overriding public interest (IROPI), subject to the requirements of Article 6(4) of the Habitats Directive. (See also Chapter 12: *Implementation and Monitoring*).

The boundaries of protected areas may change and / or new sites may be proposed for designation during the lifetime of the Development Plan. Current information on boundaries of designated sites and conservation objectives can be found on the National Parks and Wildlife Service website, at: www.npws.ie There are a total of three European sites located within the County. Table 3.1 provides details of such sites and these are also identified on the Development Plan Land-Use Zoning maps that accompany this written statement.

Table 3.1: Natura 2000 Sites

Site Code	Site Name	European Site Type
001209	Glenasmole Valley	SAC
002122	Wicklow Mountains	SAC
004040	Wicklow Mountains	SPA

Policy NCBH3: Natura 2000 Sites

Conserve and protect Natura 2000 sites and achieve and maintain favourable conservation status for habitats and species that are considered to be at risk through the protection of the Natura 2000 network from any plans or projects that are likely to have a significant effect on their coherence or integrity.

NCBH3 Objective 1:

To prevent development and activities that would adversely affect the integrity of any Natura 2000 site located within or adjacent to the County and promote the favourable conservation status of the habitats and species integral to these sites.



NCBH3 Objective 2:

To ensure that plans, including land use plans, will only be adopted, if they either individually or in combination with existing and / or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a plan is likely or might have such a significant adverse effect (either alone or in combination), South Dublin County Council will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92 / 43 / EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the plan will not adversely affect the integrity of any European site, will South Dublin County Council adopt the plan, incorporating any necessary mitigation measures. A plan which could adversely affect the integrity of a European site may only be adopted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.



NCBH3 Objective 3:

To ensure that planning permission will only be granted for a development proposal that, either individually or in combination with existing and / or proposed plans or projects, will not have a significant adverse effect on a European Site, or where such a development proposal is likely or might have such a significant adverse effect (either alone or in combination), the planning authority will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92 / 43 / EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority agree to the development and impose appropriate mitigation measures in the form of planning conditions. A development proposal which could adversely affect the integrity of a European site may only be permitted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation.



Proposed Natural Heritage Areas

Natural Heritage Areas (NHAs) are designated to conserve and protect species and habitats of national importance in Ireland and are established under the Wildlife Acts. NHAs normally relate to habitats that are considered to be ecologically important or host flora and fauna species whose habitats are considered to need protection. These can include species listed under the European Habitats and Bird Directives. In South Dublin County there are seven proposed NHAs (pNHAs), which were originally identified on a non-statutory basis but have not been formally designated. A process is underway by the National Parks and Wildlife Service to resurvey and formally designate some pNHA sites as NHAs on a country-wide basis. In the meantime, a degree of protection is afforded to pNHAs under County Development Plans and other environmental protection schemes. All pNHAs in the County are shown on the Development Plan maps which accompany this written statement. Brittas Ponds, which are part of the Slade of Saggart and Crooksling Glen proposed Natural Heritage Area (pNHA), are a Wildlife Sanctuary, Code WFS-18, where the shooting of

game birds is not allowed due to their exclusion from the Open Season Order under the Wildlife Acts, 1976 to 2018.

The two SACs within the County were initially identified as pNHAs and retain both designations. The following seven pNHAs are identified within the County, with those at Glenasmole Valley and Wicklow Mountains also being Natura 2000 sites:

Table 3.2: Proposed Natural Heritage Areas in South Dublin County

Site Code	Site Name	Also Natura 2000 Site
000991	Dodder Valley	No
000128	Liffey Valley	No
002104	Grand Canal	No
001212	Lugmore Glen	No
000211	Slade of Saggart and Crooksling Glen	No
001209	Glenasmole Valley	Yes (SAC)
002122	Wicklow Mountains*	Yes (SAC and SPA)

* The Wicklow Mountains pNHA extends into South Dublin County.

Policy NCBH4: Proposed Natural Heritage Areas

Protect the ecological, visual, recreational, environmental and amenity value of the County’s proposed Natural Heritage Areas and associated habitats and species.

NCBH4 Objective 1:

To ensure that any proposal for development within or adjacent to a proposed Natural Heritage Area (pNHA) is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the pNHA particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.



NCBH4 Objective 2:

To restrict development within or adjacent to a proposed Natural Heritage Area to development that is directly related to the area’s amenity potential subject to the protection and enhancement of natural heritage and visual amenities including biodiversity and landscapes. Such developments will be required to submit an Ecological Impact Assessment prepared by a suitably qualified professional.



NCBH4 SLO1:

To promote opportunities to improve the habitat relating to the Lugmore Glen pNHA and to ensure that any proposals for development have full regard to the sensitivities of the area within the pNHA and along the Tallaght Stream.



Protection of Habitats and Species Outside of Designated Areas

The County supports a range of flora and fauna, and their habitats which are not protected under European or Irish legislation. In other cases, whilst the species themselves are protected, such as in the case of all wild bird species and many mammal species under Wildlife Acts, 1976 to 2018, their habitats are not. The habitats of rare species in particular have an important natural heritage and ecological value for the County and should be protected. Such species include rare plants listed in the Red Data Lists of Irish Plants and especially those covered by the Flora Protection order, 2015, (or other such orders). All bat species and the otter are subject to a system of strict protection under the European Habitats Directive (92 / 43 / EEC), which includes protection of their resting and breeding places, and it would be desirable where possible to protect their foraging habitats as well.

A number of habitats and species listed in Annex 1 and Annex 2 of the Habitats Directive are also known to occur at locations outside of protected sites. Strict protection is afforded under Annex IV of the Habitats Directive to some of these species, for example all bat species and otter. The planning process will seek to protect rare and threatened species, including species protected by law and their habitats. Applicants must demonstrate that proposals will not have a significant adverse impact on such species and their habitats. The Planning Authority will take account of the views of the Prescribed Bodies and any licensing requirements in relation to protected species.

Wildlife habitats that are not nationally designated may still be important at a County level by acting as Green Infrastructure stepping-stones within the wider ecological network. This is encapsulated by Article 10 of the Habitats Directive which encourages the management of features of the landscape which are of major importance for wild plant (flora) and animals (fauna) and which are essential for the migration and dispersal of species.

Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas

Protect and promote the conservation of biodiversity outside of designated areas and ensure that species and habitats that are protected under the Wildlife Acts 1976 to 2018, the Birds Directive 1979 and the Habitats Directive 1992, the Flora (Protection) Order 2015, and wildlife corridors are adequately protected.

NCBH5 Objective 1:

To ensure that development does not have a significant adverse impact on biodiversity, including known rare and threatened species, and that biodiversity enhancement measures are included in all development proposals.

NCBH5 Objective 2:

To ensure that an Ecological Impact Assessment is undertaken for developments proposed in areas that support, or have the potential to support, protected species or features of biodiversity importance, and that appropriate avoidance and mitigation measures are incorporated into all development proposals.

3.3.4 Areas of Significant Amenity Value

The County contains many key natural assets including: the Dublin Mountains within the Wicklow Mountains National Park, the Liffey River Valley, the Dodder River Valley, the Grand Canal, and a number of smaller river corridors including the Griffeen, Camac, and Owendoher Rivers.

These natural assets are considered to:

- Support nationally and regionally unique habitats, biodiversity, and fragile ecosystems;
- Have important recreational, tourism and cultural roles;
- Provide or support forestry, agriculture and carbon sequestration;
- Provide green buffers / green wedges between built up areas;
- Improve air quality and provide for natural flood plains and riparian corridors.

The Dublin Mountains within the Wicklow Mountains National Park, the Grand Canal, and the valleys of the River Liffey and Dodder are areas of important heritage and significant amenity value, not just for South Dublin County but for the Greater Dublin Area as a whole. These areas are also identified as significant green corridors and landscape features within the South Dublin County Green Infrastructure (GI) Strategy set out under Chapter 4: *Green Infrastructure* and Appendix 4: *Green Infrastructure, Local Objectives and Case Studies*. The GI Strategy guides the principles of protection for key ecosystem services and mitigation for climate change in the County Development Plan. This section of the chapter should be read in conjunction with Appendix 9: *South Dublin Landscape Character Assessment*.

Dublin Mountains

The Dublin Mountains and their associated upland areas occupy the southern part of the County, extending into the adjoining administrative areas of Dún Laoghaire-Rathdown and Wicklow. The diverse topography and landcover of the Dublin Mountains include areas of natural beauty and landscape character, a diverse archaeological record with a long cultural heritage of human settlement and land use that extends to the present day, a long geological history, and an ecological importance that includes three of the County's protected Natura 2000 sites.

The Landscape Character Assessment of South Dublin County highlights the sensitivity and high value of the Dublin Mountains landscape. The area is recognised as a key element of Green Infrastructure in the County's Green Infrastructure Strategy, offering many opportunities for communities and individuals to engage with natural and cultural heritage and tourism, and with active recreational opportunities such as orienteering, climbing, walking, running, hiking and mountain bike trails. The mountain habitats that include bogs, moorlands, and woodlands also assist with climate mitigation measures by sequestering (capturing and storing) carbon and managing rainwater run-off.

Achieving a balance that facilitates enjoyment of the recreational and tourism opportunities presented by the Dublin Mountains with the protection of the

landscape’s sensitive ecological sites, its ecosystem services, its cultural heritage, and support for its rural communities, is a priority of this Development Plan.

<p>Policy NCBH6: Dublin Mountains</p>	
<p>Protect and enhance the visual, environmental, ecological, geological, archaeological, recreational and amenity value of the Dublin Mountains, as a key element of the County’s Green Infrastructure network.</p>	
<p>NCBH6 Objective 1:</p> <p>To support the <i>Dublin Mountains Partnership</i> in conjunction with other stakeholders in the delivery of co-ordinated and sustainable amenity initiatives for the wider Dublin Mountains, recognising and protecting the ecological, geological, archaeological, and cultural heritage of the Mountain landscape.</p>	
<p>NCBH6 Objective 2:</p> <p>To restrict development within areas designated with Zoning Objective ‘HA-DM’ (To protect and enhance the outstanding natural character of the Dublin Mountains Area) and to ensure that new development:</p> <ul style="list-style-type: none"> → does not significantly impact on sensitive habitats, species, or ecosystem services; → is related to the area’s amenity potential or to its use for agriculture; mountain or hill farming; and → is designed and sited to minimise environmental and visual impacts. 	
<p>NCBH6 Objective 3:</p> <p>To ensure that development proposals within the Dublin Mountains protect existing ecological and geological features and archaeological landscapes.</p>	
<p>NCBH6 Objective 4:</p> <p>To ensure that any permitted development supports the principles and protections included in the South Dublin County Green Infrastructure Strategy, recognising the significant value for amenity and ecosystem services provided by the Dublin Mountains for the Greater Dublin Area.</p>	
<p>NCBH6 Objective 5:</p> <p>To ensure that any development above the 350-metre contour in the Dublin Mountains will seek to protect the open natural character of mountain heath, gorselands and mountain bogs.</p>	
<p>NCBH6 Objective 6:</p> <p>To enhance and protect our rural traditions by preserving traditional common grazing grounds in Bohernabreena and Glenasmole Valley and to encourage the grazing of such areas by local farmers and support alternative methods of stock control on the commonage.</p>	
<p>NCBH6 Objective 7:</p> <p>To support the re-routing of the Dublin Mountains Way away from public roads by improving access to publicly owned lands and investigating additional opportunities for permissive access paths, wherever possible.</p>	

Liffey River Valley and Special Amenity Area Order

From the Ice Age to the present day, the River Liffey has profoundly influenced the development of the landscape and the cultural heritage of the communities that have settled along its banks, from its origins in the Wicklow Mountains, through the lowlands of County Kildare, through South Dublin County and Fingal, to where it enters the sea in Dublin City. Today, the Liffey River generally forms the administrative boundary between South Dublin County and Fingal, passing through a picturesque landscape of open parkland settings and wooded slopes overlooking the meandering river.

Village settlements at Lucan and Palmerstown represent the long interaction between local communities and the river. This is demonstrated in the range of built heritage features throughout that give these villages their unique identities, recalling a history of habitation, industry, and architectural styles from vernacular to splendid estates and ecclesiastical structures.

A Special Amenity Area Order (SAAO) was made for the Liffey Valley by Dublin County Council in 1990 and now straddles the administrative boundaries of South Dublin County Council and Fingal County Council. The extent of the area covered by the SAAO is from Lucan Bridge to Chapelizod; the area within the County is identified on the County Development Plan Land-Use Zoning maps that accompany this written statement.

An SAAO is primarily used to protect areas of outstanding natural beauty or areas with special recreational value, having regard to any benefits for nature conservation. The Liffey Valley SAAO, which runs along the northern boundary of the County, is an exceptional asset for the Greater Dublin Area with its rich scenic landscape setting and added ecological, cultural and built heritage. The SAAO includes an objective to preserve and enhance the character or special features of the area and objectives to limit development within the SAAO. The strict High Amenity zoning of the Development Plan ensures that the SAAO objectives can be met.

A section of the river valley is designated as a proposed Natural Heritage Area (pNHA) and the whole river valley is a key element of South Dublin County's Green Infrastructure Strategy. Being for the most part undeveloped, the banks of the river valley offer a natural and dark corridor between the urban areas of South Dublin and Fingal Counties which extends from Dublin City into County Kildare. This corridor is important for protected species such as light-sensitive bats, and for otter, kingfisher, and a range of other waterfowl, fish, and small mammals. Rare species of plants and insects occur in the woodlands and along the riverbank.

The Landscape Character Assessment for the Liffey River Valley identifies this area as having a Medium to High Landscape Value and Sensitivity.

While Council parks that facilitate access to the river are located at Palmerstown in the east (Waterstown Park) and at Lucan in the West (Lucan Demesne), public access to the remaining river valley is limited. Opportunities to strengthen this public amenity by creating additional appropriate access to the river and improving

permeability to adjacent counties is an objective of the Development Plan. The protection and enhancement of the sensitive river valley landscape and its associated natural and built heritage features is also a Development Plan priority.

Policy NCBH7: Liffey River Valley and Special Amenity Area Order

Protect and enhance the special amenity value of the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County's Green Infrastructure network and implement the provisions of the Liffey Valley Special Amenity Area Order (SAAO).

NCBH7 Objective 1:

To restrict development within areas designated with Zoning Objective 'HA-LV' (To protect and enhance the outstanding character and amenity of the Liffey Valley) and to ensure that new development:

- does not significantly impact on built or cultural heritage assets, on sensitive habitats, species, or ecosystem services;
- is related to the area's amenity potential;
- is designed and sited to minimise environmental and visual impacts; and
- enhances the County's green infrastructure network.



NCBH7 Objective 2:

Within areas designated 'High Amenity - Liffey Valley' ('HA-LV'), non-residential development will only be permitted where it:

- relates to the area's amenity potential or to its use for agriculture or recreational purposes, including recreational buildings; or
- comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and
- preserves the amenity value of the river valley including its biodiversity value, its landscape value, and views or vistas of the river valley.



NCBH7 Objective 3:

To improve and extend the Liffey Valley Special Amenity Area Order along the Liffey Valley area in South Dublin from the border with Dublin City administrative area to Kildare County and promote its tourism potential subject to the protection of its biodiversity and ecological value.



NCBH7 Objective 4:

To facilitate and support the development of the Liffey Valley (Zoning Objective 'HA-LV') as an interconnected green space and park in collaboration with Dublin City Council, Fingal County Council, Kildare County Council, the OPW and other State agencies, existing landowners, community groups and sectoral and commercial interests in accordance with the Ministerial Order for the Liffey Valley SAAO by:



- Carrying out a study of the lands that comprise Liffey Valley inclusive of the Special Amenity Area Order (SAAO) and adjacent lands;
- Investigating and determining, as part of the study, viable and appropriate uses to support and facilitate the development of a Regional Park (Liffey Valley Park), with particular emphasis on enhancing the recreation, amenity value and accessibility of the area while protecting the valley's biodiversity and enhancing the green infrastructure network;
- Identifying and designating, as part of the study, possible future new pedestrian routes and footbridge locations in accordance with '*Towards a Liffey Valley Park*' (2007) or any superseding plan, including potential permissive access routes.

Universal accessibility for all should be balanced with ensuring that environmental and built heritage sensitivities are not negatively impacted upon.

NCBH7 Objective 5:

To ensure that development proposals within the Liffey Valley, including local and regional networks of walking and cycling routes

- avoid impacts on the Valley's sensitive landscape character and ecological network;
- maximise opportunities for enhancement of existing features;
- protect and incorporate natural and built heritage features as part of the County's Green Infrastructure network;
- do not prejudice the future creation and development of interconnected public parklands.

NCBH7 Objective 6:

To actively pursue the extension of publicly owned lands, either by direct purchase or land swap within and adjacent to the Liffey Valley Special Amenity Area to create a linked series of park land and open spaces.

**NCBH7 Objective 7:**

To work in collaboration with the owners of lands along the length of the river to seek to provide appropriate public access.

NCBH7 Objective 8:

To facilitate the development of Council owned lands adjacent to the Hermitage Clinic and elsewhere within the Liffey Valley as publicly accessible parkland and Green Infrastructure links, as appropriate.

NCBH7 Objective 9:

To facilitate the reuse of an appropriate existing building in Lucan and Palmerstown as a tourist amenity and educational / interpretive centre.

NCBH7 SLO 1:

To investigate the potential of collaborating with Fingal County Council for the re-use of Shackleton's Mill as a tourism destination given its location in proximity to Lucan Village.

NCBH7 SLO 2:

To work in collaboration with the owners of St Patrick's Hospital lands at St Edmundsbury, Lucan in the preparation of a Masterplan to examine the potential for the future provision of mental health services and accommodation on the existing hospital campus lands. The Masterplan will have full regard to the setting and integrity of the Protected Structures on the lands, the highly sensitive environmental characteristics of the site in relation to the Liffey Valley and Green Infrastructure principles and the need to provide appropriate public access including an area of accessible public realm within the lands and connectivity to adjacent lands to further the overall objective of developing a Liffey Valley public park.

Dodder River Valley

The Dodder River Valley extends in a north-easterly direction from the Dublin Mountains, passing through the urban environments of South Dublin County, Dún Laoghaire-Rathdown, and Dublin City, before entering the sea at the Grand Canal Basin at Ringsend. In effect, the River Dodder connects the High Amenity area of the Dublin Mountains to Dublin Bay, creating a corridor of national importance through the city of Dublin for key species and habitats and for the residents of Dublin City. A section of the river between Old Bawn Bridge and the City Weir at Firhouse / Balrothery is recognised as a proposed Natural Heritage Area (pNHA).

The Dodder Valley Linear Park comprises a series of mostly interconnected public parks along the river, stretching from Kiltipper Park at the river's upper reaches to the Lower Dodder Road at the County boundary in Rathfarnham. The open nature of the landscape along much of this linear park provides scenic views back up into the Dublin Mountains, while also offering glimpses of shady stretches of riverbed through riverbank woodland in other locations.

The River Dodder holds significant historical, archaeological, and cultural importance also, being the backdrop for centuries of habitation and industry along its route. Today, its natural character and accessibility is of significant importance to local residents, who value the opportunities it offers for engagement with nature in the urban landscape and for active and passive recreation. The Dodder Greenway facilitates a walking and cycling route along much of its length.

Policy NCBH8: Dodder River Valley

Protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Dodder Valley, as a key element of the County’s Green Infrastructure network.

NCBH8 Objective 1:

To restrict development within areas designated with Zoning Objective ‘HA-DV’ (To protect and enhance the outstanding character and amenity of the Dodder Valley) and ensure that new development:

- does not significantly negatively impact on cultural heritage assets, on sensitive habitats, species, and ecosystem services;
- is related to the area’s amenity potential;
- is designed and sited to minimise environmental and visual impacts; and
- enhances the County’s green infrastructure network.



NCBH8 Objective 2:

To ensure that development within the Dodder Valley will not prejudice the future creation and development of further interconnected public parklands along the River Dodder.

NCBH8 Objective 3:

To recognise the key role the Dodder River plays as an ecological corridor and a provider of ecosystem services in the County’s Green Infrastructure, by facilitating and supporting the continued development of the Dodder Valley (Zoning Objective ‘HA-DV’) as a linear park, greenway, and an area of high amenity, recreational, heritage, geology, biodiversity and conservation value.



NCBH8 Objective 4:

Within areas designated ‘High Amenity – Dodder Valley’, non-residential development will only be permitted where it:

- relates to the area’s amenity potential or to its use for agriculture or recreational purposes, including recreational buildings and accessibility; or
- comprises the redevelopment of or extensions to existing commercial or civic uses or development of new commercial or civic uses within an existing established area of commercial or civic activity; and
- preserves or improves the amenity value of the river valley including its landscape value, views or vistas of the river valley and its biodiversity value.



NCBH8 Objective 5:

To protect the upper Dodder Valley from Old Bawn Bridge to Fort Bridge as an ecological network free from intrusive lighting, facilitating the protection of light-sensitive species availing of the river corridor, and providing an appropriate urban / rural transition experience for all.



Grand Canal

The Grand Canal (pNHA) is an artificial linear waterway that hosts a rich variety of habitats and plant and animal species, including protected species. It acts as a direct national link and an ecological corridor between the River Shannon and Dublin Bay and is a key element in South Dublin County's ecological and green infrastructure network. The Grand Canal is recognised as a proposed Natural Heritage Area.

The construction of the Grand Canal commenced in South Dublin County in 1756, at a location west of Clondalkin. Today, the Canal with its associated locks, canal buildings and mill structures contribute to the unique setting and historic character of South Dublin County. Its towpaths also provide an uninterrupted corridor for pedestrian and cyclist movement, while the linear feature itself acts as a corridor for wildlife, habitats, and ecosystem services.

The protection of the Canal landscape and its environment is a priority of the Development Plan.

Policy NCBH9: Grand Canal

Protect and promote the Grand Canal as a key component of the County's Green Infrastructure and ecosystem services network, and protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal, recognising its sensitivities as a proposed Natural Heritage Area with adjacent wetlands and associated habitats.

NCBH9 Objective 1:

To protect and enhance the important biodiversity resource offered by the Grand Canal, recognising and protecting the vital function that the Canal provides as a key corridor for habitats and wildlife from the River Shannon to Dublin Bay.



NCBH9 Objective 2:

To facilitate the appropriate development of the Grand Canal as a recreational route for walking, cycling, nature study and water-based activities including fishing, canal boating, rowing, paddle boarding and canoeing / kayaking, subject to environmental safeguards and assessments.



NCBH9 Objective 3:

To ensure that development along or adjacent to the Grand Canal contributes to the creation of an integrated network of appropriately designed walking and cycling routes connecting with the Grand Canal Way Green Route and which takes due cognisance of the sensitive nature of this national ecological corridor.

NCBH9 Objective 4:

To ensure that development along and adjacent to the Grand Canal protects and incorporates natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species and biodiversity and a fully functioning Green Infrastructure network.



NCBH9 Objective 5:

To ensure that development along or adjacent to the Grand Canal protects, incorporates and enhances built and industrial heritage features, particularly historic canal and mill buildings, and also sets out to protect the setting of such built heritage features.

NCBH9 Objective 6:

To seek the extension of the Grand Canal Way Green Route from the 12th Lock to Hazelhatch in partnership with Waterways Ireland and Kildare County Council, as one of the priority projects of the Cycle South Dublin programme, ensuring the safeguarding and enhancement of the ecological sensitivities as identified along this section of the Canal.

**NCBH9 Objective 7:**

To ensure that all development proposals along the Grand Canal are accompanied by an EclA (ecological impact assessment) prepared by a qualified ecologist and that the recommendations of the EclA are incorporated into any development proposals including a landscape plan prepared by a qualified landscape architect. Where new canal crossings (that is, footbridges / cycle bridges) are proposed, they should be designed so as to avoid fragmentation of linear habitat associated with the Grand Canal.



3.3.5 Invasive Species

Invasive species of flora and fauna can represent a major threat to local, regional and national biodiversity, and pose a significant threat to native vegetation and wildlife by destroying their habitats or by introducing new diseases. Their prevalence can be accelerated by climate change and can have detrimental economic impacts on agricultural and forestry sectors. Prohibitions are in place in relation to the introduction or dispersal of certain invasive species as set out in the Third Schedule of the *European Communities (Birds and Habitats Regulations 2011 (S.I. 477 / 2011))*. A list of invasive species in Ireland is available from the National Biodiversity Data Centre.

Policy NCBH10: Invasive Species

Protect against and prevent the introduction and spread of invasive species within the County and require landowners and developers to adhere to best practice guidance in relation to the control of invasive species.

NCBH10 Objective 1:

To ensure that development proposals do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, applicants should submit a control and management programme with measures to prevent, control and / or eradicate the particular invasive species as part of the planning process and to comply with the provisions of the *European Communities Birds and Habitats Regulations 2011 (S.I. 477 / 2011)*.

NCBH10 Objective 2:

To ensure that the Council promptly and appropriately treats invasive species such as Japanese Knotweed, including where notified by members of the public that such species, located on public lands, pose a potential threat to property.

3.3.6 Protection of Trees and Hedgerows

Trees contribute greatly to visual amenity by creating a setting for buildings and softening and greening streetscapes in built-up areas and by adding significant visual interest in more rural areas. Hedgerows often mark historic field patterns and townland boundaries and significantly enhance the landscape character of rural areas. Trees and hedgerows also perform a vital role as wildlife habitats, biodiversity corridors and essential green elements in the County's green infrastructure network. They have a further crucial role in carbon sequestration (capturing and storing carbon), contributing to the alleviation of climate change.

The Planning and Development Act, 2000 (as amended) allows Planning Authorities to make provision for the preservation of any tree, trees, group of trees or woodlands by way of a Tree Preservation Order (TPO) where it is carried out in the interest of expediency, amenity or the environment. There is a total of four TPOs registered within the County, which are listed in Table 3.3 and identified on the Development Plan land-use zoning maps.

The Council's Tree Management Policy *Living with Trees (2021-2026)* sets out a proactive tree management programme to expand the tree canopy in the County and includes a section on TPOs.

Table 3.3: Tree Preservation Orders

Tree Preservation Order	Location
Dublin County Council Tree Preservation Order (St Brigid's Clondalkin) Order 1973	St Brigid's (now Newlands Garden Centre), New Road, Clondalkin, Dublin 22.
Dublin County Council Tree Preservation Order (Beaufort Downs, Rathfarnham) Order 1987	Beaufort Downs, Rathfarnham, Dublin 14.
Dublin County Council Tree Preservation Order (Quarryvale, Brooklawn) (Liffey Valley No.1) Order 1990	Townland of Quarryvale and Brooklawn, Palmerstown, Dublin 20.
South Dublin County Council Tree Preservation Order (Coolamber Site) Order 2015	Newcastle Road, Lucan.

Policy NCBH11: Tree Preservation Orders and Other Tree / Hedgerow Protections

Review Tree Preservation Orders (TPO) within the County and maintain the conservation value of trees and groups of trees that are the subject of a Tree Preservation Order while also recognising the value of and protecting trees and hedgerows which are not subject to a TPO.

NCBH11 Objective 1:

To review Tree Preservation Orders within the County and maintain the conservation value of trees and groups of trees that are the subject of any Tree Preservation Order.

NCBH11 Objective 2:

To regularly evaluate and identify trees of amenity value within the County with a view to making them the subject of Tree Preservation Orders or otherwise protecting them and to furnish information to the public in this regard.

NCBH11 Objective 3:

To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account *Living with Trees: South Dublin County Council's Tree Management Policy (2015-2020)* or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.

NCBH11 Objective 4:

To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County's green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries. (Refer also to Chapter 4: *Green Infrastructure*).

NCBH11 Objective 5:

To ensure that intact hedgerows / trees will be maintained above the 120m contour line within the County ensuring that the strong rural character will not be diluted and that important heritage features and potential wildlife corridors are protected.

3.3.7 Geology

The geology of South Dublin County is recognised as an intrinsic component of the County's natural heritage resource. Its fertile low-lying limestone soils formed the foundation of the County's rich agricultural heritage while its deposits of sands, gravels, and rock in the uplands sustained generations of extractive industries. This geology is represented by three main periods of geological activity.

The oldest geology is in the southwestern part of the County. This is composed of Ordovician volcanic rocks and Silurian sedimentary rocks, formed on the floors of

ancient seas approximately 470 to 440 million years ago. These were uplifted to form higher ground which was then injected with large masses of granite during the Devonian Period around 405 million years ago. South Dublin County marks the northern end of the Leinster Granite chain. As well as granite, a series of dolerite dykes were also intruded across South Dublin County and these can be seen today in Ballinascorney Quarry.

The northern half of the County is formed of younger Carboniferous Limestone rocks, deposited in a deep marine basin around 340 million years ago. This limestone is a muddy limestone known as Calp, and it underlies most of Dublin County. This form of limestone is well displayed in the Belgard Quarry.

The third element of the County's geological heritage is represented by the most recent Quaternary period. This commenced approximately 2 million years ago and involved numerous warm periods interspersed by Ice Ages. Ice eroded the previously created rocky landscape and deposited glacial gravels and sands in places such as the eskers in Greenhills and Lucan, and the extensive plains around Brittas in the south end of the County. Since the end of the last Ice Age 10,000 year ago, rivers like the Dodder have modified these glacial sediments, forming meandering river terraces.

Sites of Geological Interest in South Dublin County

An audit of the geological heritage of South Dublin County in 2014 identified 10 sites of particular geological interest in South Dublin County, as set out in Table 3.4. This survey was undertaken in conjunction with the objectives of the Irish Geological Heritage Programme of the Geological Survey of Ireland which aims to identify County Geological Sites (CGS) for recognition and protection in County Development Plans.

These 10 County Geological Sites represent South Dublin County's geological history, comprising sites that display Carboniferous limestone, Caledonian dolerites and Ordovician siltstones, and the consequences of the glacial history of the Quaternary period.

The County Geological Sites are recognised as an intrinsic component of South Dublin County's natural heritage resource, to be protected from potentially damaging development and to be promoted for their educational, scientific, recreational, and geo-tourism potential. The County Geological Sites protected under this Development Plan are mapped on the land-use zoning maps that accompany this written statement.

The nature and operation of extractive industries and road construction projects often reveals and exposes areas of geological interest. When these industries and projects are undertaken in conjunction with appropriate planning and recording objectives, the ongoing operation of these activities is considered to be generally compatible with objectives for the protection and promotion of geological heritage.

The inclusion of County Geological Sites in the County Development Plan therefore

provides protection for these sites by requiring adherence to appropriate planning mechanisms, thereby avoiding inadvertent damage or eradication of important geological records. Such planning mechanisms also provide for a wider public consultation and debate while striving to achieve the sustainable management of the County's natural resources.

Table 3.4: Geological Sites for Protection

County Geological Sites	Location / Townland	Summary Description
Dodder Terraces	Kiltipper, Ballymace, Friarstown Upper, Bohernabreena, Killininny, Tallaght, Tymon South, Knocklyon, Templeogue, Oldbawn	Flat-topped elevated terraces that formed river floodplain along the Dodder River during the last deglaciation
Greenhills Esker	Kilnamanagh, Tymon North	Large ridge comprising sand and gravel
Kippure	Powerscourt Mountain, Kippure, Castlekelly	Landmark mountain with eroded peat, exposed granite sands, and granite blocks
Lucan Esker	Lucan and Pettycanon, Esker South	Large ridge comprising sand and gravel
Newcastle Buried Channel	Newcastle Farm, Newcastle Demesne, Glebe, Athgoe North, Newcastle South, Ballynakelly, Newcastle North, Cornerpark, Commons Little	A deep buried channel in the Carboniferous Limestone bedrock, representing the site of a former Vauclosian Spring type cave (a large resurgence of groundwater from a cave)
Brittas Gravel Complex	Calliaghstown Upper, Slievethoul, Slademoore, Crockaunadreenagh, Brittas Little, Brittas Big, Glenaraneen, Lugg, Raheen, Gortlum, Mountseskin, Aghfarrell, Ballinascorney Upper	Large accumulation of deposited sands and gravels
Belgard Quarry	Cheeverstown, Belgard, Bedleshill, Kingswood	Large working quarry - Carboniferous limestone

Liffey Valley Centre Road Sections	Yellow Walls, Irishtown, Quarryvale	Roadside exposures of Calp limestones
N4 Lucan cutting	Lucan and Pettycanon, Esker South	Roadside exposure of Calp limestones
Ballinascorney Quarry	Ballinascorney Upper	Large abandoned quarry - Caledonian dolerite and Ordovician siltstones
Monastery Road Quarry*	Monastery Road, Clondalkin	Limestone Quarry including cliffs

* Inserted without GSI recommendation

Policy NCB12: Geological Sites

Maintain the conservation value and seek the sustainable management of the County's geological heritage resource.

NCBH12 Objective 1:

To protect identified County Geological Sites from inappropriate development, avoiding potential conflicts with other ecological and cultural assets by engaging in consultation, and to promote the importance and potential of such sites through the County's Heritage Plan.

3.4 Cultural Heritage

The cultural heritage of the County is rich and varied and reflects the different origins, distinct cultural identities and development patterns that have evolved around the amalgamation of previously industrial and rural villages that make up the County. Cultural heritage is the link between natural and built heritage; it encompasses the human influence on the natural environment, including our landscapes with their field patterns, our industrial heritage of mill buildings, canal locks and weirs and the rich archaeological history reflected in monuments that are visible above ground and those found below ground. Cultural heritage also embraces the County's traditional customs, music, oral history, language, beliefs, skills and folklore. This intangible heritage is not static, but changes and evolves over time.

3.4.1 Statutory Context and Planning Policy Guidance for Cultural Heritage

Cultural heritage is embedded in planning policy at national and regional levels through the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).

The National Planning Framework (NPF) recognises '*Enhanced Amenities and Heritage*' as a National Strategic Outcome and sees our natural, cultural and built heritage as having a fundamental value that adds to the identity and sense of place of urban and rural areas. Promotion and safeguarding of the Irish language and

culture is also one of the NPF objectives.

The Regional Spatial and Economic Strategy (RSES) views cultural heritage as the fabric of our lives and societies, surrounding us in the buildings of our towns and cities, our landscapes, natural sites, monuments and archaeological sites, as something that brings communities together and builds shared understandings of the places in which we live.

The RSES sets out Regional Strategic Outcomes which are aligned with international, EU and national policy and specifically identifies 'Creative Places' as one of these outcomes. It recognises the need to enhance, integrate and protect our arts, culture and heritage assets to promote creative places and heritage led regeneration.

A number of objectives in these documents are particularly relevant to the area of cultural heritage:

- **National Policy Objective (NPO) 17** of the NPF requires planning authorities to *'Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations'*;
- **NPO 60** states *'Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance'*;
- **NPO 29** is to *'Support the implementation of language plans in Gaeltacht Language Planning Areas, Gaeltacht Service Towns and Irish Language Networks'*;
- **NPO 61** seeks to *'Facilitate landscape protection, management and change through the preparation of a National Landscape Character Map and development of guidance on local landscape character assessments, (including historic landscape characterisation) to ensure a consistent approach to landscape character assessment, particularly across planning and administrative boundaries'*; and
- **Regional Policy Objective 9.25** of the RSES is to *'Seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services and in the promotion of culture and heritage led urban and rural regeneration'*.

Other relevant national and regional objectives are referred to by reference number within individual policies and objectives and a comprehensive list of national and regional objectives is set out in Appendix 7.

3.4.2 Archaeology

Archaeological heritage, whether known, newly discovered, or yet to be discovered, is protected by the National Monuments Acts (1930-2004). The *'Framework and Principles for the Protection of Archaeological Heritage'* (DAHGI, 1999) sets out national policy on the protection of archaeological heritage within the planning process.

The Record of Monuments and Places (RMP) lists structures, features, objects or sites of archaeological heritage which are known as Recorded Monuments. This list is compiled by the National Monuments Services of the Department of Housing, Local

Government and Heritage.

Our archaeological heritage includes structures, constructions, groups of buildings, moveable objects, developed sites and all recorded monuments whether situated on land or underground.

The RMP for South Dublin County is listed in Appendix 3B of the Plan and individual monuments are identified on the Development Plan Maps. Each Recorded Monument is identified with a boundary defining a Zone of Archaeological Potential, where available, which includes areas in proximity to the Recorded Monument and is essentially included as part of the Recorded Monument but does not necessarily define the full extent of the site or monument. Zones of Archaeological Potential are demarcated around the historic centres of most of the villages of the County. Certain monuments or the remains of a monument on the RMP that have been deemed to be of national importance are designated as National Monuments.

The qualities of archaeological and architectural interest are not mutually exclusive and certain structures may be designated as both a Protected Structure and a Recorded Monument.

Policy NCBH13: Archaeological Heritage

Manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.

NCBH13 Objective 1:

To favour the preservation in-situ of all sites, monuments and features of significant historical or archaeological interest in accordance with the recommendations of the *Framework and Principles for the Protection of Archaeological Heritage, DAHGI (1999)*, or any superseding national policy document.

NCB13 Objective 2:

To ensure that development is designed to avoid impacting on archaeological heritage including previously unknown sites, features and objects.

NCBH13 Objective 3:

To protect and enhance sites listed in the Record of Monuments and Places and ensure that development in the vicinity of a Recorded Monument or Area of Archaeological Potential does not detract from the setting of the site, monument, feature or object and is sited and designed appropriately.

NCBH13 Objective 4:

To protect and preserve the archaeological value of underwater archaeological sites including associated features and any discovered battlefield sites of significant archaeological potential within the County.

NCBH13 Objective 5:

To protect historical burial grounds within South Dublin County and encourage their maintenance in accordance with conservation principles.

3.4.3 Landscapes

The diverse and unique geology of the County has created distinct landscapes, each with its own individual special values and sensitivities. These landscapes comprise a dynamic mix of living elements that have responded to, and continue to respond to history, culture, natural cycles, weather events, water, climatic change and economic factors with influences spanning land uses such as agriculture, transport, tourism, industry and energy and settlement patterns.

The landscapes within the County are one of our greatest resources including; the Dublin mountains offering ecological and biodiversity interest with panoramic views over Dublin Bay and its glacial features of Glenasmole Valley; the sweeping scenic views of the Liffey valley to the north of the County; the historical and tourism amenity of the linear landscape corridor of the Grand Canal; and the urbanised lowlands playing host to much of the County's population.

The *European Landscape Convention* (the Florence Convention), which was ratified by Ireland in 2002, forms the basis for inclusive and participative landscape management. It defines landscape as '*an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors*'. This definition integrates all varieties of landscapes regardless of status, with all facets of land use planning which may have a direct and indirect impact on the landscape. The implementation of the *National Landscape Strategy for Ireland (2015-2025)* will ensure compliance with the European Landscape Convention in Ireland.

The *National Landscape Strategy for Ireland (2015-2025)* recognises the importance of landscape protection and its relationship with biodiversity and climate change. The RSES recognises the need for national and regional landscape character assessments to be carried out to promote better landscape management and planning in the region, consistent with NPO 61 of the NPF and RPO 7.27 of the RSES.

The *Landscape Character Assessment* for South Dublin County was reviewed and updated as part of this County Development Plan review process. The *Landscape Character Assessment (LCA)* is set out in Appendix 9 of this Development Plan and this section should be read in parallel with it. The LCA is informed by GIS mapping, GIS analysis and fieldwork together with a broad strategic review of the historical landscape character of the County. The LCA defines five Landscape Character Areas in the County, as follows (see Fig. 3.1 below):

- Urban
- Dodder and Glenasmole Valley
- Athgoe and Saggart Hills
- Newcastle Lowlands
- Liffey Valley.

The landscape character of each of these areas is summarised below.

Urban

This Landscape Character Area covers a significant portion of the County and is classified as an urbanised area radiating from the east. The area has historically functioned as the hinterland to Dublin City, with extensive housing estates alongside industrial and commercial developments. Housing and estate layouts date from the late nineteenth century to the present day. There are major transport corridors traversing the LCA, such as the M50 running north-south, the N4, N7 and N81 roads and Luas Red line running east-west. The settlements of Rathfarnham, Templeogue and Clondalkin have important historical legacy and remnants which should be preserved. The large public parks such as Dodder Valley, Tymon Park, Corkagh Park and Griffeen Park offer significant recreational and ecological resources within the urban area, as do the linear corridors of the River Dodder, Camac and Griffeen Rivers which offer areas of natural and semi-natural vegetation.

River Dodder and Glenasmole Valley

This is a highly scenic and distinctive glacial valley with a variety of attractive features, and enclosed fields contrasting with the upland blanket bog areas. Distinctive stone cut cottages and boundaries are present along the valley floor, while the area also contains significant archaeological clusters. This LCA offers varied and extensive views across Dublin Bay and to the Wicklow mountains and is an important recreational and ecological landscape, evidenced by its statutory designations. It forms a significant backdrop to the greater Dublin area and is a remarkable landscape in its wildness and remoteness so close to heavily urbanised areas. Its character and integrity are of importance to local residents, and it is a very significant resource for recreation users and for tourism. The objective of managing this LCA is to preserve its overall character and the features and values that contribute to its uniqueness.

Athgoe and Saggart Hills

This LCA comprises foothills and hills that form a backdrop and setting for the greater Dublin area. The hills host a variety of uses including agriculture, forestry and recreation as well as important ecological services associated with their habitats. The LCA is diverse and offers access into the more strongly rural areas of the County and beyond. Long views over the lowlands and south to the Wicklow Mountains are an important characteristic. The integrity of the landscape character is derived from agriculture combined with other rural land uses including coniferous plantations. The integrity of its character, and of its value as a landscape setting have been compromised by housing developments in the area and through the use of non-vernacular styles very much in conflict with the local character.

Newcastle Lowlands

This LCA comprises a low-lying agricultural area of high agricultural productivity, with a long history of human settlement and is an important landscape setting for the urbanised east of the County. The Newcastle Lowlands function as an important agricultural resource but are vulnerable to urbanising pressures. In addition, its character as a rural landscape provides a distinct and important identity for this area

of western Dublin. To conserve its sense of place requires measures protecting the integrity of the agricultural landscape by controls on urban expansion, ribbon development and other sources of erosion and fragmentation and requires site planning guidance on the use of appropriate vernacular styles and treatments in new developments. The most significant ecological feature in the LCA is the Grand Canal, a proposed Natural Heritage Area.

Liffey Valley

This LCA comprises the River Liffey and its valley, an area of significant historical importance and an important ecological corridor. The landscape characteristics and landscape value of this LCA confer on it a distinct sense of place. The elements that are key include historic and cultural heritage exemplified by Lucan and Palmerstown, and the variety of preserved naturalistic and rural landscapes in the area. This sense is potentially at risk due to urbanisation. The Landscape Character Assessment therefore makes recommendations aimed at preserving that sense of place and relating to conservation, protection and enhancement where possible of those key landscape elements and values.

Landscape Character Types, Sensitivities and Capacity

The Landscape Character Assessment identifies Several Landscape Character Types within the County as follows and as identified on Figure 3.2 below:

- River Valley
- Canal
- Agricultural Lowlands
- Low Foothills
- Foothills
- Mountains
- Transport Corridors
- Green Space
- Urban
- Historic Urban
- Urban Fringe.

There may be several Landscape Character Types within each Landscape Character Area.

The capacity of each Landscape Character Type to absorb new development will largely depend on the sensitivity of the landscape. Landscape capacity means the ability of a landscape to accommodate different amounts of change for a development of a specific type without adversely affecting the intrinsic character of the landscape. Assessment of sensitivity takes account of the overall landscape character, quality and condition of the landscape and considers its potential ability to adapt to change without losing its intrinsic character. Sensitivity is classed as Low, Moderate or High. Thus, a high sensitivity landscape would have a low capacity, but the level of the capacity will vary according to the type of development concerned.

For each Landscape Character Type, a set of principles for development has been

devised. These principles will aid in the management of development including the designing of development proposals and the assessment of planning applications. The principles for development are set out in Chapter 12: *Implementation and Monitoring*. The Landscape Character Assessment has been used to inform the Development Plan policy and objectives in relation to landscape.

Policy NCBH14: Landscapes

Preserve and enhance the character of the County’s landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.

NCBH14 Objective 1:

To protect and enhance the unique landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, taking full cognisance of the *Landscape Character Assessment of South Dublin County (2021)*.

NCBH14 Objective 2:

To ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the *Landscape Character Assessment for South Dublin County (2021)* in accordance with Government guidance on Landscape Character Assessment and the *National Landscape Strategy (2015-2025)*.

NCBH14 Objective 3:

To ensure that development respects and reinforces the distinctiveness and uniqueness of the Landscape Character Types and retains important characteristics such as habitats, landform, vernacular heritage and settlement patterns.

NCBH14 Objective 4:

To require a Landscape / Visual Impact Assessment to accompany all planning applications for significant proposals, located within or adjacent to sensitive landscapes and to provide mitigation measures to address any likely negative impacts.

NCBH14 Objective 5:

To protect skylines and ridgelines from development.

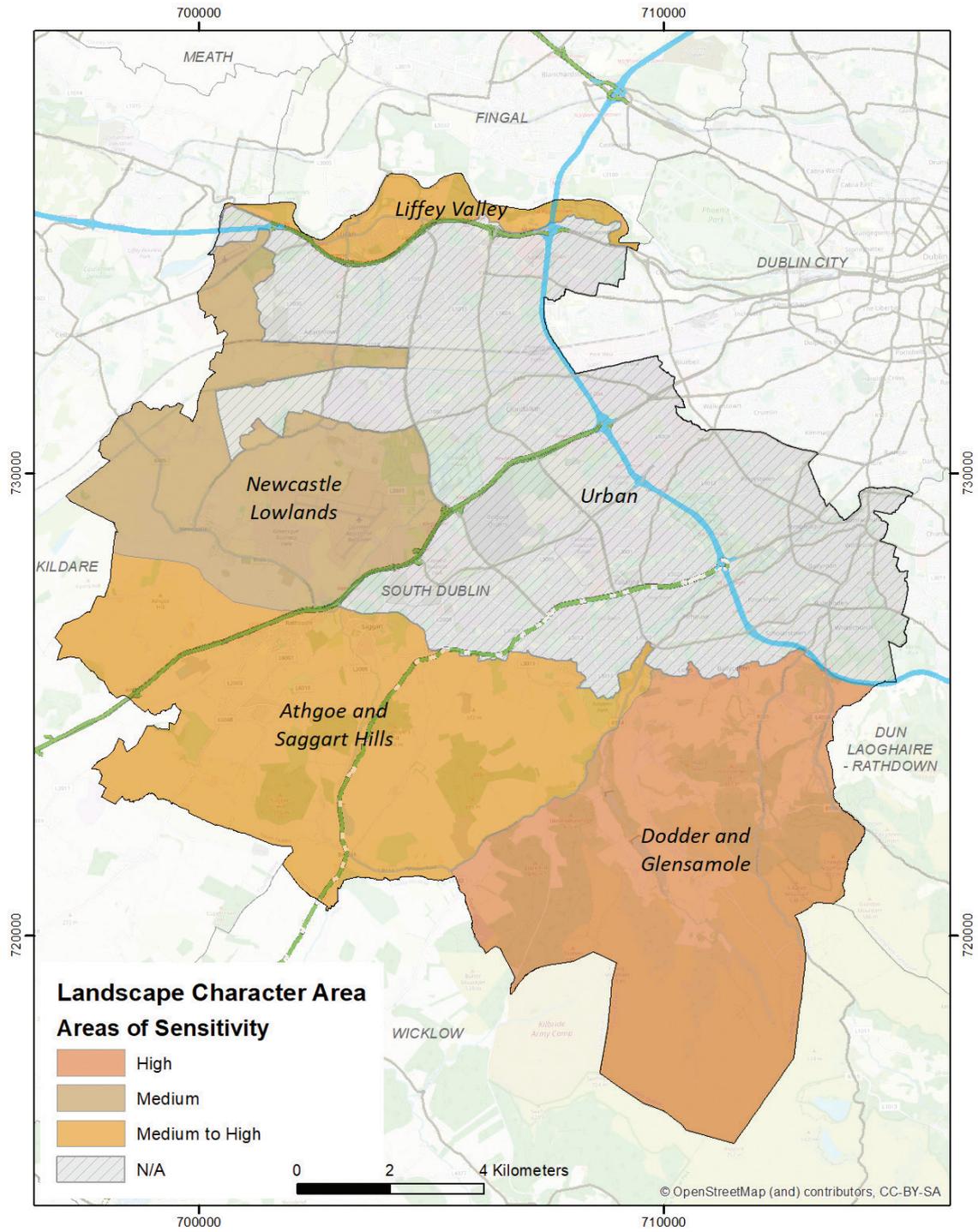


Figure 3.1: Landscape Character Areas and Sensitivity for South Dublin County

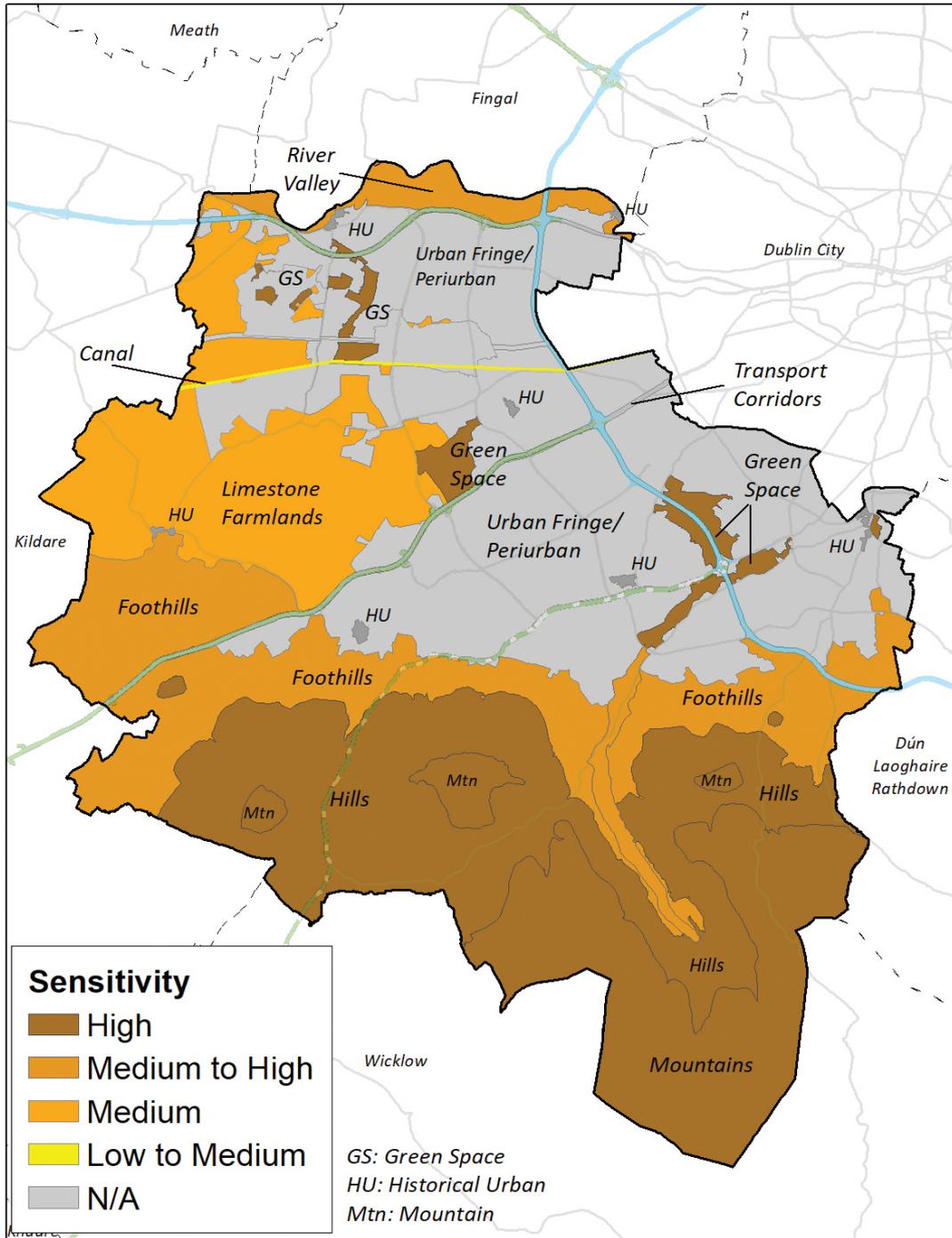


Figure 3.2: Landscape Character Types and Sensitivity for South Dublin County

3.4.4 Views and Prospects

The County contains many scenic views and prospects of places of natural beauty or interest that are located within the County and in adjoining counties. These include localised views and panoramic prospects of rural, mountain, hill, coastal and urban landscapes such as Dublin City and environs, Dublin Bay, the Liffey Valley and the Dublin and Wicklow Hills and Mountains including the Glenasmole Valley. Views of places of natural beauty or interest are not confined to those that are visible from scenic places but also from and to existing built up areas. The County also contains important prospects, those prominent landscapes or areas of special amenity value or special interest which are widely visible from the surrounding area. As part of the review of the Landscape Character Assessment, views and prospects were re-evaluated. It was recommended that additional views be added to the list for protection / preservation; no additional prospects were identified for protection or preservation.

Views that are identified for protection and preservation are identified on the Development Plan maps that accompany this written statement and described in the LCA, Appendix 9. Prospects are listed in Table 3.5.

The impact of development on protected Views and Prospects will be considered in the assessment of planning applications. Prospects from prominent public places will be protected. Views and Prospects of landscapes in adjoining counties will also be taken into account when assessing development proposals within the County. The Council will seek to protect sensitive areas and their inter-visibility from detrimental development.

Table 3.5: Prospects to be Preserved and Protected

Map Ref.	Prospect	Map Ref.	Prospect
1.	Athgoe Hill	10.	Piperstown Hill
2.	Bustyhill	11.	Glenasmole Valley
3.	Windmill Hill	12.	Cruagh Mountain
4.	Lugmore / Tallaght Hill	13	Kilakee Mountain
5.	Verschoyle's Hill	14.	Ballymorefinn Hill
6.	Mountpelier Hill	15.	Seahan Mountain
7.	Knockannavea	16.	Corrig Mountain
8.	Saggart Hill	17.	Seefingan Mountain
9.	Sliamh na mBánóg	18.	Kippure Mountain

Policy NCBH15: Views and Prospects

Preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County.

NCBH15 Objective 1:

To protect, preserve and improve Views and Prospects of special amenity, historic or cultural value or interest including rural, river valley, mountain, hill, coastal, upland and urban views and prospects that are visible from prominent public places and to prevent development which would impede or interfere with Views and / or Prospects.

NCBH15 Objective 2:

To require a Landscape / Visual Assessment to accompany all planning applications for significant proposals that are likely to affect views and prospects.

NCBH15 Objective 3:

To seek to create a viewing platform in the vicinity of Woodford Hill to allow panoramic views from this which is the highest point in Clondalkin.

NCBH15 SLO 1:

To facilitate a suitable and appropriate viewing platform, sensitive to surrounding ecological network, at Old Bawn Bridge in proximity to the Council’s Nature Trail sign.

NCBH15 SLO 2:

To facilitate the provision of a viewing area to King John’s Bridge in Griffeen Valley Park, where feasible.

NCBH15 SLO 3:

To seek to develop the area at the top of Esker Hill as a viewing location for views over Lucan Village and the Liffey Valley.

3.4.5 Industrial Heritage

South Dublin County is particularly rich in industrial heritage, much of which dates from the 18th and 19th centuries. A desktop survey of the industrial heritage of the County was carried out in 2012. The industrial heritage inventory that resulted includes bridges, infrastructure relating to water and sewage, waterways including the Grand Canal, weirs, bridges, mills, mill races, and railways.

The construction of the Grand Canal between 1756 and 1804 allowed for the establishment of several industries such as lime production, stone extraction, quarries, mining, factories, mills, and development of smithies and forges. Paper manufacturing was a significant industry in South Dublin County with paper mills located on the Rivers Liffey, Camac and Dodder.

The transportation network began to grow during this period, with improvements to the roads and Canal including construction of bridges and canal locks. This period also saw Lucan develop as a ‘post town’ on the main Dublin to Galway Road.

Policy NCBH16: Industrial Heritage

Promote the County's industrial heritage.

NCBH16 Objective 1:

To promote and encourage the sensitive and adaptive reuse of industrial heritage structures where appropriate, ensuring that any change does not seriously impact on the intrinsic character of the structure and that all works are carried out in accordance with best practice conservation, consistent with RPO 9.27 of the RSES.



NCBH16 Objective 2:

To conduct a field survey of sites of industrial heritage within the County to identify structures, features and their related artefacts and plant, and to actively seek the addition of industrial heritage structures or complexes, or elements of significance, to the Record of Protected Structures.

NCBH16 Objective 3:

To have regard to those items identified in the *South Dublin County Industrial Heritage Survey (2012)* and any subsequent surveys when assessing any relevant development proposals.

NCBH16 Objective 4:

To support the preparation and implementation of any updated County Heritage Plan incorporating the promotion and protection of the County's Cultural Heritage.

NCBH16 Objective 5:

To preserve and develop the Fairview Oil Mills at Cherrywood Crescent in Clondalkin as the remains of the mill are a good example of functional industrial architecture and are an important reminder of the industrial heritage of the Clondalkin area.

NCBH16 Objective 6:

To support the investigation of an appropriate location for the Joe Williams archive.

NCBH16 Objective 7:

To promote and support the development of a tourist amenity and educational / interpretative centre, such as a working demonstration mill, within the Dodder Valley.

3.4.6 Irish Language and Local Heritage

The Council has an important role to play in the promotion of the Irish language in the County through organising events such as Seachtain na Gaeilge and other initiatives, through support for Irish language names for new residential developments, in the provision of bilingual directional signage and in the translation of public documents published by the Council.

The use of the Irish language in Clondalkin has been increasing in recent years and

the area has received national recognition through designation as an *Irish Language Network Area*, due to the achievement of a critical mass of community and State support for use of Irish. On foot of this designation Clondalkin is required to prepare an Irish Language Plan.

Policy NCBH 17: Irish Language and Local Heritage
Promote, support and preserve the Irish Language within the County.
NCBH17 Objective 1: To promote the use and visibility of the Irish Language.
NCBH17 Objective 2: To support the preparation and implementation of an Irish Language Plan for Lónra Gaeilge Chluain Dólcáin / Clondalkin Irish Language Network Area, consistent with RPO 9.28 of the RSES.
NCBH17 Objective 3: To continue to promote use of the Irish language in the naming of new residential developments.
NCBH17 Objective 4: To promote local heritage by supporting names for new residential developments that reflect the local and historical context of their siting and include the Irish Language.
NCBH17 Objective 5: To support the use of the Irish language on shop fronts.
NCBH17 Objective 6: To promote the use of the Irish language in signage within the County.
NCBH 17 Objective 7: To record heritage / pilgrim pathways in South Dublin County, such as the Slí Mór in Clondalkin village, to have this record collated in a comprehensive manner, and to develop mechanisms to initiate cultural heritage discussions regarding such pathways with a view to a formal quantification, assessment, sympathetic maintenance and protection of these routes as potential features of important local heritage interest.

3.4.7 Multi-Culturalism in South Dublin County

An increasingly diverse migrant population has called South Dublin County home in recent decades, consisting of a range of nations, ethnicities, and religions. The Migration and Diversity profile of Census 2016 reveals that more than half a million people from 200 different nations are living in Ireland. In relation to South Dublin County, the Census indicates that 30,919 non-Irish people are resident in the County comprising just over 11% of the population. This blend of nationalities adds a diversity and richness to our lived experience and worldview and is part of our evolving cultural heritage.

Policy NCBH18: Multi-Culturalism

Promote the County's multi-cultural heritage.

NCBH18 Objective 1:

To establish an environment for promoting cross cultural awareness, racial harmony, mutual understanding and appreciation of all religious and ethnic traditions within the County, including development of public spaces with cross-cultural appeal and relevance.

NCBH18 Objective 2:

To implement the actions identified in South Dublin County Council's *Integration Strategy* (2019-2023) or any subsequent strategies.

3.5 Built Heritage

South Dublin County's historic built environment encompasses fine examples of built heritage and historic streetscapes that contribute to the visual amenity and character of the County and to our understanding of the past. It is critical that our rich architectural assets such as protected structures, architectural conservations areas, country houses, castles, industrial architecture and vernacular buildings are valued and protected for future generations to enjoy.

Reimagining our stock of older buildings through reuse, repair and energy upgrading is an important consideration for sustainable development and urban regeneration and is a key goal of national and regional planning policy. Reuse of old buildings is also an important response to climate change as retention of such buildings retains embodied energy, preserves craftsmanship and is a carbon neutral option.

Historic buildings and streetscapes also have a key role to play in placemaking. Where they are sensitively incorporated within development and regeneration schemes, their intrinsic qualities such as character, historic value and visual amenity greatly contribute to sense of identity and sense of place.

As stated in the National Planning Framework, *'Ireland's built heritage assets are a non-renewable resource that merit being nurtured in a manner appropriate to their significance as an aid to understanding the past, contributing to community well-being and quality of life as well as regional economic development'*.

3.5.1 Statutory Context and Planning Policy Guidance for Built Heritage

The NPF identifies heritage as a strategic investment priority, recognising *'Enhanced Amenities and Heritage'* as a National Strategic Outcome and emphasising that our built, natural, and cultural heritage *'has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place'*.

The RSES highlights that *'built heritage assets are a non-renewable resource that contribute to understanding our past, the well-being and quality of life of citizens and also represent an opportunity for sustainable economic development'*.

National and regional objectives with particular relevance to the area of built heritage are as follows:

- **National Policy Objective 17** of the NPF states *'Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations'*.
- **Regional Policy Objective 9.30** of the RSES states *'Support the sensitive re-use of protected structures'*.

3.5.2 Protected Structures

The Planning and Development Act, 2000 (as amended) requires each Planning Authority to include a Record of Protected Structures (RPS) in the County Development Plan. The RPS for South Dublin County is listed in Appendix 3A of this Development Plan and all associated structures are identified on the Development Plan maps.

A protected structure is a structure that the Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Where a structure is protected under the RPS, the protection includes (unless otherwise stated) the structure, its interior and the land within its curtilage and other structures within that curtilage (including their interiors) and all fixtures and features which form part of the interior or exterior of all these structures.

The Department of Housing, Local Government and Heritage is responsible for conducting surveys of the architectural heritage of each county and recording these structures in the National Inventory of Architectural Heritage (NIAH). Under Section 53 of the Planning and Development Act, 2000 (as amended) the Minister may make recommendations to include particular structures in an RPS.

Chapter 12: *Implementation and Monitoring* contains advice on information to be included with planning applications for developments affecting Protected Structures.

Policy NCBH19: Protected Structures

Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

NCBH19 Objective 1:

To ensure the protection of all structures (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures identified in the Record of Protected Structures.



NCBH19 Objective 2:

To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the *Architectural Heritage Protection Guidelines for Planning Authorities*, DAHG (2011 or any superseding documents) including the principles of conservation.

NCBH19 Objective 3:

To address dereliction and to welcome, encourage and support the rehabilitation, renovation, appropriate use and sensitive re-use of Protected Structures consistent with RPO 9.30 of the RSES.



NCBH19 Objective 4:

To support alternative uses for Protected Structures including former institutional sites in order to provide continued security of the heritage value of these buildings, attendant grounds and associated landscape features.



To this end, the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the protected structure where the use proposed is compatible with the existing structure and where the proposed development is consistent with best practice conservation policies and the proper planning and sustainable development of the area.

NCBH19 Objective 5:

To prohibit demolition and inappropriate alterations of Protected Structures unless in very exceptional circumstances.

NCBH19 Objective 6:

To ensure that any works to upgrade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical or visual impact on the structure. Regard should be had to the DAHG publication *'Energy Efficiency in Traditional Buildings'* (2010).



NCBH19 Objective 7:

To review the National Inventory of Architectural Heritage (NIAH) and update the Record of Protected Structures in accordance with any direct Ministerial recommendations.

NCBH19 Objective 8:

To support the restoration of the Mill Race (RPS Ref. 007), recognising that it is in private ownership, from where it leaves the Liffey at Fonthill to where it enters the Mills area at Palmerstown having regard to the potential for biodiversity enhancements.

NCBH19 Objective 9:

To investigate the merit of including the following on the Record of Protected Structures and where such merit is identified to undertake the necessary public consultation process under the Planning and Development Acts:

- Palmyra House, Whitechurch Road, Rathfarnham, Dublin 16.
- Friarstown House and outbuildings, Bohernabreena, Co. Dublin D24 F890.
- SIAC Bridge, Monastery Road, Clondalkin, Dublin 22.
- Old Milestone on north-west side of Templeogue Road Set in front of the modern boundary wall of No. 211 Templeogue Road, Dublin 6W.
- Fort (or Callaghan’s) Bridge, Kiltipper / Friarstown Upper / Ballinascorney Lower, Dublin 24.
- Granite Boundary Stone outside Nos. 50 / 52, Whitehall Road, Dublin 12.
- Road sign Bothair An Racadair, Whitehall Road

NCBH19 SLO 1:

To pursue the development of an inter-county greenway through support for the refurbishment and re-use of the metal (silver) bridge in Palmerstown (the Lower Road, RPS ref. 006) which is in the ownership of Fingal County Council and to promote its usage into the sustainable movement infrastructure of the County through the Council actively seeking direct access to and enhanced enjoyment of this structure through the acquisition of lands in private ownership within South Dublin County to facilitate public use and enable connections between Fingal and South Dublin Counties and Dublin City.

NCBH19 SLO 2:

To prepare a Design Plan for St Cuthbert’s Park and to make provision for St. Cuthbert’s Church.

NCBH19 SLO 3:

To protect Glebe House RPS Ref. 313 (Former Mary Mercer Trust Charter School for girls), Rathcoole.

3.5.3 Architectural Conservation Areas

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.

The list below comprises ACAs identified within South Dublin County:

- Balrothery Cottages, Tallaght
- Boden Village Cottages, Ballyboden
- Clondalkin Village

- Lucan Village
- Newcastle Village
- 9th Lock and Ballymanaggin Lane, townlands of Clonburriss Great and Ballymanaggin, Clondalkin
- No's 1-8 Red Cow Cottages and 1-8 Woodfarm Cottages, Old Lucan Rd, Palmerstown.
- No's 168-186 Whitehall Road
- Palmerstown Lower - Mill Complex
- Rathcoole Village
- Rathfarnham Village including Willbrook
- Riverside Cottages, Templeogue
- St Brigid's Cottages, townland of Bushelloaf, Clondalkin
- St Maelruan's Terrace (Goose Park), Old Bawn Road Tallaght Village
- Saint Patrick's Cottages, Grange Road, Rathfarnham
- Tallaght Village
- TJ Burns Cottages, Old Bawn Road
- Whitechurch Road and Taylor's Lane Cottages, Rathfarnham

Each ACA boundary is outlined on the Development Plan maps that accompany this written statement. A list of each ACA with a brief description of the architectural character of the area is set out below:

1. Rathcoole Village

There are numerous buildings of interest within the linear ACA envelope, including Rathcoole House, the Court of Petty Sessions, Rathcoole Health Centre, Rathcoole Garda Station, Rathcoole Inn, An Poitin Stil and several smaller cottages dotted throughout the village. The main concentration of historic buildings, dating from the late eighteenth and nineteenth centuries, are in the eastern and central part of the village. The village core remains apparent as a distinct urban focus, despite the late twentieth century residential and road development surrounding the village.

2. Newcastle Village

Newcastle is an historically significant village originally established as a medieval manor in the thirteenth century. Its large number of surviving archaeological monuments and well-preserved medieval land holding system of burgage plots preserved in hedgerows makes Newcastle a village of national significance. The built fabric of the village core has been classed as some of the oldest in the region. The buildings of interest within the ACA envelope are medieval structures such as tower houses constructed before 1500, the Church of Ireland, the mid-eighteenth century Glebe House, and the Old National School and St Finian's Roman Catholic Church which date from the early to mid-nineteenth century.

3. Riverside Cottages, Templeogue

Riverside cottages consist of a crescent shaped formation of twenty semi-detached bungalows, situated off the main Templeogue Road. The cottages front onto a large green open space with the river Dodder forming a natural boundary to the south. The cottages are of buff coloured brick with granite features and red brick projecting porches forming a distinctive group with significant architectural and setting interest.

4. St. Patrick's Cottages, Grange Rd, Rathfarnham

This area consists of fourteen sets of semi-detached cottages, five sets of semi-detached, single storey structures with dormer rooms and one terrace of ten two-storey houses, designed by architect T.J Byrne c.1915 for housing staff and families of the adjacent Flour Mill. The four rows of dwellings that form the original St. Patrick's Cottage housing scheme had large rear gardens; with the advent of a sewerage system in the 1960s the large back gardens of the cottages were shortened to make way for terraces of two storey houses with flat roofs. There are three early-twentieth century house-types in this development forming a distinctive group with significant architectural interest as well as social interest in that they provide a contextual understanding for the historic milling industry in the vicinity.

5. Whitechurch Road and Taylor's Lane Cottages, Rathfarnham

This area comprises 12 semi-detached cottages along Whitechurch Road, ten semi-detached cottages and two semi-detached, two storey houses which are similar to the development on Taylor's Lane and date from the early twentieth century. The distinct character derives from a shared palette of materials including natural slate, granite construction, stone boundary walls, buff coloured brick, brick chimney stacks, repetitive patterns and contribution to streetscape.

6. Balrothery Cottages, Tallaght

This terrace of four cottages is situated on Tallaght Road, just west of Brookmount lawns within Balrothery and dates to the early twentieth century. The design is typical of working class housing constructed within rural Dublin County at the time.

7. Boden Village Cottages, Ballyboden

This terrace of nine bungalows is situated on Ballyboden road, south-west of the crossroads with Glendoher and Ballyroan Road. The rear of the properties is bounded by a small watercourse, the tail-race from the former paper mill on Taylor's Lane. These bungalows were most likely constructed in the 1950s or 1960s.

8. Lucan Village

Lucan village is situated on the banks of the Griffeen and Liffey Rivers in a scenic part of the Liffey Valley and adjoins the Liffey Valley Special Amenity Area. Lucan largely dates from the eighteenth century when the town became a fashionable resort, following the discovery of a sulphuric spa in 1758. The main street dates from 1800 to 1830 and the scenic nature of the village attracted residents from Dublin. A series of mills, including linen, woollen and flour mills, was established on the Liffey downstream from Lucan during the eighteenth and nineteenth centuries and several mill complexes survive in varying degrees of preservation. Lucan Village's distinct character derives from a shared palette of materials, repetitive patterns, streetscape and the layout and details of the village such as the village green, limestone paving, mature tree lined streets, stone buildings and walls and public buildings.

9. Clondalkin Village

The Round Tower is the renowned symbol of Clondalkin Village, and dates from c.750AD. A number of mills were established on the Camac River, including in the eighteenth century when a series of small gunpowder mills were located in the

demesne of Little Corkagh. Clondalkin developed in the eighteenth and nineteenth centuries as a typical mixed-use town acting as a marketplace and providing housing for the local mill workers. The village retains a small number of houses from the nineteenth century. Examples of Clondalkin's distinct character include streetscape, roofscape, views and settings, views towards landmark buildings, including the Round Tower and Church of St. John's, and open spaces.

10. Palmerstown Lower – Mill Complex

Below Palmerstown village on the banks of the Liffey, a large number of mills were established during the eighteenth century. In the early nineteenth century the range of industrial enterprises here included extensive printing-works, large iron-works, oil and dye stuff mills and wash mills. There were also lead and copper works, large cotton mills and flour mills. The former industries were of considerable importance to the historical, architectural and social evolution of the area and a considerable amount of riverside historic buildings and rural character are still evident.

11. Rathfarnham Village including Willbrook

The development of Rathfarnham village is closely linked with that of Rathfarnham Castle, built in c. 1583 by the Archbishop of Dublin. During the nineteenth century a series of mills were established on the Owendoher and Dodder Rivers. During the eighteenth and nineteenth centuries, numerous villas and small country houses were built in the environs of Rathfarnham. With the arrival of trams, Rathfarnham became a suburb of Dublin, and terraced houses were built to accommodate suburban workers.

12. Tallaght Village

Tallaght is the site of an Early Christian monastery which was founded by St. Maelruain in the 8th century. St Maelruain's Church, graveyard and tower now occupy the site of this monastery. The lands in Tallaght area came under the control of the Archbishop of Dublin. Tallaght House was built in 1820 on the site which was occupied by Tallaght Castle and later the Archbishop's Palace. In 1855 the Dominicans purchased the lands and buildings and founded the Priory of St. Mary. In 1864 they opened the present priory building and added extensions at later dates. The village was connected to Dublin by tram in the 1890s and this led to significant redevelopment in Tallaght. The character of Main Street today is largely defined by the attractive and substantially intact early twentieth century houses in the village.

13. St Maelruan's Terrace (Goose Park), Old Bawn Road, Tallaght

As one of the first multiple-unit residential developments in the locality, this terrace also represents a significant example of early urban planning in South Dublin. Although their originally long rear gardens have been truncated and amalgamated by later commercial enterprises, the retention of the road-fronting gardens as well as the lack of high-rise or particularly high-density development in the immediate vicinity has meant that they retain much of their original character after almost a century of residential use. The six houses retain a discreet and distinctive appearance despite being surrounded by later twentieth-century houses. By virtue of their rarity as historic structures in the immediate area, they provide an insight into the local built environment and social history.

The repeating features of the site which typify its uniform character, including the enclosed front gardens, shape of window-openings, wall materials, brick chimney stacks and roof materials collectively lend a great deal to the overall historic character of the area.

14. TJ Burns Cottages

Semi-detached cottages on west side of Old Bawn Road.

15. Woodfarm Cottages 1-8 and Red Cow Cottages 1-8, townlands of Palmerstown Upper and Redcow farm, Old Lucan Road, Palmerstown

Red Cow and Woodfarm Cottages form two terraces of eight, two-storey structures having ground levels of snecked, squared granite construction with red brick detail and the upper floors of rough render painted in various colours. The traditional palette of materials includes natural slate pitched roofs with black clay ridge tiles and brick chimneys. Front-facing gables are used to punctuate the two rows and the houses front onto the road with most of the original wrought-iron railings forming the boundary of small gardens which provide unifying set-back from the road. A notable survival of these two early twentieth-century residential terraces are the original rear lanes and many of the linear rear plots to each house.

16. St. Brigid's Cottages, townland of Bushelloaf, Clondalkin

This group of single-storey, semi-detached, three-bay houses is situated on the north side of the present N7 road on a square plot of land between the road and a quarry which has operated at this location south-east of the historic core of Clondalkin village since before the early nineteenth century. The brick-built houses, some of which are painted or rendered, and some retain the original exposed surface finish have pitched slate roofs, slightly overhanging eaves with timber eaves detail and projecting gabled entrance porches with round-headed front entrance door openings, granite plinths to the brick corners and entrance steps where the slope of the street requires. There are low, rendered replacement walls which form a solid edge to the street between the incorporate gateways to rear plots, some of which have been developed with extensions to the original house or sub-divided to provide separate residential sites behind the street-fronting dwelling.

17. 9th Lock and Ballymanaggin Lane, townlands of Clonburriss Great and Ballymanaggin, Clondalkin'

The group of alternating single and two-storey, semi-detached houses is situated on the north bank of the Grand Canal and on the opposite of the Ninth Lock Road from the eighteenth-century waterway structure which gives the main road leading north from the centre of Clondalkin its name. The early twentieth-century houses have squared granite walls with cut granite lintel and doorcase detail to ground level while the gables and first floor walls are built of buff-coloured brick. Gable apexes to the Ninth Lock Road-facing pair of semi-detached houses have distinctive painted timber-framing that provides further decorative embellishment to these more prominently-located dwellings. Roofs are pitched and all are clad with fibre-cement tiles, having slightly overhanging eaves with timber verge detail. There are original wrought-iron railings to boundaries of some front gardens on Ballymanaggin Lane although most have been replaced with low, rendered block-built walls which form a

solid edge to the street in front of the houses and incorporate gateways to rear plots, many of which have been developed with extensions to the original house.

18. No's 168-186 Whitehall Road

This crescent-shaped arrangement of ten semi-detached bungalow cottages [House Numbers 168-186] is situated on the south-east side of Whitehall Road. They have linear front gardens and having limited survival of wrought-iron boundary railings. The roof-form of the cottages alternates between pitched and hipped, providing subtle variety to the slate-clad roofs of the group. There are brick chimneys, some of which have been rendered, squared granite-built walls with projecting gabled entrance porches. Window openings are uniformly-arranged, but with a number of discrete variations in form with generally tall, narrow opening complimented by wider flat or segmental cut-granite lintels and heavy granite sills. The main entrance doorways have semi-circular fanlights over the quarry-faced granite lintel and this use of local building stone creates a distinctive architectural style in the area.

Development within Architectural Conservation Areas

The carrying out of exterior works to structures within an ACA are exempt from planning permission only where the works would not materially affect the character of the area and where the works would be consistent with the appearance of the structure itself and neighbouring structures.

The Council will seek to ensure that new development and works within ACAs and village areas respect the historic status of the area and demonstrate an awareness of the historic surroundings on the part of designers, developers, building occupiers and owners. This will serve to protect and enhance the architectural heritage of the area and will ensure that new development adds to the character of the area and reinforces its sense of place.

Chapter 12: *Implementation and Monitoring* contains advice on good practice design and information to be included with planning applications for development within an ACA.

Policy NCBH20: Architectural Conservation Areas

Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.

NCBH20 Objective 1:

To avoid the removal of distinctive features that positively contribute to the character of Architectural Conservation Areas including building features, shop fronts, boundary treatments (including walls), street furniture, landscaping and paving.

NCBH20 Objective 2:

To prohibit demolition of a structure that positively contributes to the architectural character of the ACA.

NCBH20 Objective 3:

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

NCBH20 Objective 4:

To address dereliction and to welcome, encourage and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within Architectural Conservation Areas.

**NCBH20 Objective 5:**

To reduce and prevent visual and urban clutter within Architectural Conservation Areas including, where appropriate, traffic management structures, utility structures and all signage.

NCBH20 Objective 6:

To promote and support the reimagining of public spaces and places within Architectural Conservation Areas as part of improving positive placemaking (refer to Section 3.6.2 subsection Placemaking and the Historic Built Environment).

NCBH20 Objective 7:

To ensure proposals for shopfronts and retail signage within ACAs adhere to best practice and achieve high quality designs which respect the character of the area. In this regard, applicants shall be required to have regard and adhere to the principles laid out in South Dublin's *Shopfront Design Guide*.

NCBH20 Objective 8:

To ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.

NCBH20 Objective 9:

To continue and complete the work on information leaflets and guidance documents for owners, occupiers and practitioners within Architectural Conservation Areas.

NCBH20 SLO 1:

To investigate the purchase and development of the old RIC Barracks on the Old Nangor Road which is a Protected Structure within the present Architectural Conservation Area (ACA).

NCBH20 SLO 2:

To secure the preservation and enhancement of the Palmerstown Lower (Mill Complex) ACA, to actively promote the restoration of industrial heritage including the former mills, mill races and other buildings on Mill Lane and surrounds and to explore their use for residential, tourism / outdoor recreation and / or commercial purposes related to public enjoyment of this amenity.

3.5.4 Vernacular / Traditional and Older Buildings, Estates and Streetscapes

Built heritage is not confined to buildings, features and items listed as Protected Structures or located within Architectural Conservation Areas. Modest rural, urban and suburban houses and groups of houses that date from the late 19th century and early to mid-20th century can contribute to the historic character and visual setting of a place. Such structures can also have a distinctive planned layout, architectural detailing or collective interest that contributes to architectural interest, historic character and visual amenity throughout the County.

Vernacular architecture is rooted in our traditions and building forms and types, using local materials and skills which became characteristic of local indigenous communities and environments. The majority of surviving vernacular buildings, date from the eighteenth and nineteenth centuries such as traditional cottages, thatch cottages, farmsteads, mills, field systems, gates, water pumps, and shopfronts. Whilst many older and vernacular buildings have become neglected and damaged over time it is important that new viable uses and careful rehabilitation is encouraged to provide regeneration which is sympathetic to their special features.

Policy NCBH21: Vernacular / Traditional and Older Buildings, Estates and Streetscapes

Ensure appropriate design of new-build elements and interventions in historic buildings and environments.

NCBH21 Objective 1:

To retain existing buildings that, while not listed as Protected Structures, are considered to contribute to historic character, local character, visual setting, rural amenity or streetscape value within the County.

NCBH21 Objective 2:

To ensure that the redevelopment of older buildings, including extensions and renovation works do not compromise or erode the architectural interest, character or visual setting of such buildings including surrounding housing estates or streetscapes.

NCBH21 Objective 3:

To encourage the retention, rehabilitation, renovation and re-use of older buildings and their original features where such buildings and features contribute to the visual setting, collective interest or character of the surrounding area.

NCBH21 Objective 4:

To ensure that infill development is sympathetic to the architectural interest, character and visual amenity of the area.

NCBH21 Objective 5:

To encourage the retention and / or reinstatement of the original fabric of our vernacular and historic building stock such as windows, doors, roof coverings, shop and public house fronts and other special features.



NCBH21 Objective 6:

To promote the repair and retention of traditional timber and / or rendered shopfronts and public house fronts, including those premises that may not be designated a Protected Structure having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011 or any superseding guidelines).

NCBH21 SLO 1:

To protect and maintain the remaining old stone walls of Clondalkin.

3.5.5 Features of Interest

Historic items situated within the public realm can contribute to the character, interest and visual amenity of rural, suburban, urban and industrial places throughout the County and are therefore worthy of retention and refurbishment.

Policy NCBH22: Features of Interest

Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.

NCBH22 Objective 1:

To ensure that development within the County, including the Council’s own development, seeks to retain, refurbish and incorporate historic items and features of interest.

NCBH22 Objective 2:

To protect, preserve and maintain industrial heritage features including weirs, millraces and mills along the River Dodder, River Camac, River Liffey, and their tributaries.

NCBH22 SLO 1:

To carry out sympathetic improvements to the area around and including the Mill Race Bridge in Rathfarnham.

3.6 Architectural Conservation, Adaptability and Placemaking

Architectural Conservation and Design

Designs to reimagine historic buildings should be based on conservation principles such as minimal intervention, reversibility, and respectful alteration and repair, in order to conserve the historic fabric. This is particularly important in the case of a Protected Structure. The *Architectural Heritage Protection Guidelines for Planning Authorities* provide detailed information on good design requirements, conservation principles and the planning and development process in relation to alterations to historic buildings, Protected Structures and buildings within an Architectural Conservation Area.

Respect for the original structure, its plan and setting, architectural character and the nature of its construction must be central to the design process to avoid undermining its authenticity and significance. This is a process that involves careful balancing of environmental and legislative constraints, owners / occupiers' requirements and responsibilities, and good conservation practice. Minimal intervention is a core conservation principle, and one that is both cost-effective and respectful to the integrity of a structure.

New Design within Historic Villages / Towns and Architectural Conservation Areas

New design in this context can be defined as all significant designed intervention in the historic environment. This includes open space, public realm, new build and major alterations and additions. In terms of scale, it includes everything from minor infill to major master planning. New designs in historic places can help realise the full economic and cultural potential of a place.

When considering new developments within the context of a historic town / village or Architectural Conservation Area, the design rationale and general site context should act as the main driver for the overall design, scale, mass and height in order to achieve the best possible new development in these sensitive areas.

New buildings proposed within historic core areas of villages / towns and Architectural Conservation Areas, should not necessarily replicate existing buildings in design, appearance or materials. While this may be appropriate in specific circumstances, in general new buildings in historic settings should read as modern and contemporary interventions and should create a harmonious relationship with their surroundings.

Chapter 12: *Implementation and Monitoring* sets out general design principles for new development within an existing historic area.

Policy NCBH23: Architectural Conservation and Design

Encourage appropriate design of new-build elements and interventions in historic buildings and environments.

NCBH23 Objective 1:

To ensure that designs to reimagine historic buildings are based on conservation principles such as minimal intervention, reversibility, and respectful alteration and repair, in order to conserve the historic fabric.

NCBH23 Objective 2:

To ensure that new buildings in historic settings and Architectural Conservation Areas are appropriately designed and create a harmonious relationship with their surroundings.



NCBH23 Objective 3:

To support the development of sustainable back land and infill development that is appropriate in scale and character to historic town and village centres, that transitions appropriately, accommodates surviving structures, where appropriate, and retains the historic streetscape form particularly within sensitive areas of architectural importance.

**NCBH23 Objective 4:**

To support placemaking initiatives and projects as part of Architectural Conservation Area and village enhancements, making the areas more attractive to residents, businesses and visitors and improving environment and community wellbeing.

**NCBH23 Objective 5:**

To support the implementation of the Government's Policy on Architecture (GPA) as it relates to historic buildings, streetscapes, towns and villages by ensuring the delivery of high quality architecture and quality placemaking for everyone and by demonstrating best practice in the care and maintenance of historic properties in public ownership.

**NCBH23 Objective 6:**

To consider the adoption of governance tools such as the Health Check Programme, Conservation Plans for special sites and the Living Town Initiatives in the promotion of heritage-led regeneration.

**NCBH23 Objective 7:**

To improve the streetscape of the historic villages with the removal of unnecessary poles, overhead cables and other structures on footpaths, where feasible, to emphasise the visual impact of shopfronts and building features.

3.6.1 Adapting and Reusing Historic Buildings

The reuse, repair, adaptation and upgrading of old buildings is a key component of promoting sustainable development and achieving compact growth and can also be a catalyst for the revitalisation of town and village centres. Reuse and adaptation will also support other objectives including Ireland's move towards a low-carbon society, heritage-led regeneration and a circular economy supporting local craftspeople and trades.

Reuse and adaptation are supported in national and regional planning policy: - NPO 17 of the NPF states '*Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations*'; while RPO 9.30 of the RSES seeks to '*Support the sensitive reuse of protected structures*'.

Policy NCBH24: Adapting and Reusing Historic Buildings

Support and encourage the reuse and adaptation of historic, traditional, and older vacant and derelict buildings as a key component of promoting sustainable development and achieving compact growth and as a catalyst for the revitalisation of historic village and town centres.

NCBH24 Objective 1:

To encourage the repurposing and reuse of older vacant and derelict structures, particularly within towns, villages and Architectural Conservation Areas.



NCBH24 Objective 2:

To prohibit demolition or full replacement, where there are re-use options for historic buildings in order to promote a reduction in carbon footprint.



NCBH24 Objective 3:

To encourage and support the delivery of projects that repair and conserve historic structures in accordance with national grant schemes for architectural conservation.



NCBH24 Objective 4:

To ensure the reuse, adaption and upgrade of historic buildings is in accordance with conservation principles including minimal intervention, reversibility, respectful alteration and repair.

3.6.2 Placemaking and the Historic Built Environment

See also Chapter 5: *Quality Design and Healthy Placemaking*. Heritage-led placemaking and regeneration enables historic buildings to be reused and adapted successfully and to act as a catalyst for revitalisation of our towns, villages and streetscapes. Historic buildings and areas have many intrinsic qualities which contribute to placemaking and which can be harnessed in regeneration schemes – these attributes include visual amenity, character, and historic value and when combined, they confer a sense of identity which is critical to quality placemaking. Placemaking involving historic built environments is supported in national and regional planning policy:

The NPF states that *‘Investment in our towns and villages through regeneration, public realm improvements and the appropriate adaptation and re-use of our built heritage, are key factors in developing, promoting and investing in a sense of place and aligning the objectives of creating high quality with that of spatial planning’*.

Regional Strategic Outcome 5 of the RSES is *‘Creative Places’ and the aim is to ‘Enhance, integrate and protect our arts, culture and heritage assets to promote creative places and heritage led regeneration’*.

Policy NCBH25: Placemaking and the Historic Built Environment

Ensure that historic buildings and built environments are sensitively incorporated within development and regeneration schemes, taking advantage of their intrinsic attributes including character, visual amenity, sense of identity and place.

NCBH25 Objective 1:

To support and promote heritage-led regeneration including the engagement of all relevant stakeholders, in accordance with RSO 5 and RPO 9.25 of the RSES.

NCBH25 Objective 2:

To ensure that conservation is a key design principle underpinning any redevelopment / regeneration schemes that affect the historic built environments of the County.



NCBH25 Objective 3:

To support the development of sustainable back land and infill development that is appropriate in scale and character to historic town and village centres, that transitions properly, that accommodates surviving structures where practical and that retains the historic streetscape form particularly within sensitive areas of architectural importance.



NCB25 Objective 4:

To support placemaking initiatives and projects as part of Architectural Conservation Area and village enhancements, making the areas more attractive to residents, businesses and visitors and improving environment and community wellbeing.



NCBH25 Objective 5:

To support the implementation of the Government's Policy on Architecture (GPA) as it relates to historic buildings, streetscapes, towns and villages by ensuring the delivery of high quality architecture and quality placemaking for everyone and by demonstrating best practice in the care and maintenance of historic properties in public ownership.



NCBH25 Objective 6:

To consider the adoption of governance tools such as the Health Check Programme, Conservation Plans for special sites and the Living Town Initiatives in the promotion of heritage-led regeneration.



3.6.3 Climate Change Adaptation and Energy Efficiency in Historic Buildings

The use of existing building stock is a key contributor to sustainable development, as the most carbon neutral building is a building that already exists. Historic and traditional buildings, like any other buildings, are spaces for human habitation, economic activity and recreation. As such, they demand energy and as the reduction of carbon emissions becomes an issue to the forefront of public policy, these older buildings will need to play a contributing role in climate mitigation ambition.

Approximately 17% of our dwellings are traditionally built, with solid walls, tried-and-tested materials and construction methods. These buildings perform differently to modern construction, and in order for them to be modified effectively to use less energy, their physical properties and performance need to be carefully considered. There are risks associated with applying energy efficiency methods used for modern construction to traditionally built buildings, which include damage both to the building fabric and to the health of the building occupants.

Embodied Energy and Life Cycle in Older and Traditional Buildings

The reuse or continued use of older buildings is a key component of sustainable development and energy conservation practice. The retention and careful rehabilitation of historic buildings including vernacular buildings and other structures whether in an urban or rural context, allows the materials and embedded energy of these structures to be retained and thereby contribute to carbon footprint reduction. Demolition and replacement of such buildings where there are reuse options represents a waste of their embedded energy and such proposals will be discouraged and subject to rigorous scrutiny.

This approach is supported in regional planning policy in the RSES RPO 7.40 which states *‘Local authorities shall include policies in statutory land use plans to promote high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro fitting of energy efficiency measures in the existing building stock and energy efficiency in traditional buildings...’*

Thermal Upgrading and Energy Efficiency in Older and Traditional Buildings

Thermal upgrading of older and traditional buildings requires an understanding of the energy performance of the individual building to identify appropriate energy renovation measures. Where original materials have failed and require replacement, the use of more energy efficient materials and work systems in their replacement should be supported and encouraged, as long as they do not negatively impact on the architectural significance and character of the building.

Policy NCBH26: Climate Change, Adaptation and Energy Efficiency in Traditional and Historic Buildings

Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, boundary walls, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.

NCBH26 Objective 1:

To support and promote the retention and careful rehabilitation of historic and traditional buildings and other structures in both urban and rural contexts, in order to retain embedded energy and assist in carbon footprint reduction.



NCBH26 Objective 2:

To support and promote the sensitive retro fitting of energy efficiency measures and the use of renewable energy sources in traditional and historic buildings, consistent with RPO 7.40 of the RSES.



NCBH26 Objective 3:

To ensure that measures to upgrade the energy efficiency of historic or traditional buildings are in accordance with conservation principles including minimum intervention, acknowledging their inherent architectural characteristics, techniques and materials and ensure that any upgrading measures do not have a detrimental physical or visual impact.



NCBH26 Objective 4:

To carry out demonstration projects of appropriate retrofitting / energy upgrading of traditional / historic buildings in order to inform works to Council-owned properties and to guide owners / developers of private properties.



3.7 Climate Action Audit



Climate Action Audit

Source of Green House Gases (GHGs)	Measures to Address Climate Impacts
<p>Natural, Cultural and Built Heritage features do not directly cause greenhouse gas emissions. However, indirectly, heritage may result in some emissions, principally arising from:</p> <ul style="list-style-type: none"> → Heating and cooling of historic buildings; → Visitors to heritage sites in vehicles powered by petrol and diesel. 	<p>Natural and built heritage plays a vital function in the reduction and absorption of carbon and has an extremely significant positive climate impact. Development Plan policies and objectives focused on safeguarding heritage therefore reinforce this climate positive role:</p> <ul style="list-style-type: none"> → <i>Policies to protect natural landscapes, trees, hedgerows and wildlife habitats support their exceptional contribution to carbon sequestration. Particular landscape types such as blanket bogs in our upland areas play an especially important role in absorbing and embedding carbon;</i> → Policies to encourage the re-use, adaptation and upgrading of our older and historic building stock and to discourage demolition allow embedded carbon to remain in buildings and avoid the additional energy loading that would arise from replacement new buildings; → Policies to support the sensitive energy upgrading and use of renewable energy sources in historic and traditional buildings facilitate lower greenhouse gas emissions; → Policies advocating heritage-led placemaking and regeneration harness the intrinsic qualities of historic areas and buildings and enable the achievement of sustainable development. <p>Together, these measures will assist South Dublin County in achieving its climate action targets and will support a move towards a low-carbon society.</p>

